



# Stockton-on-Tees Draft Local Plan Sustainability Appraisal

Regulation 18 Consultation - November 2016

### **Commenting on this document**

This Sustainability Appraisal report, and its associated non-technical summary, has been published alongside the Local Plan and associated documents, with all of them subject to public consultation from 21 November 2016 to 20 January 2017. Only representations made within this period will be taken into account.

This document will be available for inspection at all libraries within the Borough and on Council's website at:

<https://www.stockton.gov.uk/economic-regeneration-and-transport/economic-strategy-and-spatial-planning/the-emerging-local-plan/stockton-on-tees-local-plan/>

If you would like to comment on this document please send your views via any of the routes below.

### **The Council's consultation portal**

All Council public consultations, including those on the emerging Local Plan and associated documents can be accessed and commented on at the following link:

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Your correspondence will be available for public inspection and for copying in accordance with the provisions of the Access to Information Act. Should you have any questions please contact the Economic Strategy and Spatial Planning team at the above address.

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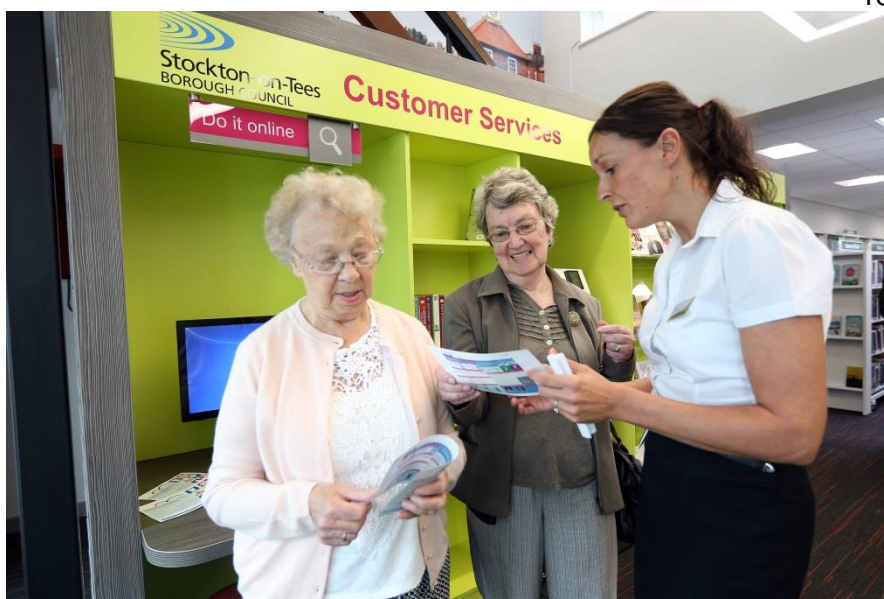
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Due to the technical nature of the document, it is only available in the English language. However if you wish to make representations, or if you would like this information in any other format, for example large print, then please contact 01642 526050.

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## **1. Summary and introduction**

### 1.1 Introduction

This Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) report forms part of the suite of documents for the Stockton-on-Tees Local Plan 2017 – 2032. It contains the results of the sustainability appraisal (SA) and strategic environmental assessment (SEA) of the preferred plan including its vision and objectives, policies, and housing and employment sites being appraised.

There is a statutory requirement to prepare sustainability appraisals to support spatial development plan documents. There is also a requirement to produce an environmental report in line with the Environmental Assessment of Plans and Programmes Regulations (2004). This report covers both of these requirements. This report also summarises some of the evidence and other considerations that have fed into the process and led to the Council's strategies as included within the proposed Local Plan.

The SA/SEA is a combined process which meets both the regulatory requirements for SEA and SA. The combined process is referred to as the SA. The purpose of the SA is to identify the Local Plan's likely significant economic, environmental and social effects and to suggest relevant mitigation measures if applicable. The process integrates sustainability considerations into all stages of the preparation of the Local Plan and thus ensures that the implementation of the Plan will contribute to achieving greater sustainable development.

### 1.2 How to use this document

This document is for anyone with an interest in the early development of our sustainable Local Plan, its Vision, Objectives, Strategies, Sites being appraised and Policies.

- a) At the beginning of the document, we set out the background to the assessment including details of the draft Local Plan, the legislation and the methodology. The end of the document is where we look at where we are now – our baseline environmental conditions - and what conditions we might find if we implement the plan or allow the Borough to be unconstrained by those policies.
- b) However, if you wish to concentrate on the substance of our assessments, the table below shows where you can find the results – it is best used with a copy of the draft Local Plan to hand.
- c) The starting place to understand where to find the policy you are interested in is the draft Local Plan. Once you have found the part of the Local Plan that you are interested in, the Appraisal assesses the draft strategies and policies in sections which reflect Local Plan section headings.



<b>If your interest is in...</b>	<b>Assessment matrix and commentary</b>	<b>Page</b>
<b>Local Plan Vision for Stockton on Tees</b>	1: Assessment of vision and objectives	<b>31</b>
<b>Local Plan Objectives</b>	2: Compatibility of Local Plan objectives	<b>34</b>
<b>Strategic Development Strategy Policies SD1, SD2, SD3, SD4, SD5, SD6, SD7, SD8</b>	3: Assessment of draft strategic Policies Commentary on draft strategic policies	<b>42</b>
<b>Housing Policies H1, H2, H3, H4, H5</b>	3: Assessment of draft themed Policies Commentary on draft themed policies	<b>42</b>
<b>Housing Sites being appraised and Commitments H1 (E1 – E3), (IB1 – IB7), (S1 – S9), (T1), (YE1 – YE5), (W1), (V1 – V5)</b>	5: Assessment of Housing sites being appraised Commentary on housing sites being appraised	<b>45</b>
<b>Employment Policies and Sites EG1, EG2, EG3, EG4, EG5, EG6, EG7, EG8</b>	3: Assessment of Draft Policies Commentary on draft themed policies	<b>42</b>
<b>Employment sites being appraised and commitments</b>	6: Assessment of employment sites being appraised Commentary on employment sites being appraised	<b>50</b>
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<b>Environment and Climate Change Policies ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7</b>	3: Assessment of Draft Policies Commentary on draft themed policies	<b>42</b>
<b>Historic Environment Policies HE1, HE2, HE3</b>	4: Assessment of Draft Policies Commentary on draft themed policies	<b>42</b>

The results of the assessment are set out in a series of matrices, using colours and symbols that show how that element of the plan fared against our Sustainability Objectives. Setting out the results in this way means that you can quickly home in on the vision, objective, allocation or policy you are interested to see how it has been assessed.

- d) Following each matrix is a written summary of each strategic policy and the impacts recorded by the SA – this helps us strengthen the sustainability credentials of our policies.

If you would like a short, non-technical summary of this large report then page 2 highlights how you get one.

### 1.3 Stockton-on-Tees Local Plan

The publication of the draft Stockton-on-Tees Local Plan 2017 – 2032 is the first formal publication in the Local Plan development process, and provides the first opportunity for public consultation on our proposed objectives, policies and proposals. The Plan sets out the broad approach that the Local Plan intends to take in order to ensure that Stockton-on-Tees adopts a sustainable manner when bringing forward any form of spatial development over the fifteen years of the Plan period. It sets out the Council's policies and proposals to guide planning decisions and establishes the framework for the sustainable economic growth and development of the Borough up to 2032.

The Local Plan covers a range of matters including the number of new homes that are needed and where they should be located; the amount and proposed location of new employment land; protection and enhancement of the natural and historic environment; provision of new infrastructure and improvement of town centres and community facilities in the Borough.

The Local Plan is founded on the basis of national and regional policy, local policy and strategy, and evidence that have been accumulated throughout the Plan preparation and appraisal process, which includes strategic assessments of issues such as economic growth, housing requirements, employment land availability, transport infrastructure, and environmental considerations<sup>1</sup>.

The overall purpose of the Local Plan is to:

- Identify the principal issues and drivers for the Borough (including economic, environmental and social objectives)
- Define a vision and a set of 11 overarching Plan Objectives that respond to those key issues and drivers
- Define the anticipated future direction of economic growth, population, housing, environmental factors and health issues based on an analysis of various intelligence
- Describe the overall spatial planning framework for the Borough, based on an analysis of potential options i.e. determining the most sustainable pattern of growth across the Borough
- Set out broad Strategic Policies which will deliver the Vision and Objectives
- Set out our detailed planning policies

The Local Plan's vision statement can be found in section 3 of the Plan document and is underpinned by 11 key objectives:

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<sup>1</sup> A list of assessments and evidence papers is available in the appendices of the draft Local Plan

### *Business*

1. To encourage economic growth, job creation and a more entrepreneurial culture within the Borough, as a means of diversifying the economic base and strengthening existing economic, strengths, clusters and sectors.
2. To identify sufficient employment sites and premises to ensure the needs of inward investors, as well as, existing and new businesses are met.

### *People*

3. To support education and training opportunities to enhance the skills of the existing and future workforce, whilst retaining and attracting highly skilled people.
4. To ensure sufficient land is identified for the new homes required to meet the objectively assessed housing needs of the population.
5. To provide high quality services and facilities for the Borough's growing and ageing population, with an emphasis on health care, education and training, together with sport, leisure, recreation and cultural pursuits.
6. To promote equality and diversity whilst ensuring all of Stockton-on-Tees Borough's residents live in strong, prosperous, cohesive and sustainable communities in a safe, healthy and attractive environment.

### *Place*

7. To ensure better use of resources, particularly the re-use of vacant premises and previously developed or under-used land in the conurbation.
8. To deliver healthy and vibrant town centres, enhancing the role of Stockton as the main centre, and improving the environments of the Borough's district and local centres.
9. To protect and enhance the Borough's natural and built environment, promoting the better management of green infrastructure and biodiversity, as well as the cultural and heritage assets in the area.
10. To achieve a healthy, vibrant and successful low carbon community, resilient to the challenges of climate change and resource pressures

### *Infrastructure*

11. To ensure good accessibility for all to jobs, facilities, goods and services within the Borough, and to improve communications infrastructure links to other areas of the Tees Valley and beyond.

## 1.4 The Sustainability Report

This report documents the Sustainability Appraisal of the draft Local Plan. The SA has examined the Plan's vision, objectives, policies, and sites being appraised of housing and employment land to determine the extent to which they embody the principles of sustainable development, and whether they will result in any significant positive and negative effects on the environment. Where relevant, the SA report makes reference to recommendations where amendments have been made or need to be made.

This is the first formal publication of the SA report in accordance with the SA regulations. It will help inform discussions during the Local Plan consultation period and also inform the formulation of content of the Local Plan as it moves towards adoption.

## 1.5 Consultation on this report

The SA report is available for public consultation alongside the Local Plan for a 9 week period between 21 November 2016 – 20 January 2017. A 'Non-Technical Summary' is also



available, as well as this full version of the report. Full details on the variety of ways that the SA report can be accessed, and how representations on it can be made, are detailed on page 2 of this report.



## **2. Background to Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment**

### 2.1 Sustainable development

The World Commission on Environment and Development (Brundtland Commission) published a report in 1987 presenting a new concept - sustainable development which helped to shape the international agenda and the international community's attitude towards economic, social and environmental development. It defined sustainable development as *"development which meets the needs of current generations without compromising the ability of future generations to meet their own needs"*, thus supporting strong economic and social development, in particular for people with a low standard of living, while at the same time underlining the importance of protecting the natural resource base and the environment. Governments around the world committed to the concept at the 'Earth Summit' in Rio in 1992 and subsequently, the UK Government published its first 'Sustainable Development Strategy' in 1999 that set out a vision of simultaneously delivering economic, social and environmental outcomes. Its aims were for:

- social progress which recognises the needs of everyone;
- effective protection of the environment; and
- prudent use of natural resources;

It then revised and published 'Securing the Future<sup>2</sup>: Government Sustainable Development Strategy' in 2005, reaffirming the commitment of the UK to improving performance on sustainable development and recognising the increasing imperative for change. The revised strategic framework promoted a new purpose and principles for sustainable development and new shared priorities agreed across the UK, including the Devolved Administrations.

The strategy contained:

- four agreed priorities – sustainable consumption and production, climate change, natural resource protection, and sustainable communities.
- five guiding principles setting out an overarching approach including:

i) Living within Environmental Limits

Respecting the limits of the planet's environment, resources and biodiversity, to improve our environment and ensure that natural resources needed for life are unimpaired and remain so for future generations.

ii) Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all.

iii) Achieving a Sustainable Economy

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

iv) Promoting Good Governance

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

v) Using Sound Science Responsibly

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<sup>2</sup> Securing the Future: Delivering UK Sustainable Development, HM Government, 2005

Actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy, and diversity.

Sustainability is now almost universally accepted as being fundamental to all decision making, particularly at a spatial level, due to the inevitable short, medium and long term impact on the economy, environment and society that our immediate decisions will have.

## 2.2 SA, SEA and legislative requirements

Section 2.3 of the SA Scoping Report describes sustainable development in the context of the National Planning Policy Framework (NPPF), while section 2.6 highlights the importance of SA in delivering development in a sustainable manner. The Planning and Compulsory Purchase Act (2004) sets out the statutory duty to prepare a Sustainability Appraisal report for each development plan document, stating that:

*'The local planning authority must also –*

- 1. carry out an appraisal of the sustainability of the proposals in each development plan document;*
- 2. prepare a report of the findings of the appraisal.'* (Section 19(5) as amended by the Planning Act 2008)

Therefore the sustainability appraisal process forms part of the preparation of development plan documents. It involves the assessment of the sustainability of different options and consideration of the social, environmental and economic effects of the proposals and policies from the outset. This report has also been prepared in line with the requirements of Environmental Assessment of Plans and Programmes Regulations 2004 (known as the Strategic Environmental Assessment (SEA) Regulations)<sup>3</sup>, which transpose the requirements of the SEA Directive<sup>4</sup>. This legislation requires the formal assessment of plans and programmes which are likely to have significant effects on the environment. Further detail on the SEA requirements are provided in Section 3 of this report.

Guidance advocates that the requirements of sustainability appraisal and strategic environmental assessment are combined. Therefore throughout this document, where reference is made to sustainability appraisal, it denotes sustainability appraisal under the Planning and Compulsory Purchase Act (as amended by the Planning Act 2008), incorporating the environmental information and covering the requirements of the SEA Directive and Regulations.

The role of SA's is also highlighted with paragraph 165 of the National Planning Policy Framework (NPPF), which states that:

*'A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.'*

Sustainability Appraisals are intended to inform the decision making process and to provide a mechanism of reviewing alternative options, not to make decisions on policy development. This report is the outcome of the plan appraisal process. Throughout the production of the draft Local Plan, key stakeholders and decision makers have been informed of the legal

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<sup>3</sup> The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004, No. 1633)

<sup>4</sup> Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (known as the Strategic Environmental Assessment (SEA) Directive).

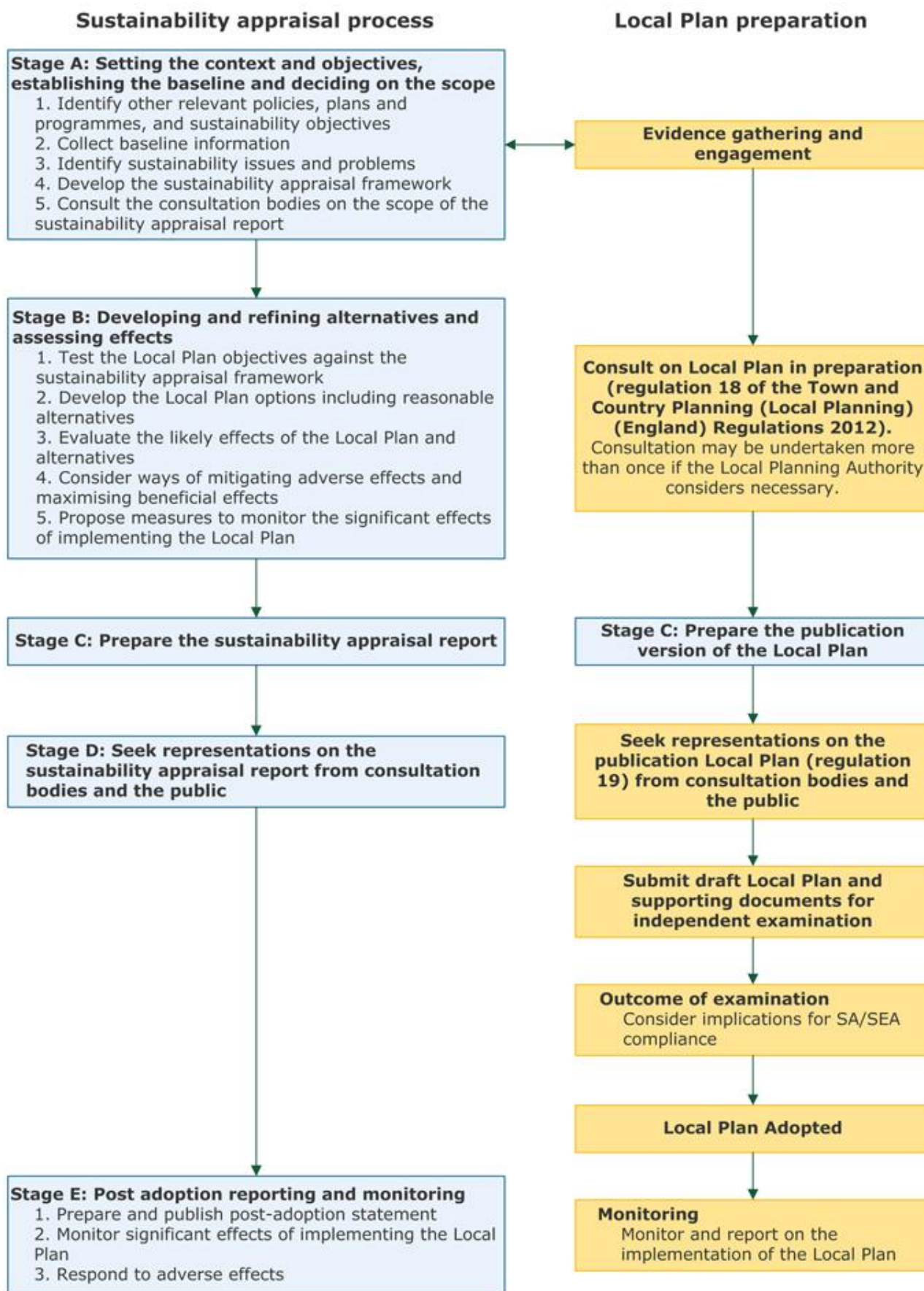


Figure 1: Sustainability appraisal process

requirements and purpose of the SA/SEA process. Details on the interaction between the SA/SEA process and the preparation of the draft Local Plan, along with an explanation of where and how the environmental information has been provided, are identified within Section 3 of this report.

### 2.3 Previous SA work

Sustainability appraisal has been undertaken on previous development plan documents. An initial SA Scoping Report was produced relating to then Stockton-on-Tees Core Strategy, Regeneration Development Plan Document and two Supplementary Planning Documents in 2005<sup>5</sup>.

It was then subsequently updated in 2009 to inform the Environment Development Plan Document and other emerging documents as part of the Local Development Framework (LDF) and respond to emerging national guidance and reflect the economic, environmental and social composition of the Borough. Subsequently, a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for Stockton-on-Tees Borough Council's Local Development Framework Core Strategy Development Plan Document was published and consulted upon in March 2010<sup>6</sup>.

An SA Scoping Report was then subject to a five week consultation period in March 2011 based on a series of ten sustainability objectives and set the framework for a full SA. In July 2012 a Regeneration and Environment Local Development Preferred Options Document was published, on which a full SA was undertaken, which was subject to public consultation<sup>7</sup>. Sustainability Appraisal and SEA was then undertaken upon the addition of the Gypsy, Traveller and Travelling Showpeople Site Allocations Local Development Document in September 2013<sup>8</sup> which was an addendum to Revised Local Development Framework Scoping Report published in 2010.

Finally, an SA report was published alongside the Regeneration and Environment Local Plan Publication Draft in February 2015.

### 2.4 SA and the Local Plan

The production of the draft Local Plan began in 2016 and a complete refresh of the sustainability objectives and the framework applied to SA was undertaken ahead of the initial stages of SA (described in section 2.5). A five-stage approach to SA, advocated through planning practice guidance is shown in figure 1 on the following page. This approach incorporates the requirements of the SEA described earlier in section 2.2. SA is an iterative process, resulting in comment and feedback at each stage of the Local Plan development and thus allowing the potential sustainability implications of proposed options/policies to be considered and the process to be transparent. If necessary, the Local Plan can be refined and strengthened throughout its preparation to ensure it delivers sustainable development

This Local Plan sets out a series of strategic priorities, policies and proposals identified to deliver sustainable development and growth in the Borough to 2032. This influences the

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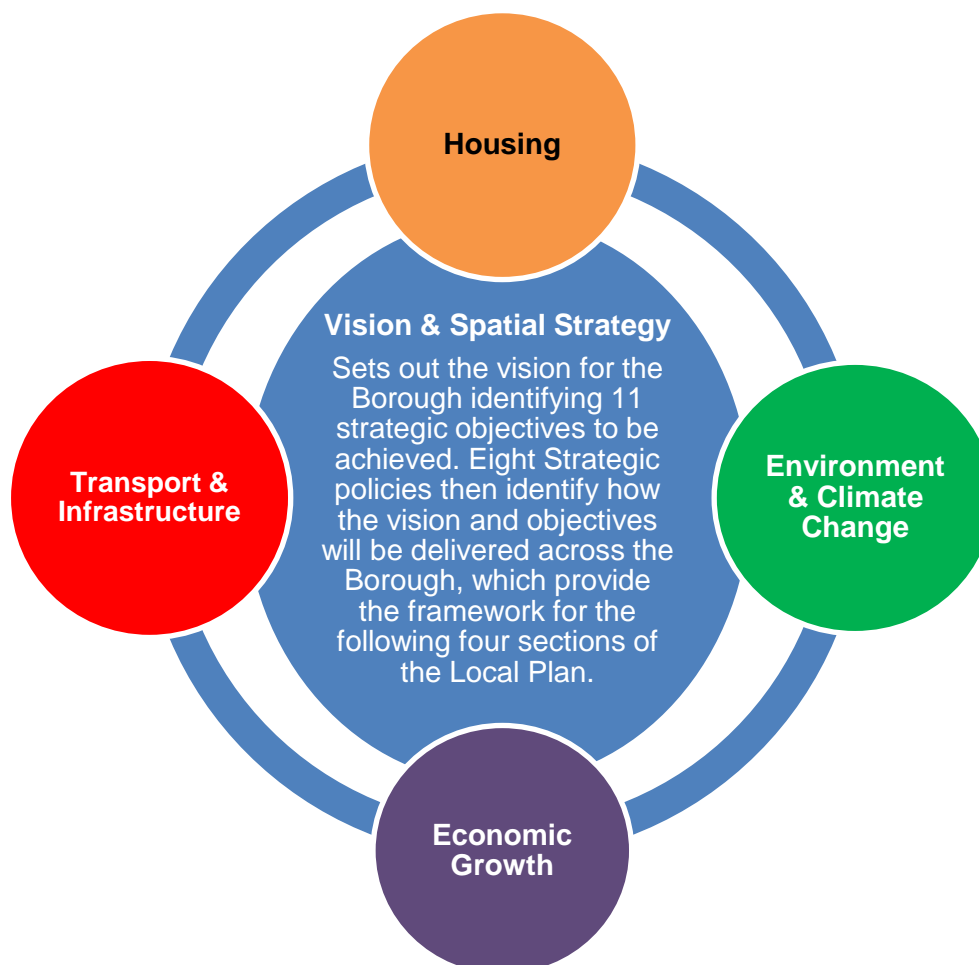
<sup>5</sup> <https://www.stockton.gov.uk/media/2971/sustainability-appraisal-and-strategic-environmental-assessment-2005.pdf>

<sup>6</sup> <https://www.stockton.gov.uk/media/2765/core-strategy-sustainability-appraisal.pdf>

<sup>7</sup> <http://www.egenda.stockton.gov.uk/aksstockton/images/att17902.pdf>

<sup>8</sup> <https://www.stockton.gov.uk/media/2972/sustainability-appraisal-and-strategic-environmental-assessment-gypsy-traveller-and-travelling-show-people-site-allocations-ldd.pdf>

overall structure of the Plan, which is comprised of the following key sections, as show in figure 2:



**Figure 2: Stockton-on-Tees Local Plan structure**

The Plan has 11 strategic objectives described in section 1.3 and is founded upon an extensive evidence base. The evidence base includes a range of documents and other sources of information that, together with responses to consultations assist in understanding the needs, opportunities and constraints facing the Borough<sup>9</sup>. Public consultation on the draft Plan runs alongside the consultation on the full SA, and details of this can be found on page 2.

The existing core strategy and policies are supported by additional guidance contained in Supplementary Planning Documents (SPD). SPDs add further detail to the policies in the existing Core Strategy and were prepared under the post 2004 planning system including:

- SPD 1 Sustainable Design Guide
- SPD 2 Open Space, Recreation and Landscaping
- SPD 3 Parking Provision in New Developments
- SPD 4 Conservation and Historic Environment Folder
- SPD 5 Boathouse Lane Planning and Design Brief
- SPD 6 Planning Obligations

<sup>9</sup> [www.stockton.gov.uk/evidencebase](https://www.stockton.gov.uk/evidencebase) (<https://www.stockton.gov.uk/economic-regeneration-and-transport/economic-strategy-and-spatial-planning/evidence-base/>)

## SPD 7 Shop Front and Advertisement Design Guide

## SPD 8 Provision of Affordable Housing and the Need for Viability Evidence

Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. An SEA is unlikely to be required where a supplementary planning document deals only with a small area at a local level<sup>10</sup>, unless it is considered that there are likely to be significant environmental effects. Before deciding whether significant environment effects are likely, the Local Planning Authority should take into account the criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies. Appendix 2 provides the background on the SA / SEA work undertaken previously on SPD's and the rationale.<sup>11</sup>

The exiting Core Strategy is also supported by Supplementary Planning Guidance (SPG), documents prepared under the pre 2004 planning system, and currently provide additional guidance on saved Local Plan policies. SPGs which remain can still be used to guide development including:

SPG2 Householder Extension Guide

SPG4 High Density Flats and apartments

SPG Eastern Gateway

These do not form part of the emerging Local Plan and are therefore not subject to SA.

### 2.5 Housing and employment sites

As part of the Regeneration and Environment Local Plan (RELP) the Council undertook a comprehensive sustainability appraisal of all reasonable alternatives. This process began with the Core Strategy Review where a number of prospective housing sites were identified by the Council and assessed through the SA. The Core Strategy Review was incorporated within the RELP and as part of the sustainability appraisal process all sites submitted to the RELP were appraised. Production of the RELP has ceased and the Council has embarked on the production of the new Local Plan. As part of the Plans development it is necessary to ensure that all reasonable alternatives are assessed as part of the sustainability appraisal. The Council have therefore sought to use the following sources to identify reasonable alternatives which should be assessed through the sustainability appraisal process:

**Housing sites:** the Council have assessed all sites that have been identified as suitable, available and achievable within the 2015 Strategic Housing Land Availability Assessment (SHLAA). It should be noted that the SHLAA includes all sites considered as part of the RELP.

**Employment sites:** the Council have assessed all available employment sites identified within the 2016 Employment Land Review

It is the intention that any sites submitted as part of the consultation on the draft Local Plan will be assessed through an update to the SHLAA. Subsequent to this, any site identified as suitable, available and achievable will be subject to sustainability appraisal.

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<sup>10</sup> Regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations (2004)

<sup>11</sup> <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

## 2.6 Scoping stage

Ahead of the production and public consultation of the draft Local Plan, stage A of the SA process was undertaken with the publication of the Sustainability Appraisal Scoping Report for the Stockton-on-Tees Local Plan 2017 – 2032<sup>12</sup>. This report should be read in conjunction with the Scoping Report.

### *Scoping Report consultation*

Stakeholder consultation at Stage A was particularly important ‘to ensure that the Sustainability Appraisal will be comprehensive and robust enough to support the plan during the later stages of full public consultation and examination’. The Scoping Report was published on Stockton-on-Tees Borough Council’s website, and made available in hard copy, and comments were sought in accordance with Stockton-on-Tees’ Statement of Community Involvement between 11 July and 2 September 2016. In addition to the statutory consultees, a number of non-statutory organisations were also engaged with and invited to comment. All feedback received as part of the consultation can be found in Appendix 3 of this report along with the questions that were asked.

As a result of the consultation and the 11 individual or organisational responses:

- a number of amendments were made to strengthen the subsequent stages of the SA
- a revision of objectives SA8 and SA16 was undertaken to include conservation (SA8) and stronger and cohesive communities (SA16)
- indicators relating to best and most versatile agricultural land were included
- other plans and programmes to be taken into account across some of the objectives were included

All amendments undertaken are listed in Appendix 3. There will be no further updates to the Scoping Report during the Local Plan development process as it is considered to be a fixed snapshot of the data available at the time of its publication. However, further development of the draft Local Plan will take into account additional updates of data thus ensuring that the Local Plan is based on the most up to date evidence.

The identification of key sustainability issues within Stockton-on-Tees at scoping stage provided us with an opportunity to determine the key issues which should be addressed in the new Local Plan and helped us to develop a set of sustainability objectives with which to ensure the key principals of sustainable development are applied in all development. A full analysis of baseline data and characteristics of the Borough was undertaken in Section 4 of the Scoping Report, followed by a description of all the subsequent key sustainability issues described in section 5.

Prior to the gathering of data and evidence, an internal review was undertaken in June 2016 to assess the appropriateness and validity of the sustainability objectives that had been used on all previous appraisals since 2005. As a result, a revised and larger set of objectives were developed and were included in the scoping stage for consultation. The framework, objectives and indicators used for this SA are set out in section 3.3.

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<sup>12</sup> <https://www.stockton.gov.uk/media/7068/egds0021.pdf>



## 2.7 Habitats Regulation Assessment (HRA)

The Conservation of Habitat and Species Regulations 2010 (as amended) (known as the Habitat Regulations) transpose the requirements of the Habitats Directive into domestic legislation. Article 6(3) of the Habitat Directive<sup>13</sup> states that:

*‘Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.’*

Section 102 of the Habitat Regulations requires that land use plans which are likely to have a significant effect on European sites shall be subject to an appropriate assessment of the implications in terms of the conservation objectives of the sites. Habitat Regulations Assessment (HRA) should be carried out on sites that are within and outside the Local Plan area that could potentially be affected by the Local Plan. Within our Local Plan area we have five Sites of Special Scientific Interest (SSSIs), Teesmouth and Cleveland Coast RAMSAR (wetland of international importance designated under the Ramsar Convention) and the Teesmouth and Cleveland Coast Special Protection Area (SPA). There are no Special Areas of Conservation (SAC) within the Borough, but there are sites with this designation in close proximity to our Borough boundary such as the North York Moors National Park, located less than 10 miles to the south.

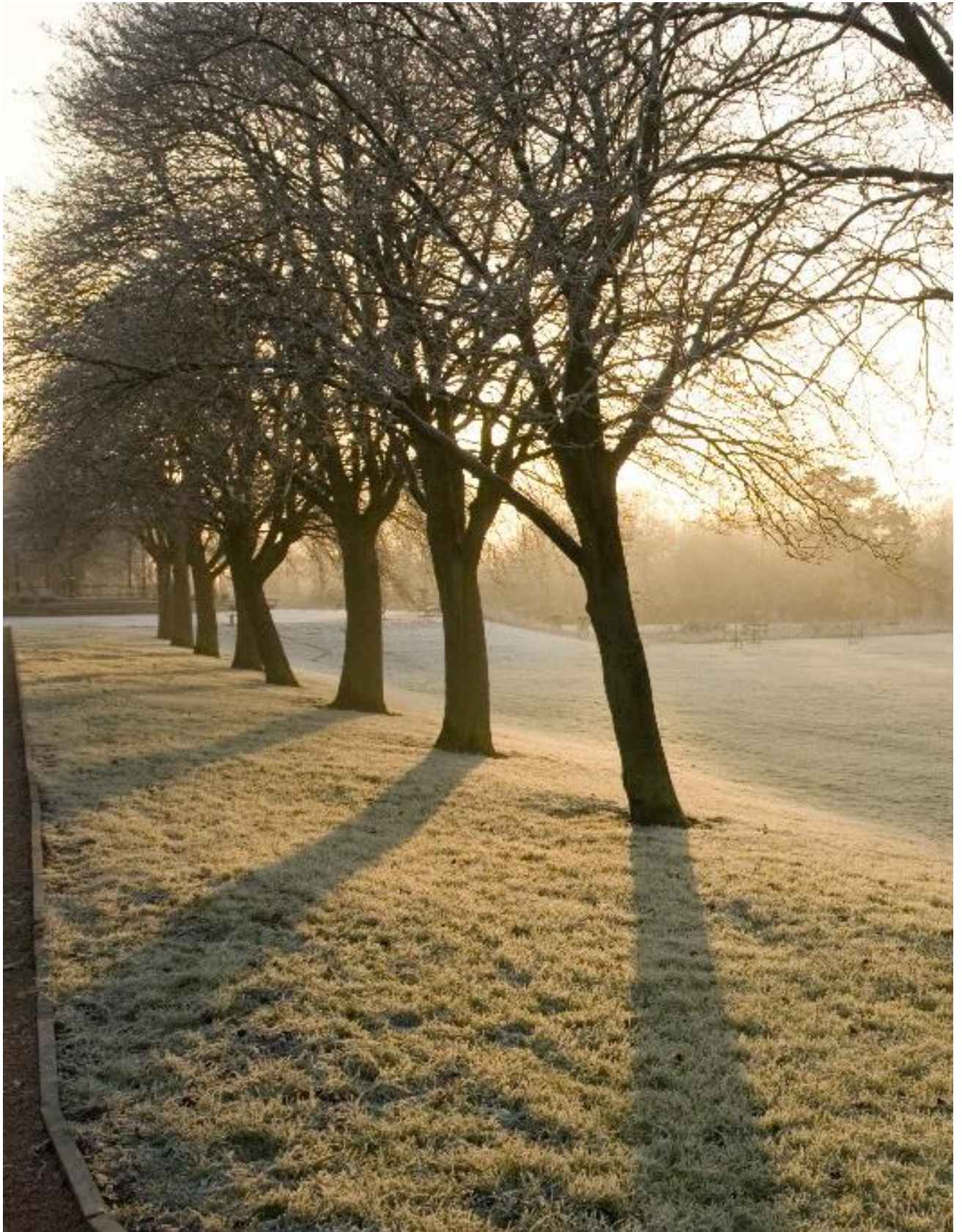
The HRA process is an inherent part of, yet separate to, the SA, and has a different methodology. However, the requirements, background evidence and some of the findings of HRA process have informed the SA process, including the appraisal of options (through the biodiversity related sustainability objective SA8), identification of potential significant effects and necessary mitigation. The Council commissioned HRA specialists ‘Baker Consultants’ to undertake the specific assessment and report alongside the full SA, and all the HRA work related to the draft Local Plan can be viewed by the various means described on page 2.

This will include an assessment of the Likely Significant Effects (LSE) of the Local Plan policies together with a summary table which will show the policies that in the opinion of the assessment will need to be carried forward for an Appropriate Assessment i.e. those that cannot be ‘screened out’. The assessment includes an analysis of the potential for impacts upon the following:

- Teesmouth and Cleveland Coast SPA
- Teesmouth and Cleveland Coast RAMSAR
- Teesmouth and Cleveland Coast pSPA
- North Yorkshire Moors SAC
- North Yorkshire Moors SPA
- Thrislington SAC
- Castle Eden Dene SAC
- Durham Coast SAC
- Northumbria Coast SAC
- Northumbria Coast RAMSAR

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<sup>13</sup> Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.



### **3. Appraisal methodology**

#### 3.1 Approach and timetable adopted

This SA report has been prepared taking account of national guidance on the process and methodology of SA / SEA and how they can be incorporated into Local Plan making. This guidance includes:

- A Practical Guide to the Strategic Environmental Assessment Directive, Office of the Deputy Prime Minister (ODPM), September 2005<sup>14</sup>
- CLG Plan Making Manual (section on Sustainability Appraisal), Communities and Local Government (CLG), last updated 2009<sup>15</sup>
- Principles of Plan Making (Chapter 6: The Role of the Sustainability Appraisal), PAS, 2013<sup>16</sup>
- Draft National Planning Practice Guidance, CLG, 2013<sup>17</sup>

In terms of the SEA requirements, by adhering to the relevant guidance environmental information required by the SEA Directive should be provided. Figure 3 below sets out where the environmental information required by the SEA Directive and Regulations has been provided in order to provide clarity on how and where the requirements have been met.

<b>SEA Requirement</b>	<b>Where covered in this report</b>
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	This SA Report incorporates the Environmental Report required by the SEA Directive and Regulations. It follows the guidance set out in section 2.4. Figure 6 on page 26 signposts where the environmental information has been included in relation to the SA objectives which have been used to appraise the Plan options. Sections 5 to 7 give greater consideration of the effects of the Plan.
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	An outline of the content of the draft Local Plan DPD is covered in section 1.3 of this report. The relevant plans and programmes were set out in the SA Scoping Report section 3 and in light of the comments received at scoping stage, an updated table is provided at Appendix 4 to this report. The objectives of the Plan are provided in section 1.3.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	This is covered in the SA Scoping Report section 4 and is detailed in Section 8 of this report.
c) The environmental characteristics of areas likely to be significantly affected;	This is covered in the SA Scoping Report section 4 and is considered in Section 8 of this report.
d) Any existing environmental problems which are relevant to the plan or	This is covered in the SA Scoping Report and Sections 8 of this report

<sup>14</sup> <http://www.communities.gov.uk/publications/planningandbuilding/practicalguidessea>

<sup>15</sup> <http://www.pas.gov.uk/74-sustainability-appraisal>

<sup>16</sup> <http://www.pas.gov.uk/chapter-6-the-role-of-sustainability-appraisal>

<sup>17</sup> <http://planningguidance.planningportal.gov.uk/>

SEA Requirement	Where covered in this report
programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	This is covered in the SA Scoping Report and Appendix 4 of this report.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects);	There is consideration of the effects of the Plan as a whole in Section 15
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Mitigation measures have been considered as part of the appraisal. A summary of some of the mitigation measures is identified in Sections 6 and 7.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Information on consideration of alternative options has been presented in section 2.5 of this report.
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Section 9 of this report identifies the monitoring measures that are proposed, there is also consideration of monitoring as part of the sustainability appraisal framework within the SA Scoping Report.
j) a non-technical summary of the information provided under the above headings;	A non-technical summary is provided for this report (produced separately from the main report).
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more	Information is included through the Scoping Report and this report (particularly Sections 4-7) in relation to the information required. This includes drawing on evidence base studies on specific matters. The report has tried to ensure an appropriate level of detail of information is used, recognising that

<b>SEA Requirement</b>	<b>Where covered in this report</b>
appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	more detailed information is likely to be required to support the determination of planning applications (which may be supported by environmental statements).
<p>Consultation:</p> <ul style="list-style-type: none"> <li>- Authorities with environmental responsibility shall be consulted when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</li> </ul>	Consultation on the SA Scoping Report included the statutory environmental bodies in England, namely English Heritage / Historic England, Natural England and the Environment Agency (see Section 2 of the SA Scoping Report).
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within the appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art, 6.1, 6.2)	The statutory environmental bodies and the public will be consulted on the Sustainability Appraisal Report that supports this draft Local Plan from 21 November – 20 January
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art.7).	Not applicable in this case
The environmental report and the results of the consultations are taken into account in decision-making (Art. 8).	The Environmental Report has been used to inform the production of the Plan, including the identification of appropriate mitigation measures. This document is subject to consultation alongside the Local Plan and the representations received will be taken into account. Appendix 3 to this report summarises the representations received from the consultation and the responses received at scoping stage.
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any other countries consulted shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>- The plan or programme as adopted</li> <li>- A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable</li> </ul>	To be undertaken following the conclusion of the Examination in Public.

SEA Requirement	Where covered in this report
alternatives dealt with; and - The measures decided concerning monitoring (Art 9 and 10).	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).	To be undertaken following adoption of the Local Plan. Section 9 of this report provides details about the anticipated monitoring arrangements.
Quality assurance: environmental reports should be of sufficient standard to meet the requirements of the SEA Directive (Art.12)	This is provided through this table and throughout the report. It is considered that this report, when read in conjunction with the SA Scoping Report, meets the requirements of the SEA Directive.

Figure 3: The SEA Directive requirements<sup>18</sup>



As this SA Report expands the assessment into a wider appraisal of sustainability, section 3.3 sets out a summary of how the appraisal (not just the environmental information) was undertaken.

It is not the purpose of this report to demonstrate how the draft Local Plan is consistent with the NPPF.

The SA has been an iterative process where the outcomes of the various stages of appraisal have informed the final version of the draft Local Plan published for consultation. The scoping report was produced in May – June 2016 and published for public consultation in July – September 2016. During September – October 2016 the full SA was undertaken during the preparation of the Local Plan.

Undertaking SA is a complex and multi-disciplined exercise as by its very nature understanding sustainability requires skills, knowledge and expertise in economic, environmental and social issues. Therefore, a participatory approach was adopted at scoping and

appraisal stage set out in sections 4 – 6 of this report. This included:

<sup>18</sup> A Practical Guide to the Strategic Environmental Assessment Directive, ODPM, 2005

When	Stage	Participation
May/ June 2016	Internal review of sustainability framework, previous 10 SA objectives and range of indicators	11 officers representing 13 disciplines including planning, transport, environment, housing, urban design and neighbourhoods
July	Scoping Report internal consultation	Local Plan Working Group, Local Plan Steering Group and applicable services
Aug – Sept	Public consultation on Scoping Report	Available to general public
10 October	SA workshop: Environment appraisal of policies and proposals	14 internal and external stakeholders, including those undertaking HRA
13 October	SA workshop: Social appraisal of policies and proposals	13 internal and external stakeholders, including those undertaking HRA
17 October	SA workshop: Economic appraisal of policies and proposals	16 internal and external stakeholders, including those undertaking HRA
November	Public consultation on SA report	Available to general public

**Figure 4: Participation stages during sustainability appraisal**

The participatory approach was very successful, particularly the involvement of 43 individuals via three one-day appraisal workshops held at Stockton Riverside College including representatives from the voluntary and community, public and private sectors. This has provided the benefit of bringing a wide range of expertise on specialist subjects to the assessment process, delivering a ‘sense check’ on all the policies and proposals being brought forward and a cross-analysis of the Local Plan to ensure there is no conflict, and where conflict exists, it is resolved and mitigated.

There has also been a much wider corporate benefit than in production of the Local Plan previously, by raising awareness of the Local Plan across all services and ensuring that its vision, objectives and policies inform, and are compatible with, other Council strategies and policies, for example the Local Transport Plan, Flood Risk Management Strategy, Housing Strategy and Economic Strategy and Growth Plan.

A full list of stakeholders involved in the sustainability framework review, appraisal workshops along with a sample agenda, Local Plan Working Group and Local Plan Steering Group can be found in Appendix 5. Some of the feedback included the following statements from participants:

- “a useful/interesting discussion”
- “.....beneficial to be forced away from the usual gatherings....of similar backgrounds and similar views”
- “interesting to hear from other sectors, who have some different often conflicting priorities”
- “like the interactive approach and the chance to look at maps / options etc.”
- “lot more creative and informative than pouring over documents and potentially more valuable feedback for [the Plan]”
- “I’d recommend it as an approach to all the other Tees Valley Authorities”
- “much clearer than other similar Local Plan exercises”
- “we seemed to be able to appraise each of the elements fairly”
- “ .....did a great job of steering in an un-biased way and being open to discussion.
- “loved it and would do it again”

As the draft Local Plan contains a large amount of information, for each stage of appraisal it was assessed in the following sections (numbers in brackets reflect the number of individual aspects):

- Vision (1) and objectives (11)
- Policies (34)
- Housing options (49)
- Employment options (26)

### 3.2 SA team

The Council, as the 'Responsible Authority'<sup>19</sup>, has undertaken the SA process in-house, but as described in section 3.1, has adopted a participatory approach to ensure as broad a skills and knowledge base as possible was utilised. The SA has been managed by the following:

Lead officer: Principal Environment Officer

Officers: Environment Officer  
Principal Economic Strategy & Spatial Planning Officer  
Spatial Planning Officer  
Economic Strategy Assistant

### 3.3 Sustainability framework, objectives, questions and indicators

The Sustainability Framework contains the SA objectives and indicators which are used to assess the sustainability of the policies and proposals in the draft Local Plan. In order to ensure that they were fit for purpose, a review of the 10 sustainability objectives and their associated indicators that had been used since 2005 was undertaken, as described in section 2.5. As a consequence, a revised and up-to-date set of 16 sustainability objectives with which to appraise the Plan was adopted, thus ensuring they:

- reflected the current economic, environmental and social issues in Stockton-on-Tees
- were aligned with the objectives of more recent corporate, Borough wide and sub-regional strategies (i.e. those which post-date the existing Plan, or result from recent developments such as the introduction of Combined Authorities); and
- were relevant for the Local Plan as a land use planning document.

The proposed Sustainability Framework was presented within the Scoping Report, and the objectives and indicators were selected as part of the review in order to assess how the Local Plan will meet the criteria of the SEA Directive and contribute to sustainable development. Following the public consultation (and subsequently during the three appraisal workshops) these were strengthened further, and appear as follows:



<sup>19</sup> <http://planningguidance.communities.gov.uk/blog/guidance/local-plans/preparing-a-local-plan/>



Ref.	Sustainability objective
<b>Economic</b>	
SA1	Enabling sustainable economic growth in Stockton-on-Tees
SA 2	Supporting the development of a sustainable employment market
SA 3	Establishing a strong, sustainable base for learning, training and skills
SA 4	Increasing sustainable transport options and usage
SA 5	Improving the accessibility and quality of key services and facilities
<b>Environmental</b>	
SA 6	Contributing to climate change mitigation through reduction in greenhouse gas emissions
SA 7	Adapting to climate change and building resilience
SA 8	Protecting, conserving and enhancing biodiversity and geodiversity
SA 9	Encouraging high quality design, recognising sense of place, local distinctiveness and conserving and enhancing heritage
SA 10	Ensuring we protect local air quality
SA 11	Ensuring we protect water quality and the availability of water resources
SA 12	Minimising waste and increasing the reuse, recycling and recovery of waste materials
<b>Social</b>	
SA 13	Empowering and supporting high aspirations in communities
SA 14	Meeting the current and future housing needs of the Borough
SA 15	Improving health and well-being, and supporting the reduction in public health inequalities
SA 16	Creating safer, stronger and more cohesive communities

**Figure 5: Sustainability objectives used for appraisal**

The adopted objectives reflect the 12 environmental themes, and the interrelationship between them, as identified within Schedule 2 of the SEA Regulations. These are:

- biodiversity
- population
- human health
- fauna
- flora
- soil
- water
- air
- climatic factors
- material assets
- cultural heritage (including architectural and archaeological heritage)
- landscape

The relationship between the sustainability objectives and the SEA topics is set out within figure 6. This also sets out where the relevant information linked to the SEA topics is provided within this report.

<b>SEA Directive Issue</b>	<b>Sustainability Objectives</b>	<b>Where this information is found in this report</b>
Biodiversity	6, 7, 8, 10, 11	The SA objectives have been used to test the draft Plan objectives (see section 4), the policies (see section 5) and housing and employment issues
Population	2, 14, 15, 16	
Human health	7, 10, 14, 15, 16	
Fauna	6, 7, 8, 10, 11	
Flora	6, 7, 8, 10, 11	
Soil	7, 8	
Water	7, 11	
Air	6, 10	
Climatic factors	6, 7	
Material assets	5, 11, 12, 14	
Cultural heritage (including architectural and archaeological heritage)	8, 9	
Landscape	8, 9	

**Figure 6: Location of the Environmental Information in this report**

In order to address wider sustainable development issues, the objectives include economic growth, learning and skills, connectivity and accessibility, climate change and a range of social issues relevant to Stockton-on-Tees. The objectives were refined and prioritised from the assessment of the baseline data contained within the Scoping Report, and comments on it, and as a result of the participation of stakeholders in the workshops. For example, objective SA16 was amended to include the importance of developing more cohesive communities across the Borough after consultation with inclusion and diversity officers.

To assess whether the Local Plan meets the SA Objectives and to assess the long term effects on the Borough, each of the objectives has a series of indicators, and these are set out in section 4.2 of the Scoping Report. In order to ensure the task of data collection and monitoring is as resource efficient as possible, indicators used are primarily those already in existence, locally relevant, and collected by the Council, its partners, and/or other public bodies (e.g. Office of National Statistics [ONS], Tees Valley Combined Authority [TVCA], Northumbrian Water Ltd etc.).

In order to aid the assessment process, and was particularly valuable during the stakeholder appraisal workshops, each indicator was assigned a series of 'decision making criteria' alongside it, to help explain the issue associated with the indicator and clarify the assessment process to those involved. This was not designed to be exhaustive criteria but to stimulate discussion and assessment. The decision making criteria are set out in table 7 of section 6.2 of the Scoping Report, and indicators are shown in section 4.2 of the Scoping Report.

The best available data for the scope of the Borough has been identified and procedures have been put in place as part of the monitoring and review process to ensure that data monitoring and collation will be consistent over the lifetime of the Local Plan and that any gaps identified within the data will ultimately be filled.

### 3.4 Impact matrices and scoring assessment

Impact matrices were developed for the SA team and stakeholders (through the appraisal workshops) to assess the impact of the Local Plan vision, objectives, policies and housing and employment options on the 16 SA objectives, and hence the impact on the economic, environmental and social baseline of Stockton-on-Tees. The process may result in re-

appraisal of strategy and/or policies to ensure they are as ‘good’ as possible. The completion of the matrices (covered in Section 4) was informed by the decision making criteria referred to above and a scoring methodology, as described here in figure 7.

SA objective 1: Enabling sustainable economic growth in Stockton-on-Tees		
<b>Decision Aiding Questions</b>	Will the site/policy: - Provide opportunities for new business to locate in the Borough? Improve the conditions for existing businesses to grow and expand? Support the viability and vitality of town centres or other retail centres? Provide land and/or infrastructure of a type required by business? Promote economic growth? Stimulate the use of local companies, local products and service and provide other forms of community benefit? Encourage innovation entrepreneurship and diversification? Provide financial assistance?	
<b>Extent to which sites can be and have been appraised.</b>	There are a wide and complex variety of factors that influence economic growth. Business productivity, Foreign Direct Investment, skills, innovation, efficient communication and travel infrastructure to name a few. The likely impact of a site or proposal on the local economy is difficult to accurately predict and an element of subjectivity arises when attempting to appraise sites and policies for their economic impact.	
<b>Evidence considered</b>	Local knowledge and anecdotal evidence alongside Local Plan Evidence base	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The site / proposal is likely to have a significant positive impact on the local economy	++
Minor positive impact	The site / proposal is likely to have a positive impact on the local economy	+
Neutral impact	Impact on the local economy is likely to be neutral	0
Range of impacts	A combination of impacts on the economy will result from site or policy and they range from positive to negative.	+ / -
Minor impact	The site / proposal is likely to have a negative impact on the local economy	-
Major impact	The site / proposal is likely to have a significant negative impact on the local economy	--
No relationship	There is no relationship between the policy or proposal and the economic development of the Borough	X
Uncertain	It is not possible to establish effect on local economy	?

**Figure 7: Methodology for scoring each individual policy, proposal or site for SA1**

Figure 7 shows an example of the criteria which each participant involved in the appraisal was required to follow, in this instance appraising a policy or site against SA1 ‘sustainable

economic growth'. The methodology templates for all 16 sustainability objectives can be found in Appendix 6.

### 3.5 Stockton-on-Tees baseline characteristics and predicted future baseline

Sections 4.1 and 4.2 of the Scoping Report describes the baseline characteristics of Stockton-on-Tees as available in July 2016, including data tables on the proposed 46 individual indicators to be used across the 16 sustainability objectives. As a result of the valuable comments and feedback received at scoping stage, those indicators were strengthened with the addition of the following

The full list of economic, environmental and social indicators used to measure success, and will form part of the annual monitoring report, can be found on page 25.

The baseline has been extrapolated and commentary provided on the future environmental conditions where possible. This is provided in section 8.



## **4. SA of the vision, strategy and objectives**

### 4.1 Introduction to the appraisal

Policy integration is essential if the Local Plan is to build on and add value to other plans and strategies. The Local Plan's vision and strategic objectives must therefore be compatible with the vision and objectives of other relevant plans and strategies, particularly the Council Plan and those of the new Tees Valley Combined Authority. Section 1.10 of the Local Plan document contains further detail of how the content of other plans and strategies have been taken into account and how the Plan informs other strategies. The development plan for the Borough currently comprises:

- Stockton-on-Tees Core Strategy LDD (adopted March 2010)
- Saved policies of the Stockton-on-Tees Local Plan (1997)
- Saved policies of the Stockton-on-Tees Local Plan Alteration Number One (2006)
- Joint Tees Valley Minerals and Waste Core Strategy and Policies and Sites LDDs (September 2011).

The new draft Plan's vision and objectives must accord with sustainability principles and have been assessed against each of the SA objectives using the impact assessment matrices, in order to identify if there will be any significant effect on the environment, or unsustainable outcomes. This process has helped to refine the vision and objectives to ensure that they embody and reflect the principles of sustainability.

### 4.2 SA summary of the vision

The role of the vision is to clarify the core purpose of the Local Plan and to provide a framework for developing policies and measuring the extent to which implementation of the Plan is successful. The Local Plan vision must be able to be delivered through land use planning.

The vision has drawn on the strategic planning priorities identified in national policy and locally prepared strategies as well as the key priority themes for the Council (Figure 2 of the draft Local Plan). The vision has been developed to ensure that it is up to date and relevant, presents a clear view of the sort of place Stockton-on-Tees wants to become over the next 15 years, and delivers sustainable development.

The draft vision that was subject to SA is set out below. This vision was informed by the results of the initial SA and the comments received during the scoping stage consultation.

#### ***Vision:***

***In 2032 the major settlements and industrial locations in Stockton-on-Tees Borough are fundamental to the economic growth and success of the Tees Valley City Region and its positive contribution to the northern and national economies. Economic growth continues to be focused on low carbon and sites of strategic importance as well as established sites which are accessible from the strategic transport networks and remain attractive to local businesses and new inward investment.***

***Economic growth across the Borough is supported by a high quality local road network, and modern sustainable transport and communications infrastructure. Residents and visitors make full use of opportunities for sustainable transport choices.***

***The upgraded and regenerated town centres of Stockton, Billingham and Thornaby, in addition to Yarm, provide opportunities for a range of improved retail, culture, leisure, and related facilities. Residents have access to the very best in housing, education and training, health care, employment, sport, recreational and cultural facilities, which has created a better quality of life for existing and future generations.***

***Sustainable communities have been created through prioritising new housing development on areas of previously developed land within the conurbation and at a sustainable urban extension at West Stockton, as well as extensions to other main towns in the conurbation. Wynyard has grown in to a sustainable settlement of high quality, accommodating a mix of executive housing, market housing and additional employment development. All residents have access to high-quality social, community and green infrastructure.***

***The diversity, quality and character of the natural and built environment, together with the Borough’s unique historic assets continue to be valued, protected, enhanced and resilient to climate change for the benefit of everyone.***

The vision was assessed by the SA team against the 16 sustainability objectives using the impact assessment matrix, and this is shown in figure 9. The scoring is shown in the key below, in figure 8.

Key:	
++	Significant positive contributions to sustainability
+	Some positive contributions to sustainability
0	Neutral effects on sustainability
+/-	Range of positive and negative effects on sustainability
-	Some negative impacts on sustainability
--	Significant negative impacts on sustainability
X	No clear relationship or is not applicable in this instance
?	Uncertain relationship, or dependent on way in which aspect is managed, or insufficient information available to assess

**Figure 8: Key to assessment matrices (unless alternative key is shown)**

		Vision and objectives											
Sustainability objective		Vision	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11
Economy	1. Economic growth	++	++	++	++	+	+	+	++	++	X	+	+
	2. Employment	++	++	++	++	+	+	X	+	++	X	+	+
	3. Learning and skills	+	+	+	++	X	X	X	X	?	X	+	?
	4. Sustainable transport	X	X	X	X	X	X	X	X	?	X	X	+
	5. Accessibility of key services	+	X	X	+	+	++	X	X	++	X	X	++
Environment	6. Climate change mitigation	+	+/-	+/-	X	+/-	X	X	+	?	++	++	+/-
	7. Climate adaptation and resilience	+	X	X	X	X	X	X	?	?	++	++	X
	8. Biodiversity and geodiversity	+	X	X	X	-	X	X	X	?	++	X	X
	9. Design, place and heritage	+	X	X	X	?	+	X	X	++	++	X	X
	10. Air quality	?	-	-	X	?	X	X	X	?	+	+	+/-
	11. Water quality and availability	X	X	X	X	?	X	X	X	?	+	X	X
	12. Waste management	X	X	X	X	?	X	X	+	?	+	X	X
Social and health & well-being	13. Aspirations in communities	+	+	+	X	+	+	++	X	+	+	X	X
	14. Housing	++	X	X	X	++	+	X	X	?	X	X	X
	15. Health and well-being	+	X	X	+	?	+	+	X	?	+	+	X
	16. Safer and stronger communities	+	+/-	+/-	+	+/-	+	++	X	+	?	X	X

Figure 9: Assessment matrix 1: sustainability appraisal scores of the draft Local Plan vision and objectives

The SA concluded that the draft vision successfully addressed most aspects of sustainable development and suggested minor changes to the wording of the vision in order to ensure that:

- it was more robust
- it recognised the importance of the low carbon economy to broader economic growth
- that there was greater recognition of the importance of resilience, particularly to future change and extreme events

The final vision, as informed by the SA process, is included in the draft Local Plan for public consultation.

#### 4.3 SA summary of the objectives

The Local Plan objectives should provide clear statements of intent and focus on how the Local Plan's vision will be delivered. The objectives set out the overarching guiding principles for the Plan, and provide the framework, that guides the formulation of the detailed strategic policies and spatial options. The draft objectives were developed having regard to the objectives developed as part of the Core Strategy (2010), key issues outlined in section 1 of the plan as well as the NPPF.

The 11 Local Plan objectives are wide ranging and seek to promote all aspects of sustainable development – sustainable economic growth (Business and Infrastructure), environmental protection and enhancement (Place) and social health and well-being (People).

The draft objectives, as listed in section 1.3, were then subject to the SA process as shown in figure 9.

#### 4.4 Assessment of objectives findings

For some of the SA objectives the impact of the draft Plan objective is unknown as the outcome depends on the type of development/activity, its scale and its location. This is true for all uncertain impacts which should where possible be resolved through detailed Local Plan policies and appropriate mitigation. Overall, the objectives contribute to all aspects of sustainability, to a lesser or greater extent depending on the specific objective, with no major negative impacts upon sustainability.

An overall theme which emerged was the potential for economic growth to have a negative impact on the natural environment, carbon emissions and climate change. The Local Plan must ensure that development does not result in loss of valuable natural assets or contribute to increasing greenhouse gas emissions by requiring appropriate mitigation and enhancement for sites, and remains focused on the low carbon economy as a stimulus for growth. In addition sustainable forms of transport have a role to play and this could be strengthened in later iterations of the Local Plan.

Any potential impacts have been considered over the time frame of the Local Plan and comments relate to the fact that where immediate negative impacts cannot be avoided they should be mitigated against over time. Furthermore, some new development may improve environmental conditions overall within Stockton-on-Tees, but residents living close to new developments may suffer from perceived, or actual, impacts.



The assessment recommended some valuable changes to the wording of some of the Local Plan’s objectives despite the overall consensus that sustainability considerations were inherent in all of them and they certainly reflected the overarching Local Plan vision. The summary of the results of the SA are set out in figure 9 and this is followed by a more detailed summary of the results for each objective:

**Vision**  
The wording was strengthened to give the low carbon economy greater prominence, and include the importance of increasing future resilience to climate change and extreme events

**Objective 9**  
The wording of the objective was strengthened to ensure the distinctiveness of ‘place’ was given greater prominence

#### 4.5 Assessment of the compatibility of objectives

It is important to assess whether the Local Plan objectives themselves are compatible with each other and if not, highlight where potential conflict exists. In this way the appraisal can ensure that subsequent decisions and preparation of the Local Plan (and its’ policies and proposals) is well informed and mitigation or alternatives can be considered.

As recommended within the ODPM Good Practice Guide, a compatibility matrix was completed to test the internal consistency of the objectives and this is set out on in Figure 10..

There will inevitably be some degree of conflict between the Local Plan objectives since the planning system has to continually balance competing priorities, such as ensuring that the natural environment is preserved, protected and enhanced, while stimulating economic growth through making sites available for housing and employment allocations. This conflict must be acknowledged and detailed policies should ensure that any significant environmental and sustainable impacts are safeguarded against, and where unavoidable, can be mitigated against.

Due to the strategic nature of the objectives, and the often subjective aspect of assessment, it is often difficult to assess their compatibility and these are therefore recorded as having no relationship.

Key:

Key:	
+	Compatible
+ / -	Both compatible and incompatible aspects
-	not compatible
X	No relationship
?	Uncertain

Draft Local Plan objectives		Business		People			Place					
		Objective 1: To encourage economic growth, job creation and a more entrepreneurial culture within the Borough, as a means of diversifying the economic base and strengthening existing economic strengths, clusters and sectors	Objective 2: To identify sufficient employment sites and premises to ensure the needs of inward investors, as well as, existing and new businesses are met	Objective 3: To support education and training opportunities to enhance the skills of the existing and future workforce, whilst retaining and attracting highly skilled people	Objective 4: To ensure sufficient land is identified for the new homes required to meet the objectively assessed housing needs of the population	Objective 5: To provide high quality services and facilities for the Borough's growing and ageing population, with an emphasis on health care, education and training, together with sport, leisure, recreation and cultural pursuits	Objective 6: To promote equality and diversity whilst ensuring all of Stockton Borough's residents live in strong, prosperous, cohesive and sustainable communities in a safe, healthy and attractive environment	Objective 7: To ensure better use of resources, particularly the re-use of vacant premises and previously developed or under-used land in the conurbation	Objective 8: To deliver healthy and vibrant town centres, enhancing the role of Stockton as the main centre, and improving the environments of the Borough's district and local centres	Objective 9: To protect and enhance the Borough's natural and built environment, promoting the better management of green infrastructure and biodiversity, as well as the cultural and heritage assets in the area	Objective 10: To achieve a healthy, vibrant and successful low carbon community, resilient to the challenges of climate change and resource pressures	Objective 11: To ensure good accessibility for all to jobs, facilities, goods and services within the Borough, and to improve communications infrastructure links to other areas of the Tees Valley and beyond
Business	Objective 1: To encourage economic growth, job creation and a more entrepreneurial culture within the Borough, as a means of diversifying the economic base and strengthening existing economic strengths, clusters and sectors											
	Objective 2: To identify sufficient employment sites and premises to ensure the needs of inward investors, as well as, existing and new businesses are met	+										
People	Objective 3: To support education and training opportunities to enhance the skills of the existing and future workforce, whilst retaining and attracting highly skilled people	+	+									
	Objective 4: To ensure sufficient land is identified for the new homes required to meet the objectively assessed housing needs of the population	+	-	X								
	Objective 5: To provide high quality services and facilities for the Borough's growing and ageing population, with an emphasis on health care, education and training, together with sport, leisure, recreation and cultural pursuits	+	X	+	X							
	Objective 6: To promote equality and diversity whilst ensuring all of Stockton Borough's residents live in strong, prosperous, cohesive and sustainable communities in a safe, healthy and attractive environment	X	X	+	+	+						
Place	Objective 7: To ensure better use of resources, particularly the re-use of vacant premises and previously developed or under-used land in the conurbation	+	+	+	+	+	X					
	Objective 8: To deliver healthy and vibrant town centres, enhancing the role of Stockton as the main centre, and improving the environments of the Borough's district and local centres	+	+	+	X	+	+	+				
	Objective 9: To protect and enhance the Borough's natural and built environment, promoting the better management of green infrastructure and biodiversity, as well as the cultural and heritage assets in the area	X	-	X	-	+	+	+	+			
	Objective 10: To achieve a healthy, vibrant and successful low carbon community, resilient to the challenges of climate change and resource pressures	+	+	+	+/-	X	X	+	X	+		
	Objective 11: To ensure good accessibility for all to jobs, facilities, goods and services within the Borough, and to improve communications infrastructure links to other areas of the Tees Valley and beyond	+	+	+	+/-	+	+	+	+	?	?	

Figure 10: Assessment matrix 2: compatibility of draft Local Plan objectives



## **5. SA of the Local Plan policies**

### 5.1 Overview of plan policies

The Local Plan sets out the Council's policies and proposals to guide planning decisions and establishes the framework for the sustainable economic growth and development of the Borough up to 2032.

The Local Plan's policies are set out in two distinct sections. A cornerstone of the NPPF is the presumption in favour of sustainable development, which seeks a balanced approach between the economic, social and environmental dimensions of sustainable development. The high level policies intended to deliver the Plan's vision and objectives and set a framework for making decisions on the delivery of new sustainable development, are set in policies SD1 to SD8.

Detailed policies however, setting out more specific criteria and defining certain sites and allocations, are set out in subsequent sections of the draft Plan (sections 2 – 5). A full list of the draft plan policies can be found in Appendix 8 and appear across the top of the matrix in figure 11.

The appraisal of the policies was an iterative process and there were significant benefits arising from conducting the assessment in a participatory manner through the SA workshops. The appraisal process, using the 16 sustainability objectives and decision making criteria set out at Scoping stage, provided the opportunity for greater scrutiny of the policies both directly as a result of the Impact Assessment, and also indirectly as a result of stimulating more detailed discussions between officers and external stakeholders about policy content. The SA process was therefore an integral part of the policy drafting process.

The SA process on the draft policies was undertaken following the appraisal of the vision and objectives. The drafting of policies was therefore carried out with a greater certainty that the objectives which the policies were seeking to deliver had been scrutinised and been found to have largely sustainable effects. The 8 strategic policies and 26 themed policies that were assessed can be found in the draft plan, while figure 11 summarising the results of the appraisal is set out below. Section 5.2 describes a summary of the main outcomes from the appraisal.

### 5.2 SA summary of the strategic policies

Although every policy has been assessed against each sustainability objective, not every assessment is justified with a comment in this section. Assessments where no clear relationship has been found are self-explanatory in most cases. Other assessments have not been justified when it is assumed the relationship between the policy and the objective is clear enough that a reader should be able to infer from the names of the policies the justification for the score. For example, policies EG1-EG8 are policies associated with stimulating economic growth and their positive scoring for sustainability objectives associated with "economic growth" (SA1) and "employment" (SA2) are deemed to be self-explanatory.

Overall the appraisal found that the draft strategic policies (SD1 – SD8) would contribute to sustainability or have some positive impacts on the environment. A number of recommendations were made to make minor amendments to mitigate against the impacts identified and thus improve the likelihood that the policies would contribute to sustainable development or reduce environmental impacts. A number of minor amendments were also recommended to generally add to the clarity of expression of the policies.

There were a number of areas where the effect was uncertain, and this was largely due to the broad strategic nature of the policy. Effects were more easily determined in the detailed themed policies (see section 5.3) as these provided more information about the way in which the policies will be implemented. However, it is important to note where there are potential significant negative effects that these are picked up during the further iteration of the Local Plan, and that mitigation is taken account of throughout the Plan preparation process.

The full list of all comments, responses and findings arising from the appraisal of the strategic policies, and the response of the SA and planning team can be found in Appendix 9. The majority of recommendations have been accepted and implemented, however in some cases amendments were unable to be made as they did not accord with the Local Plan objectives, national planning policy, or were addressed by other legislation.

This section provides a brief summary of each of the strategic policies that have been subject to amendment as a result of the SA, while the full table of all comments and views from the appraisal workshops can be found in Appendix 9.

#### SD3 Housing Strategy

The environmental impacts of the implementation of the policy are complex as it covers a range of housing sites with varying local characteristics. As a result many environmental SA objectives have been scored as having both positive and negative impacts.

#### SA3

There is the potential for housing strategy to have a positive impact on skills development however the current wording and the Local Plan in general is not explicit in how this will be achieved and needs to be improved

#### SA16

The impact on communities will be dependent on design, development of sites, and effectiveness of issues such as S106 agreements (Changed from + to ? after appraisal)

#### SD4 Economic Growth Strategy

Similar to SD3 the policy covers a range of sites with varying local characteristics and as a result many environmental SA objectives have been scored as both positive and negative.

#### SA6

Reuse of land, directing development to appropriate and strategic locations can have a positive impact on CO<sub>2</sub> emissions compared to the alternative. Economic growth in general though does result in increased CO<sub>2</sub> (Changed from – to +- after appraisal)

SA14 – Employment growth can increase demand for housing and success of the housing market but can also add to shortages in housing supply (Changed to +- from + after appraisal)

As a result of the appraisal, the policy has been strengthened to ensure the inclusion and prominence of the importance of local labour. (point 16)

#### SD5 Environment and Climate Change Strategy

This policy is a high level strategy to support the environment and limit and mitigate the impacts of climate change. As a result, environmental objectives are deemed as mainly positive though objectives around air and water quality alongside waste management have

been deemed “uncertain” as their impact can only really be determined on an individual site by site basis.

#### SA4

Policy currently does not mention sustainable transport and should consider strengthening in this regard. However, Local Plan needs to be read as a whole and this is referenced elsewhere in the Plan.

#### SA16

Whilst there are clear positives surrounding the importance of green infrastructure and the environment to community cohesion (for example providing a sense of place and improving the image of the area) there are also potential negative impacts around the safety of more natural environments and green spaces. More natural environments can be perceived at night to be intimidating and are less serviced by lighting and CCTV than urban areas. (Change from + to +- after appraisal)

As a result of the appraisal, the policy has been strengthened on environmental pollution in order that the focus is to improve the environment rather than simply prevent negative impact, thus creating a more proactive policy

#### SD8 Sustainable Design principles

As a result of the appraisal, the policy has been strengthened to ensure that the importance of ecology and Green Infrastructure networks was embedded in the policy



### 5.3 SA summary of the themed policies

Overall the appraisal found the draft policies (H1 to HE3) would contribute to sustainability or have some positive impacts on economic, environmental and social objectives. There were however policy areas that, in the opinion of those undertaking the appraisal, needed strengthening, rewording, or issues needed to be included that had been absent from the first draft. However in most cases while there may have been an absence of something specific in a policy being appraised, it appeared elsewhere in the Plan as policy referencing has been included. This was for the reasons of brevity and to avoid duplicating a number of policy statements.

This section describes each of the policies that have been subject to amendment as a result of the SA, while the full table of all comments and views from the appraisal workshops can be found in Appendix 9.

#### Housing

##### H3 Wynyard

This policy covers a specific site that significantly addresses a need for housing and has clear economic and employment benefits. Provision of community infrastructure and school places mean that SA objectives associated with health and community are positive. The site is deemed however to have a likely negative impact on air quality.

##### SA14

Large scale housing development significantly addresses need, though there are concerns through the SA around the provision of affordable housing (changed to + from ++ following group feedback)

##### H5 Gypsy and Traveller Accommodation

The sustainability objectives most relevant to this policy are SA13 and SA14 which are deemed to both be impacted positively by the policy as it addresses the need for provision of gypsum and traveller accommodation whilst being mindful of the gypsy and traveller community and other communities

##### SA12

Many sustainability objectives are not relevant to this particular policy as the impacts are not considered to be significant. However, the SA considered that the policy should include reference to the provision of waste facilities (similar to SD8 point 4) to ensure a positive contribution to SA 12.

#### Economic Growth

##### EG5 Durham Tees Valley Airport

The policy supports Durham Tees valley Airport which is a key strategic economic asset and there are clear economic and social benefits in its success. Airports by their very nature pose risks to environmental objectives therefore this policy scores negatively for objectives on air quality and CO<sub>2</sub> emissions.

##### SA12

The policy should ensure reference is explicit to the use of redundant buildings and land, and was therefore changed from a ? to a -.

## Environment and Climate Change

### ENV1 Energy Efficiency

As a policy focussed on energy efficiency there are clear links to air quality and CO2 emissions which result in positive scoring and their associated health benefits also result in a positive score for SA 15.

#### SA14

Policy should make reference to the importance of tackling domestic fuel poverty

### ENV2 Renewable and Low Carbon Energy Generation

There is the potential for this policy to score positively for social SA objectives but some improvements would be needed, for example the draft Local Plan does not currently state how large scale energy projects will see community/ skills benefits maximised

#### SA3

No current link back to policies which would maximise the local benefits for skills

#### SA5, SA13 and SA16

Money generated from Section106 Agreements for large scale energy schemes could be used to improve community services and facilities but this is not referenced.

### ENV 3 Decentralised energy generation and supply

This policy should be strengthened to link to the relevant plan section which outlines how local skills, the local economy and community benefit can be maximised.

#### SA3

The policy should mention the potential for skills and training or link back to the relevant Local Plan policy.

### ENV4 Reducing and Mitigating Flood Risk

Reducing and mitigating flood risk has clear economic benefits and has positive impacts on addressing housing need by providing strategic direction to housing developments. However it could be made more explicit how mitigation measures could be employed to support specific communities.

#### SA13 and 15

Although there is a positive relationship between reduced flood risk and the benefits to people's health and the local community, the appraisal identified that this could be strengthened with specific examples of flood risk mitigation that would be encouraged e.g. tree planting in upstream catchments.

## 5.4 Compatibility of Local Plan policies

As recommended within the ODPM Good Practice Guide, a compatibility matrix was completed to test the internal consistency of all draft Local Plan policies prior to SA (Figure 12) and should there be any major conflicts, be appraised subsequent to the assessment



when the SA recommendations for amendments had been incorporated to assess whether the compatibility had improved.

The compatibility assessment matrix is set out below and is followed by commentary on the reasons for the scores given.

There is a lot of 'no relationship' as many Policies are specific to certain themes, e.g. City Centre regeneration or waste issues. Very few are non-compatible and for some the relationship is uncertain, mainly due to the strategic nature of the Policies at this level. Rewording Policies could help to identify clear linkages between them.

The detailed scores are summarised in figure 11.



Appraisal of draft Local Plan policies		Draft Local Plan policies																																			
		Strategic Development Strategy								Housing					Economic growth								Transport and Infrastructure			Environment and climate change											
		SD 1 Presumption in favour of sustainable development	SD2 Strategic Development Needs	SD3 Housing Strategy	SD4 Economic Growth Strategy	SD5 Environment and Climate Change Strategy	SD6 Transport and Infrastructure Strategy	SD7 Infrastructure Delivery and Viability	SD 8 Sustainable Design Principles	H1 Housing Commitments and locations	H2 West Stockton Strategic Urban Extension	H3 Wynyard	H4 Meeting Housing Needs	H5 Gypsy and Traveller Accommodation	EG1 Strategic Growth Sites	EG2 Managing Town Centres	EG3 Protecting Town Centres	EG4 North Tees and Billingham	EG5 Durham Tees Valley Airport	EG6 Small Scale Convenience Facilities	EG7 Farm Diversification & Horticultural Nurseries	EG8 Agricultural, Forestry and Other Rural Based Enterprise Dwellings	T11 Transport Infrastructure	T12 Community Infrastructure	T13 Communications Infrastructure	ENV1 Energy Efficiency	ENV2 Renewable and Low Carbon Energy Generation	ENV 3 Decentralised energy generation and supply	ENV4 - Reducing and Mitigating Flood Risk	ENV5 Preserve, protect and enhance biodiversity and geodiversity	ENV6 Green Infrastructure and ecological networks	ENV7 Ground, Air and Water Quality	HE1 Conservation and Enjoyment of the Historic Environment	HE2 Conserving and Enhancing Stockton's Heritage Assets	HE3 Stockton & Darlington Railway		
Economy	1. Economic growth	+	+	+	+	+/-	+	+	+/-	+	+	++	+	X	++	++	++	++	++	+	++	++	++	+/-	++	+/-	+	+	+	+/-	+/-	+/-	+/-	+/-	0		
	2. Employment	+	+	+	+	+/-	+	X	+/-	+	+	+	+	X	+	+	+	+	+	+	++	++	+/-	++	+/-	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	0		
	3. Learning and skills	+	?	?	?	?	+	?	?	?	+	+	?	X	?	?	?	?	?	?	?	+	++	X	X	?	?	X	X	X	X	+	+	+	X	X	X
	4. Sustainable transport	+	+/-	+/-	+/-	?	++	?	0	+/-	?	0	+/-	X	X	?	+	X	X	0	X	X	++	X	X	X	X	X	X	0	X	+	X	0	0	0	
	5. Accessibility of key services	+	+/-	+/-	+/-	+	++	?	X	+/-	+	+/-	+/-	X	+/-	+	+	X	+	++	X	X	++	++	+	X	?	+	0	+	++	X	+	+	+		
Environment	6. Climate change mitigation	+	+/-	+/-	+/-	+	+/-	X	+/-	+/-	+/-	-	+/-	X	X	+	+	-	-	X	X	X	+/-	0	X	++	++	++	0	+	+	+	X	X	0		
	7. Climate adaptation and resilience	+	+/-	+/-	X	+	X	X	X	+/-	+/-	+/-	+/-	?	X	X	X	-	0	X	X	X	X	0	0	X	+	+	+	++	+	+	X	X	X	0	
	8. Biodiversity and geodiversity	+	+/-	+/-	+/-	+	0	X	+	+/-	0	?	0	0	+/-	+	+	?	?	X	X	X	0	0	X	X	+	+	X	++	+	+	X	X	X	0	
	9. Design, place and heritage	+	++	++	+/-	++	0	X	++	+/-	+	+	+/-	?	+/-	+	+	X	?	+	X	X	?	+	+	X	+	?	X	+	++	X	++	++	+	+	
	10. Air quality	+	+/-	+/-	+/-	?	+	X	?	-	-	-	-	0	+/-	X	X	-	-	X	X	X	+/-	0	X	++	++	+	X	+	+	+	X	X	X	0	
	11. Water quality and availability	+	+	+	?	?	0	X	?	0	0	0	0	0	?	X	X	?	0	X	X	X	0	0	X	0	X	+	+	+	+	+	+	X	X	X	0
	12. Waste management	+	?	?	?	?	X	X	+	?	?	?	?	?	?	X	X	?	-	X	X	X	X	X	X	X	X	++	X	0	0	X	X	X	X	X	0
Social and health & well-being	13. Aspirations in communities	+	++	++	+	+	+	?	0	+/-	+	+	0	+	+	+	+	+	+	X	X	++	++	++	X	?	+	0	+	+	+	0	0	0	0		
	14. Housing	+	++	++	+/-	+/-	X	0	-	++	++	+	++	+	X	X	X	X	X	X	X	+	X	X	?	0	0	+	+	+	X	X	X	X	X	X	
	15. Health and well-being	+	+	+	+	++	++	?	+	+	?	?	+	X	+	+	+	+	X	+	X	X	+/-	++	+	+	+	+	0	+	+	++	+	+	+	0	
	16. Safer and stronger communities	+	?	?	X	+/-	?	?	+	?	?	?	?	?	?	+	+	X	X	+	X	X	?	?	+	X	?	+	X	X	X	+	+	+	+	+	+

Figure 11. Assessment matrix 3: appraisal of draft Local Plan policies



## **6. SA of housing sites being appraised**

### 6.1 Overview of housing sites being appraised

The Plan covers a range of matters including the number of new homes that are needed and where they should be located, the amount and proposed location of new employment land, protection and enhancement of the natural and historic environment, provision of new infrastructure, and improvement of town centres and community facilities in the Borough.

As described in section 2.5, the Council have assessed all housing sites that have been identified as suitable, available and achievable within the 2015 Strategic Housing Land Availability Assessment (SHLAA). It should be noted that the SHLAA includes all sites submitted for consideration as part of the RELP, and subsequent sites identified as suitable, available and achievable will be subject to sustainability appraisal. The appraisal of these sites and the outputs of the SA assessment have informed the allocation of sites within the plan and policies associated with them.

### 6.2 SA summary of the housing sites being appraised

The appraisal found that all the housing sites identified will contribute to achieving the ambition of the Local Plan as well as support the good quality housing and affordable housing SA objective. Overall there were positive or neutral effects observed across most SA objectives, more so in terms of housing need and economic growth. The uncertain or negative effects predicted are typically for the reasons described below. Reference must be made to the detailed assessment for specific assessment results for each site. This section describes the individual impact on sustainability objectives while the full table of all comments and views from the appraisal workshops can be found in Appendix 10.

A consistent observation is that the policies and the site proposals do not contribute to addressing crime (perceived and / or actual). Although an abstract theme, the design of a development can have a reasonable effect on addressing this issue such as adopting 'Secure by Design' standards being considered.

#### Economic Growth and employment

The appraisal process felt that the developments will result in increased inward investment which in turn will have secondary positive effect on local businesses and the supply chain. However at particular sites, specifically those in village locations the effect on employment was felt to be neutral because of the small scale of the sites and it was difficult to determine where people would undertake their economic activity. However, proposed redevelopment at some sites may generate employment opportunities, making a positive impact on economic growth. For example, the Harrowgate Lane development is of such a scale that economic impacts are considered to be significant.

#### Biodiversity

Where the sites are greenfield or are located within or adjacent or very close to wildlife sites or sites of a Local Nature Reserve, and where the proposed development is significant (above 50 dwellings), negative effects are likely to occur on the habitats and biodiversity features at the wildlife sites. For example at Norton Golf Course, the site is a former golf course adjacent to an area of local ecological importance. As a result there is considered a negative impact on some environmental and social SA objectives. The appraisal considered the importance of improving people's access to nature through linear routes or to open space as significant and it must be protected and enhanced. Where the proposed site are in the vicinity of a site of potential biodiversity value, dependent on the size of the site and its features the effects on biodiversity features may be neutral or negative, which can be

predicted with further details, therefore at such sites the effect on SA8 objective is predicted to be uncertain or neutral. There is however significant positive contributions from the policies, particularly ENV5. The SA recognises this contribution, however at this stage it is not possible to predict whether the ecological assessments will translate to sufficient mitigation measures. This aspect can only be determined on a site by site basis with detailed information made available at a later stage.

#### Soil, land and previously developed land (PDL)

Where green field sites (either in full or part) are put forward for development, the effect on the objectives relating to soil and brownfield land are considered negative. In general, those sites utilising PDL will score positively, such as the Events Car Park, Stockton (T4). The positive effect is significant at sites where the proposed development will result in remediation of potential contamination, such as at the Tees Marshalling Yards (T1 + T2)

#### Landscape, place and heritage

At sites that are likely to encroach into an open space or natural environment, dependent upon the scale of the development landscape features and related visual amenity in the area could be affected in a negative way (for example EPY10, Land South West of Preston Cemetery, scores negatively due to the proximity of the site to an ecologically important area and the reduction in the strategic gap between settlements. On the other hand, where the scale may be limited, and dependent on the design of the development landscape character may be altered at some sites leading to uncertainty in predicting the effect. Similar comment applies to site in close proximity to Cultural Heritage assets or to Conservation areas. In such cases, a design development that is sympathetic to the surrounding townscape character must be encouraged.

#### Air quality and climate mitigation

The general consensus of the appraisal workshops in relation to the effects of developments on the air quality objective was that any major development would result in an increase in construction traffic, and private car use after construction, and thus alter air quality in an area. This effect could be exacerbated at sites that have poor connectivity to sustainable transport links and basic community amenities such as shopping and health services, with the resulting effect being an increasing number of shorter trips (such as Wynyard sites). These issues go hand in hand with greenhouse gas emissions and there was felt to be an increase in emissions from housing development. For example WY2 Wynyard Park, it was deemed that the scale of development and its location away from good sustainable transport links, could mean increased traffic movements would likely have a significant impact on CO<sub>2</sub> emissions.

#### Water and flood risk

No residential proposals are located on sites at risk of flooding where residential use is classified incompatible (Environment Agency Flood Zone 3), and there was consensus from the appraisal workshops that the emerging policy (ENV4) on flood risk management would provide adequate resilience.

#### Accessibility to services, safer and stronger communities

The sites are a broad geographic mix and of varying scales. As the connectivity to the sites and community amenities such as retail, health and community facilities are mixed, there was a consensus that the effects must be examined on a case by case basis with greater levels of information available.

Draft housing allocations (SHLAA reference and site)																																																					
SHLAA reference	B7	B8	B9	VW O1	VW O2	VW O4	WY 2	EPY 12	EPY1 0	EPY 11	EPY 15	IB1	IB6	IB7	T1 + T2	T11	T4	T6	T8	S1 + S2	S10	S11	S12	S15	S17	S18	S19	S20	S25	S2 6	S4	S5	S6	S8	VC 2	VC 4	VH1	VK 1	VK2 3	VK 5	VL N1	VL N2	VM 1	VR 2	VT T1	VT T2	VTT 4	VW 1					
Estimated Site Yield	60	90	150	10	100	138	402	490	106	42	30	17	200	82	1055	15	150	12	45	96	40	10	40	60	28	24	1650	900	260	15	210	130	250	30	49	33	79	60	30	27	65	45	12	20	15	60	40	39	8				
Site area (in hectares)	7	11	14	0.41	7.5	7.36	21	26	5.63	1.7	0.5	0.7	29.6	4.4	42.04	0.3	3.8	0.4	2	1.96	1.3	2.1	3.9	2.8	1	1	88.8	46	14	1	5.14	5.33	9	1.1	2.6	1.8	4.2	3.2	1.7	1.1	3.3	2.5	0.5	6	1.5	3	1.7	2.1	0.3				
Sustainability objective	Wolviston Road, Billingham North West, Billingham	Former Billingham Campus School Site	Land to the East of Wolviston Village	West of Wolviston	West of Wolviston	Wynyard Park	South of Preston Farm Industrial Estate	Land South West of Preston Cemetery	Land North of Pennypot Farm	South of Kingfisher Way, Bowsfield	Lamb Lane, Ingleby Barwick	Land adjacent to Thornaby Road	Land at Lowfields Yarm, Ingleby Barwick	Tees Marshalling Yard	The Rocket, Thornaby	Events Car Park, Stockton	Queens Avenue	Land to the South of Teesdale Park	Boathouse Lane	Land off Albany Road	Land at Chesham Road, Norton	South of Junction Road	North of Junction Road	Darlington Back Lane	The Mitre Public House, Harrowgate Lane	Harrowgate Lane	Yarm Back Lane	Norton Golf Course	Land to the rear of Norton High Street	Victoria Estate	White Water Park Caravan and Camping Site	Queens Park North	Yarm Road	Land at Hall Farm,	Land at Chapel Gardens, Carlton	Land to the East of Hilton	Springfield Grove, Kirklevington	Jasmine Fields, Kirklevington	18A Braeside, Kirklevington	Knowles Close, Kirklevington	West End Farm, Long Newton	Land adjacent to A66 Link Road, Long Newton	North of Maltby	Hill House Farm, Redmarshall	North of Thorpe Thewles	South East Thorpe Thewles	South West of Thorpe Thewles	Townend Farm, Whitton					
1. Economic growth	+	+	+	+	+	+	++	++	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+				
2. Employment	+	+	+	0	0	0	+	+	0	0	0	?	?	?	+	+	+	+	0	+	0	0	0	0	0	0	0	+	+	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3. Learning and skills	?	?	?	?	?	?	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	+	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?		
4. Sustainable transport	+	+	+	-	-	-	+/-	+	+	+	+	?	?	?	+	+	+	+	-	+/-	+	0	+	+	+	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	-	-	-	-	+/-	+/-	+/-	-	+/-	+/-	-	-	-	-	-	-	-		
5. Accessibility of key services	+	+	+	-	-	-	+/-	+	+	+	-	-	+	-	+	+	+	+	+	+	0	0	0	0	0	0	+/-	+/-	0	0	+	-	+	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6. Climate change mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
7. Climate adaptation and resilience	?	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+	?	+	+	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+	+	+	+	+	+	+	+	+	+	+	?	+		
8. Biodiversity and geodiversity	-	0	0	0	0	0	-	-	-	-	-	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	
9. Design, place and heritage	-	-	0	0	-	-	+/-	-	-	-	0	0	-	-	+/-	0	+	0	0	0	0	0	?	0	0	0	0	+	+	?	?	0	0	0	0	0	?	?	?	?	?	0	?	?	?	?	?	?	?	?	?	0	
10. Air quality	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11. Water quality and availability	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. Waste management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13. Aspirations in communities	+/-	+/-	+/-	?	?	?	+	?	-	-	0	?	?	?	+	0	+/-	0	0	+	0	0	0	0	0	0	0	+	+	-	0	+	-	+	-	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
14. Housing	+	+	+	+	+	+	++	++	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
15. Health and well-being	+	+/-	+	0	+/-	+/-	+	+/-	+	+	+	+/-	+/-	+/-	+	+	+	+	-	+	+	+/-	+	+	0	0	+	+	+/-	0	+	-	+	-	-	-	-	-	+	+	-	+/-	+/-	-	-	-	-	-	-	-	-	-	
16. Safer communities	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	

Figure 13. Assessment matrix 5: housing sites being appraised



## **7. SA of employment sites being appraised**

### 7.1 Overview of employment sites being appraised

The Local Plan is required to clearly set out the future requirements for employment land in Stockton-on-Tees, founded on a firm evidence base, and availability of sites. An Employment Land Review (ELR) study has been undertaken as part of the development of the emerging Local Plan and this includes an evidence based assessment of the Supply of Employment Land in Stockton (Section 7.0) – a review of the current availability of employment land and the extent to which it is immediately available.

The study is intended to provide an understanding of the Borough's current position with respect to employment land supply (in both qualitative and quantitative terms). However it also provides evidence and commentary on the anticipated future growth trajectory of the Borough's economy and the implications of this with respect to demand for employment land over the period 2017 to 2032.

This process has therefore provided accurate and up-to-date evidence for available sites and as such the sustainability appraisal was used to assess 26 sites in Stockton-on-Tees. The 26 individual sites that were assessed can be found in the draft Local Plan, while figure 14 summarises the results of the appraisal. Section 7.2 describes a summary of the main outcomes from the appraisal.

### 7.2 SA summary of the employment sites being appraised

This section describes the individual impact on sustainability objectives while the full table of all comments and views from the appraisal workshops can be found in Appendix 11.

The appraisal found that all the employment sites identified would contribute to achieving the ambitions of the Local Plan encouraging economic growth, attracting inward investors and stimulating the broader Tees Valley economy. Overall positive or neutral effects were observed across most SA objectives, more so in terms of economic growth. However there was some uncertainty regarding how a growing economy and additional employment sites would impact on safer and stronger communities, while there was a consensus that increasing employment land would undoubtedly lead to poorer air quality locally.

The uncertain or negative effects predicted were typically for the reasons described below. Reference must be made to the detailed assessment results for each site.

#### **Economic growth**

By directing employment sites and identifying specialist use locations, Policy SD4 will help deliver improved economic growth levels, but conversely on sites where mixed use is promoted, it is unclear if this will result in the potential loss of some employment space that is viable. Some individual sites are of much greater significance to economic growth than others, for example the specialist employment sites of Chemplex. The cumulative impact of clustering of these specialist employment sites is of significant local importance. The economic and employment impacts are significant as is the impact on skills that the chemical and process industries bring to the area, and the employment generated by the site is important to the prosperity of local communities.



#### Biodiversity

The impact of newly identified sites of employment use, as well as proposed extensions and expansions to existing employment land uses on this objective were deemed likely to be negative or uncertain at those sites which include (or are in proximity to) sites of biodiversity importance.

#### Landscape, place and heritage

The impact of the proposals on landscape character, cultural heritage assets and local distinctiveness in the vicinity of each site must be addressed on a case by case basis therefore the effects are predicted to be uncertain.

#### Air quality and climate mitigation

All appraisal workshops identified that the effects of expansion or newly identified employment sites could have negative implications on local air quality. For example some specialist employment activities on some sites scored significant negative effects for environmental objectives due to high emissions of CO<sub>2</sub> and some other pollutants. Similarly an expansion of existing employment use may add to the employment related traffic thus affecting air quality. Conversely, if the future uses relate to commercial/ office use as opposed to warehousing the traffic impact would be comparatively less severe. Again individual circumstances and future use resulted in some uncertain effects

#### Accessibility to services, safer and stronger communities

The impact of the proposals on access, safer and more cohesive communities in the vicinity of each site must be addressed on a case by case basis therefore the effects are predicted to be uncertain.



Site area (in hectares)		Employment sites being appraised																									
		Specialist							General North								General South										
		69.9 7	30.4 8	14.5 7	10.6 1	51.4 6	17	14.1 4	24. 2	37.4 9	18.6 2	3.58 5	28.7 7	17.9 3	14.4 7	1.67 5	0.67 4	3.28 8	2.28 4	1.80 3	2.65 2	34.8 4	34.5 5	30.9 5	10.4 8	5.88 6	5.4 7
Durham Tees Valley Airport	Chemplex Middle	Chemplex North	Billingham Reach	Seal Sands	North Tees Pools	Haverton Hill	Port Clarence	Wynyard 1 (former Samsung)	Wynyard 2	Cowpen Bewley	Belasis Avenue North & South	Belasis Technology PARK	Portack Interchange	North Tees Ind Est	The Black Path	North Shore	Teesdale	Oxbridge Foundary	Boathouse Lane	Urlay Nook + Elementis	Durham Lane Ind Est	Teesside Ind Est	Bowesfield (in part)	Preston Farm South	Preston Farm North		
Economy	1. Economic growth	+	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
	2. Employment	+	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
	3. Learning and skills	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
	4. Sustainable transport	-	+	0	0	-	-	0	-	-	0	0	0	-	-	++	++	++	++	++	-	+	+	0	0	0	
	5. Accessibility of key services	+/-	0	0	0	+/-	+/-	0	+/-	+/-	0	0	0	+/-	+/-	+	+	+	+	+	+/-	+/-	+/-	0	0	0	
Environment	6. Climate change mitigation	--	--	--	--	--	--	-	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	7. Climate adaptation and resilience	+	+	+	?	+	+	?	+	+	+	+	+	+	+	+	+	+	+	?	+	+	+	+	+	+	
	8. Biodiversity and geodiversity	?	0	0	?	?	?	?	?	?	?	?	?	?	0	0	0	0	0	?	0	0	0	?	?	?	
	9. Design, place and heritage	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
	10. Air quality	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	11. Water quality and availability	-	?	?	?	?	?	-	?	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	
	12. Waste management	-	+/-	-	+/-	+/-	+/-	+/-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Social and health & well-being	13. Aspirations in communities	++	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+		
	14. Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	15. Health and well-being	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+		
	16. Safer communities	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	

Figure 14. Assessment matrix 6: employment sites being appraised

## 8. Baseline environmental conditions and predicted cumulative effects

### 8.1 Introduction to baseline conditions

This section summarises the environmental baseline of Stockton-on-Tees, however it is only briefly summarised as information on the 16 sustainability themes are presented in more detail within sections 4 and 5 of the Scoping Report. The SEA Regulations require that the SA Report contains a commentary on the likely predicted effect on the environmental baseline both with and without the implementation of the Local Plan. Population projections are explored below, followed by indicators relating to each of the 16 SA objectives in turn.

The unitary Authority of Stockton on Tees is the largest (by population) of the 5 Unitary Authorities that make up the Tees Valley. The total population of the Borough has grown from an estimated 186,350 people in 2005 to 194,803 people in 2015 and is projected to increase to 211,005 people by 2039, a change which will be driven by an increased 65+ population. Office for National Statistics (ONS) projections suggest that this group will continue to grow over the next 15-years with the 65+ population totalling 52,105 people in 2039 a 54% increase on the 2015 level.<sup>20</sup>

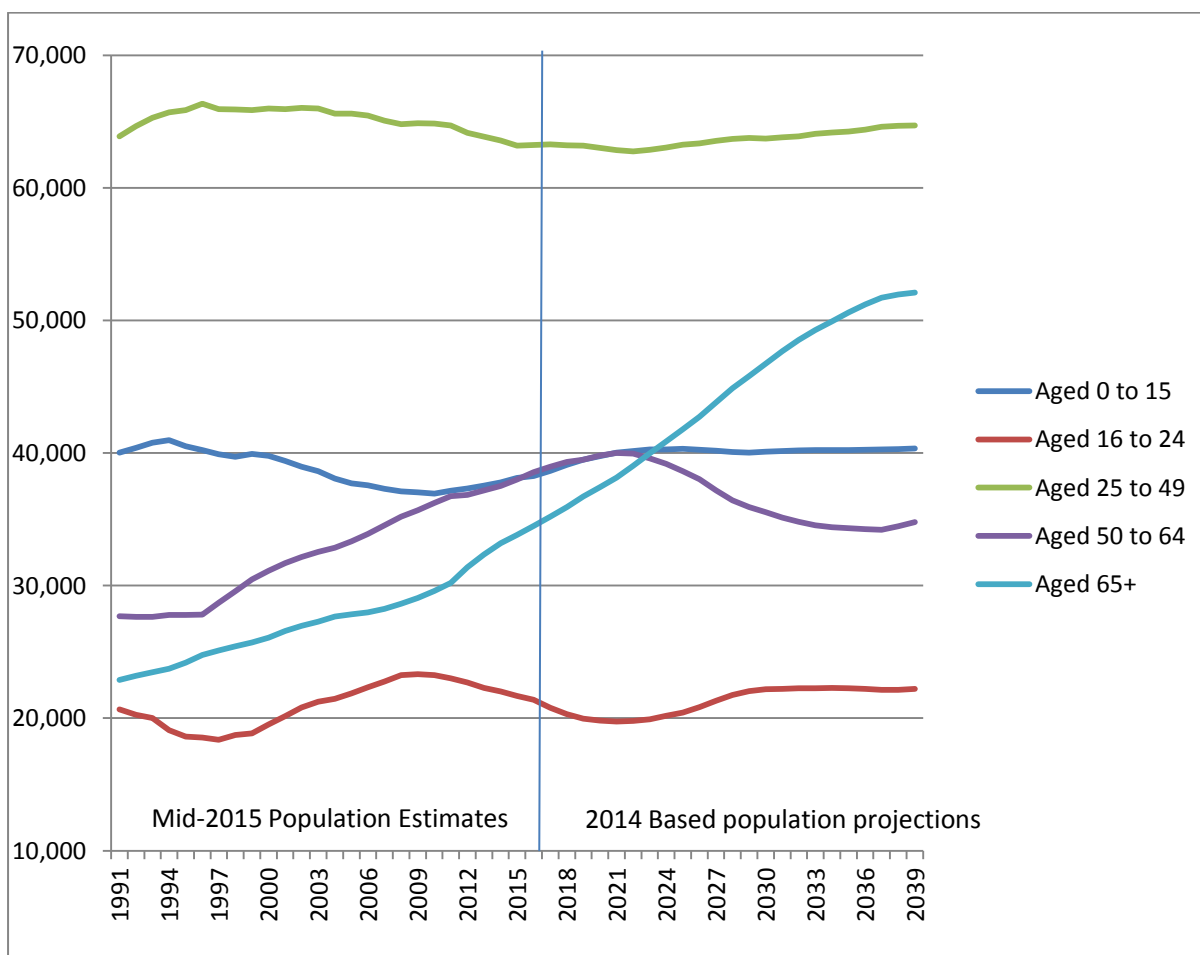


Figure 15: Population projections for Stockton-on-Tees

ONS projections are based predict future numbers of births, deaths and migrants, calculated using assumptions of future levels of fertility, mortality and migration. As they are determined by a mixture of trend observation and extrapolation (and also influenced by advice from experts) they are unlikely to represent a scenario if the Local Plan was not adopted.

<sup>20</sup> Source: ONS Mid-2015 Population Estimates and Mid 2014 based population projections

### Population scenario without implementation of Local Plan

Without the Local Plan there would be no additional supply of land for housing, and once the housing supply falls below 5 years development would take place in an uncoordinated, fragmentary manner. It is difficult to determine how this would impact on the rate of house-building and whether this would influence population figures. It is likely if house-building were to fall to levels lower than recent years then the population would grow slower than the projected figures. This would be driven by an increase in net outward migration as options are reduced for those seeking to migrate into the Borough and overcrowding encourages outward migration. It is unlikely a reduction in house building would be significant enough to have a measurable impact on population growth as the increased demand would lead to increased housing development (though without the Local Plan this would be unsustainable, and likely to be on greenfield sites and not in close proximity to services, facilities and public transport).

### Population scenario with the implementation of Local Plan

With the implementation of the Local Plan, the environment for house building will be similar in future years to recent years. As a result of this, the predicted future baseline will be similar to ONS population projections.

## 8.2 Predicted effects with and without implementation of the Local Plan

### SA1 – Enabling sustainable economic growth

The GVA of Stockton on Tees in 2014 was £3.96 Billion<sup>21</sup> of which industrial breakdown can be seen in the SA scoping report, with an estimated increase of 90% since 1997 with average annual growth since this period around 4% (see figure 16).

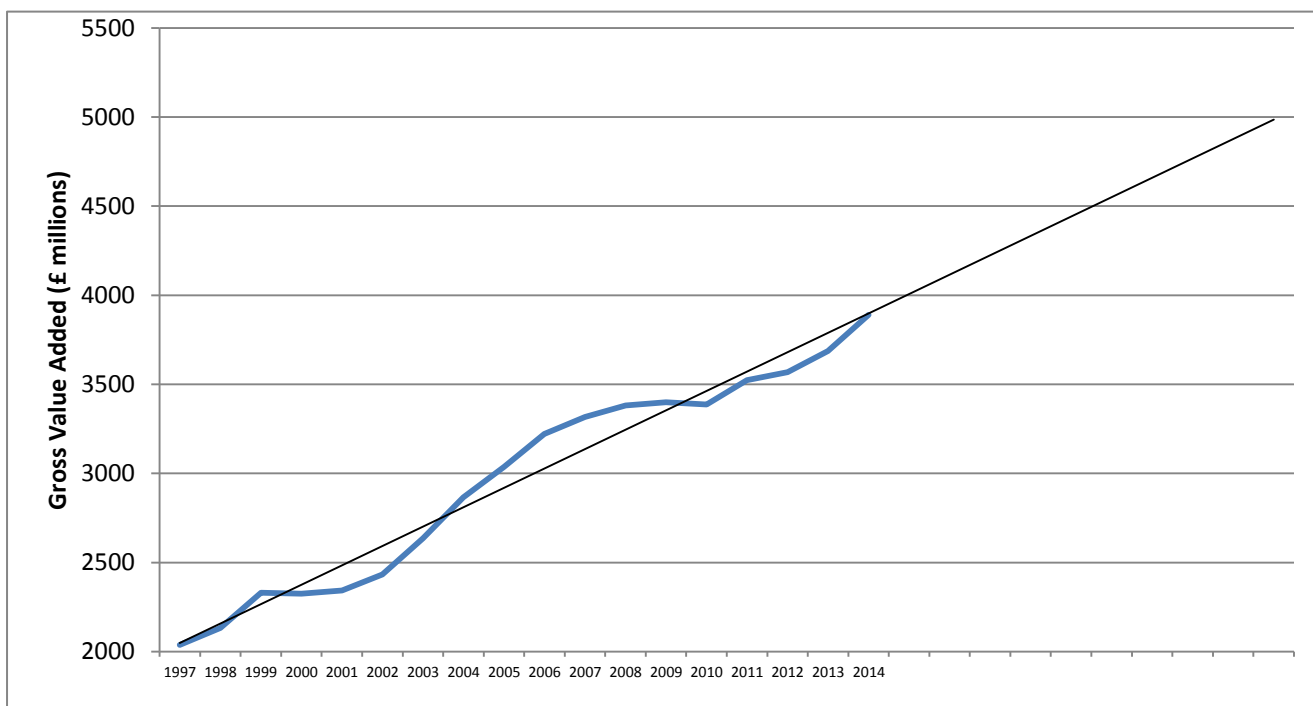


Figure 16: GVA in Stockton-on-Tees 1997 - 2014

<sup>21</sup> ONS Regional GVA(I) by Local Authority in England 1997 - 2014

A continuation of this current trend which takes into account periods of both economic boom (e.g. dot com bubble) and bust (e.g. 2008 financial crisis) would see strong economic growth in future years. This is a rather simplistic way of predicting future growth as it simply extrapolates past trends over a long enough period to avoid the bias of trends within economic cycles. The current economic baseline characteristics are one of sluggish economic growth in the global economy and political uncertainty, especially around the UK's future industrial strategy and the terms of its exit from the European union. Such uncertainty is apparent within predictions of future economic growth with the most recent independent forecasts for growth in 2017 for the UK economy ranging from -1.3% to 2.5%.<sup>22</sup>

#### **Economic scenario without implementation of Local Plan**

Without the Local Plan, existing trends of employment change would continue with a decline in retail, manufacturing and public sector employment continuing alongside growth in health and social care and engineering employment. Without the positive intervention of policies in the plan promoting growth in high value sectors such as manufacturing, employment growth is less likely to be positive for the local economy. There would also be no long term coordination of housing provision to support employment growth and no coordination of sites with supporting infrastructure to accommodate inward investment therefore economic growth could be sluggish due to the barriers that non-implementation of the Local Plan creates.

#### **Economic scenario with implementation of Local Plan**

The Local Plan will be based on a detailed assessment of existing employment land and projected future requirements. It will therefore help ensure that sufficient deliverable and viable sites (in terms of business and housing) are allocated to support sustainable economic growth. It will also facilitate the diversification of the local economy generating investment in higher value sectors whilst also supporting a balance of job types to maximise opportunities for all residents.

### SA2 – Supporting the development of a sustainable employment market

There are currently 85,700<sup>23</sup> employee jobs in Stockton-on-Tees for the year 2015. This is 6,700 higher than the figure for 2009 highlighting a growing employment base in the Borough. To forecast future employment figures, a simple trend line projection is not adequate as the BRES figures cover a period of recovery following the 2008 financial crisis, a unique period of labour market change.

With an employment rate of 72.5%<sup>24</sup> and 3,875<sup>25</sup> people currently claiming JSA (or Universal Credit and out of work) there is capacity within the resident population of the Borough to fill jobs created by employment growth. The Employment Land Review which forms part of the evidence base for the Local Plan contains figures for growth in “workforce jobs” as a baseline employment forecast produced by Experian. These predict growth of 310 jobs per annum over the course of the Local Plan. The most recent release of BRES figures which are currently provisional and released after the Experian analysis in the ELR show much stronger growth than the previous forecast predicted but could be down to issues of data robustness. This further highlights the difficulties associated with forecasting employment data, particularly in times of global economic and political uncertainty and at a time where

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<sup>22</sup> HM Treasury - [independent] Forecasts for the UK economy: September 2016

<sup>23</sup> ONS – Business Register and Employment Survey (2015)

<sup>24</sup> ONS – Annual population survey year ending March 2016

<sup>25</sup> ONS- Claimant Count – September 2016

UK industrial strategy and its terms of an exit from the European Union is undecided.

An econometric model provided by the UK Commission for Employment and Skills (UKCES)<sup>26</sup> provides estimates for future demand for employment at Combined Authority Level. This forecasts a need for around 12-14 thousand jobs per annum in the Tees Valley. The large majority of demand for jobs in the coming years is due to the need to replace workers who retire whilst the remainder are due to expansion.

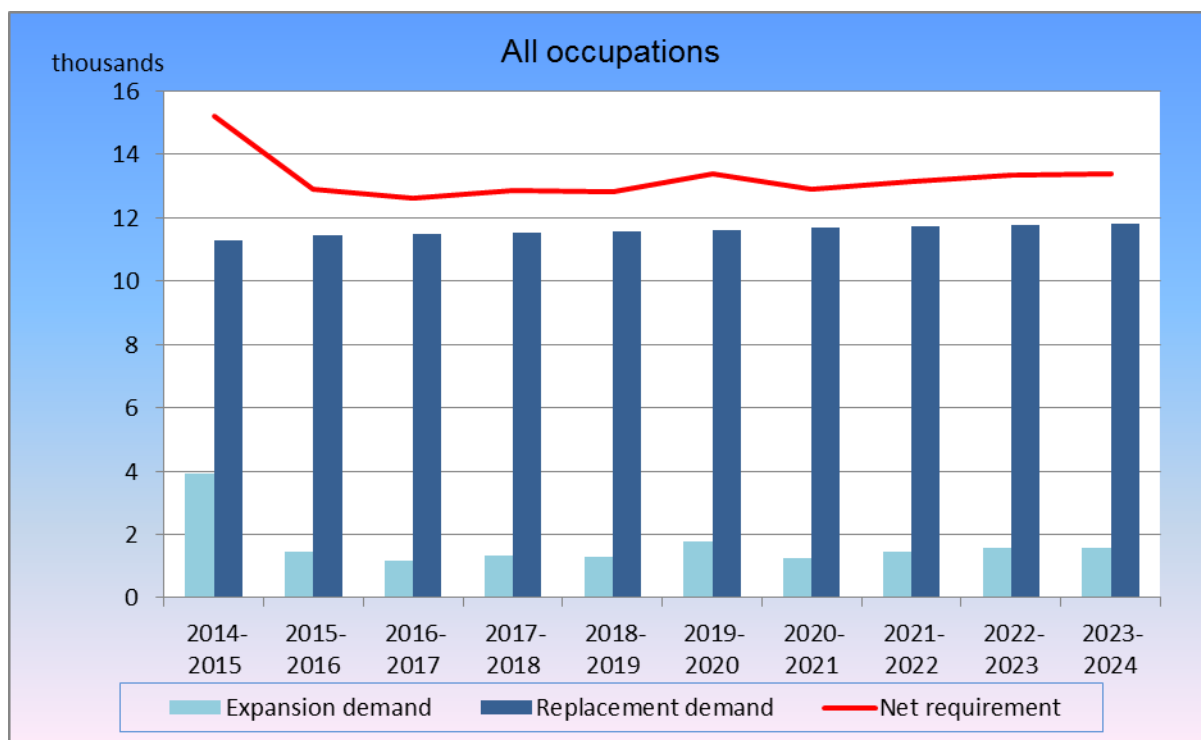


Figure 17 - Components of demand for employment between 2014 and 2024 in the Tees Valley

**Employment scenario without implementation of Local Plan**

As previously stated it is likely that existing employment change would continue without the positive impact of policies within the Local Plan which aim to create employment growth in high value areas and locations. The lack of strategic direction for housing and employment sites would likely hinder growth in employment and numbers may be lower than the baseline forecast outlined in the ELR. Without the plan housing provision is unlikely to adapt to the predicted changes in population and social structure, which may threaten the viability of businesses.

**Employment scenario with implementation of Local Plan**

The Local Plan will be based on a detailed assessment of existing employment land and projected future requirements. It will therefore help ensure that sufficient deliverable and viable sites (in terms of business and housing) are allocated to support sustainable employment growth. It will also facilitate the diversification of the local economy generating investment in higher value sectors and creating vibrant town centres supporting a balance of job types to maximise opportunities for all residents.

SA3 – Establishing a strong, sustainable base for learning, training and skills

<sup>26</sup> UK Commission for Employment and Skills – Working Futures (2014-2024)

Stockton-on-Tees boasts a highly skilled workforce. There is a larger proportion (35.4%) of residents qualified to graduate level or above (NVQ level 4+) than the North East (30.6%). This position has changed over the previous decade as the Borough now out-performs the region, has closed the gap with the national rate (36.9%); from 5.5 percentage points to 1.5 percentage points whereas the North East is currently 6.3% lower than the national rate.

There are fewer Stockton-on-Tees’ residents with no qualifications (9.8%) than regionally (10.3%), however this is still higher than the national average of (8.8%). The UKCES working futures econometric model<sup>27</sup> forecasts the qualification profile of future past and future jobs in the Tees Valley and shows strong growth in qualifications which are degree level and higher.

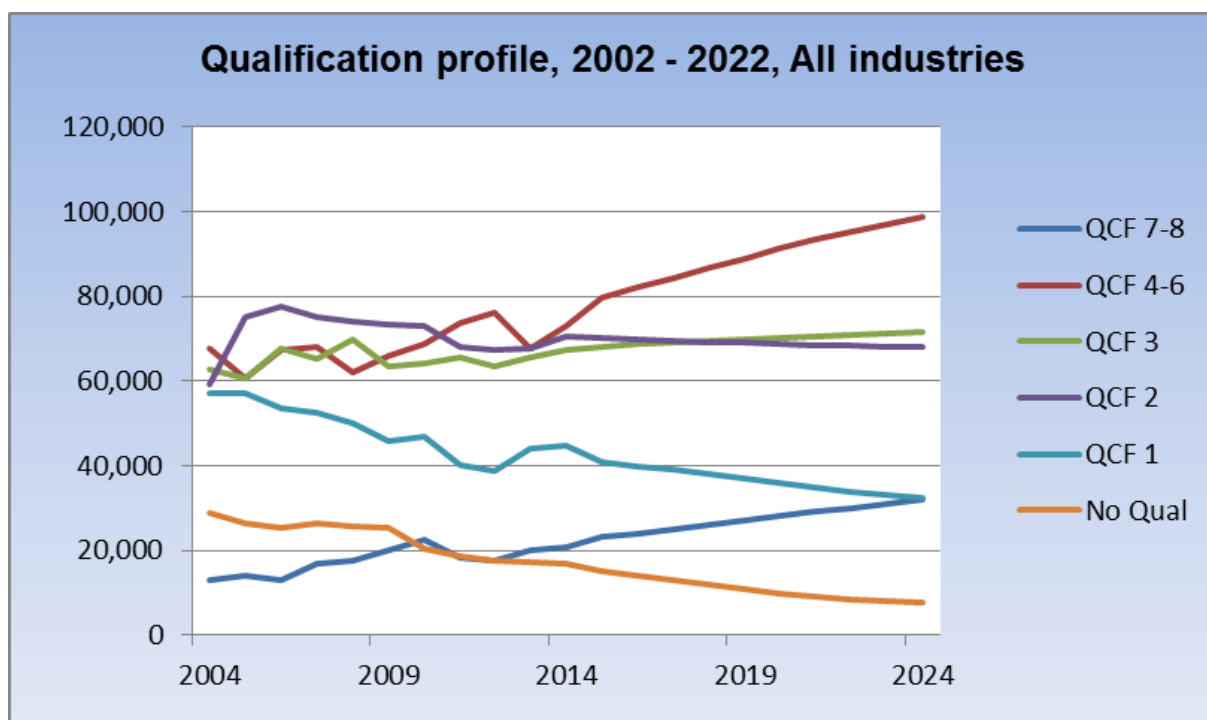


Figure 18: Qualification profile of Tees Valley jobs 2004-2024

**Skills scenario without implementation of Local Plan**

Without implementation of the Local Plan the proportion of residents qualified to NVQ level 4 + would continue to grow. This is because those entering the “working age population” age bracket of 16-64 years of age are much more likely to gain a degree level qualification than the proportion of the population who are leaving the working-age age bracket. Despite this, growth in a skilled workforce may be slowed by increased migration out of the Borough by people seeking graduate level job opportunities that are not available to them locally due to lack of strategic direction and positive impacts of Local Plan policies. A reduction in highly skilled job opportunities may see an increase in the proportion of the population who are more qualified than the role they are currently doing (also known as underemployment or underutilisation) met. Without the plan housing provision is unlikely to adapt to the predicted changes in population and social structure, which may threaten the viability of schools.

<sup>27</sup> UK Commission for Employment and Skills – Working Futures (2014-2024)

### **Skills scenario without implementation of Local Plan**

With policies in the Local Plan aiming to grow strategic and high value employment sites, creating vibrant town centres and also increasing the amount of training provision locally, higher value job creation will be encouraged and this is likely to increase the demand and supply of higher skills. Growth in the proportion of the population with high level qualifications and jobs which require higher skills is likely to increase.

### SA4 – Increasing sustainable transport options and usage

The Local Plan aims to deliver a sustainable transport network. Current levels of passenger journeys on local bus services are low and declining (see scoping report). There are lower rates of walking and cycling in the Borough than the national average<sup>28</sup>. Despite this the Borough does have a substantial active transport network and significant public transport infrastructure. As noted from comments received as part of the scoping report, the Borough is well served from some of our train stations with direct links to major UK and neighbouring towns and cities, but limited services from others. The existing infrastructure and its patronage, as set out in the scoping report was considered as the baseline scenario and used to appraise sites.

### **Sustainable transport scenario without implementation of Local Plan**

The Local Plan states that “the Council will work with partners to deliver a sustainable transport network. This will be achieved through improvements to the public transport network and routes for pedestrians, cyclists and horse-riders”. Without the Local Plan it is likely that the existing sustainable transport network would suffer from lack of investment and would in fact decline. Active transport use would remain low and bus passenger journeys would continue their decline as without the plan, housing sites are less likely to be located in proximity to the active and public transport networks.

### **Sustainable transport scenario without implementation of Local Plan**

With adoption of the Local Plan, policies aimed at increasing sustainable transport use would be implemented and this could mean a reversal in the decline of bus usage and a narrowing of the gap between the Borough and national averages for use of active transport such as walking and cycling. The plan would guide housing and employment sites to more strategic locations, close to the existing public transport network increasing demand for its use.

### SA5 – Improving the accessibility and quality of key services and facilities

The quality of access to key services and facilities varies throughout the Borough. The Index of Multiple Deprivation contains an indicator of geographic accessibility which measures the road distance of an area to the nearest G.P., primary school, post office and general store / supermarket. Analysis of this measure highlights that some of our rural areas and villages are the locations in the Borough with the poorest access, while Stockton Town Centre and North Thornaby areas have the greatest access to key services and facilities. This forms the baseline for which sites were appraised and the unaltered continuation of this situation is considered to be a reasonable future projection.

### **Accessibility scenario without implementation of the plan**

The policies within the Local Plan would not be able to direct development to areas with good access to key services and facilities without the plans implementation. As a result

<sup>28</sup> Department for Transport - Local area walking and cycling in England: 2014 to 2015



development would be more likely to take place on greenfield sites with larger distances to areas like shops, schools, healthcare and leisure facilities. As a result there would be increased isolation and reduced accessibility, an official measure of which is currently in line with national averages, may fall below the current baseline.

**Accessibility scenario with implementation of the plan**

The plan aims to direct development to areas with good access to key services and facilities and if this is not possible, mitigate the lack of access by providing new infrastructure. Accessibility therefore is likely to remain in line with, if not eventually exceed national averages following the adoption of the Local Plan though there is a level of uncertainty surrounding this. Whilst some sites require provision of facilities such as community infrastructure, or in some cases schools, smaller sites will have to utilise existing services if new services are not created to meet the increased demand. With the plan implemented there is more scope for new services to be created as the housing locations are more likely to be sustainable.

SA6 – Contributing to climate change mitigation through reduction in greenhouse gas emissions.

CO<sub>2</sub> emissions in Stockton-on-Tees for the year 2014 were 2,655 Kt<sup>29</sup>. This is a position which was lower than a year previously but higher than the figure for 2011. The majority of CO<sub>2</sub> produced in the borough comes from large industrial installations (75%) predominantly from specialist employment sites to the North East of the Borough. These chemical and process industries are incredibly important to the local economy but a barrier to achieving reduced carbon emissions in line with national and global targets. The recent trend in CO<sub>2</sub> emissions in the Borough is one of declining levels of emissions though it is not clear how much of this relates to efforts to achieve reduction and how much is a result of market influences such as declining manufacturing industry and a slowdown in global economic growth.

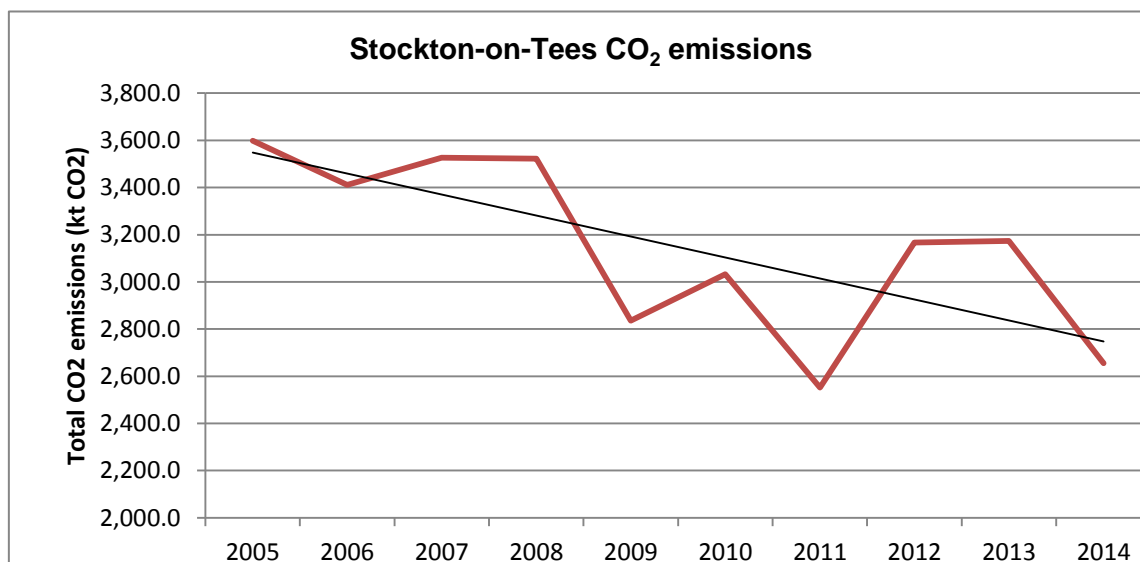


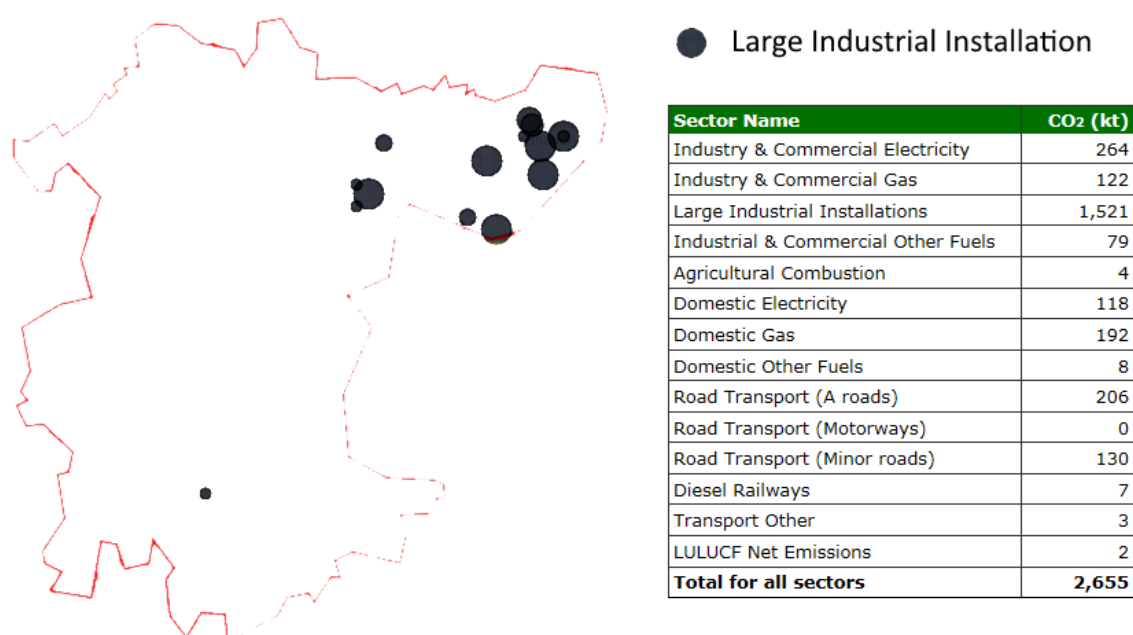
Figure 19: Stockton-on-Tees CO<sub>2</sub> emissions (2005 – 2014)

<sup>29</sup> [Department for Energy and Climate Change - UK local authority and regional carbon dioxide emissions national statistics: 2005-2014](#)

**CO<sub>2</sub> scenario without implementation of the plan**

Without implementation of the plan, economic growth, employment levels and house building may be lower due to the lack of strategic direction which actually could see a further reduction in CO<sub>2</sub> emissions. This may not be the case however as policies within the plan which promote energy efficiency, decentralised energy and support low carbon and renewable energy production would not be implemented which could see developments with a higher carbon footprint than if the plan was implemented. Without the promotion of low carbon and renewable energy in the plan, energy from fossil fuels may meet demand for energy instead which would see higher CO<sub>2</sub> emissions.

**Stockton-on-Tees CO<sub>2</sub> emissions (2014 data)**



**Figure 20: CO<sub>2</sub> emissions sectoral breakdown in Stockton-on-Tees (2014)**

**CO<sub>2</sub> scenario with implementation of the plan**

The development of employment and housing sites which the plan aims to achieve may see added traffic movements and business growth which contribute to CO<sub>2</sub> emissions. The plan policies which aim to promote energy efficiency, low carbon, renewable and decentralised energy will all have a positive impact on CO<sub>2</sub> reduction so it likely that the future scenario with the plans implementation is one of lower CO<sub>2</sub> emissions compared to the scenario if the plan was not implemented.

SA7 – Adapting to climate change and building resilience

There are developed areas in the Borough where there is a risk of flooding. Extreme rainfall events and flooding have become more frequent in recent years and with forecast increase in global climate likely the frequency of extreme rainfall events is likely to increase. The baseline scenario is one where the majority of the Borough is in a low flood risk zone but some of the more attractive development locations are in close proximity to the river Tees where flood risk can be an issue.

**Flood risk scenario without implementation of the plan**

Without policies which aim to mitigate flood risk and make development more sustainable the impact of a flooding events may be more severe than if the plan was implemented. Non-implementation of the plan may result in more speculative and ad-hoc developments in areas which would otherwise be safeguarded to mitigate flood risk such as areas of green wedge. Developments would be difficult to monitor and coordinate and providing the necessary supporting mitigating infrastructure would be difficult without the foresight and guidance that the plan provides.

**Flood risk scenario with implementation of the plan**

The plan seeks to mitigate flood risk and all sites and policies have been appraised in their ability to achieve this. Specific policies exist to ensure development mitigates flood risk and as a result the future scenario with the plans implementation is one of reduced impact of heavy rainfall and flooding events.

SA8 – Protecting and enhancing biodiversity and geodiversity

As explored in the SA scoping report, the current baseline scenario for biodiversity and geodiversity is mixed. The Borough contains several key assets and ecologically sensitive areas that require protection. Despite this, over half of the area of SSSIs in the Borough are deemed to be in an unfavourable and declining condition.<sup>30</sup>

In response to the comments received in the scoping stage, it is also imperative that the Best and Most Versatile (BMV) agricultural land within Stockton-on-Tees is considered alongside any development proposals. The Government re-affirmed the importance of protecting soils and the services they provide in the Natural Environment White Paper (June 2011), including the protection of best and most versatile agricultural land (paragraph 2.35). Following the group appraisal workshops, it was considered the importance of improving people’s access to nature through linear routes or to open space as significant and it must be protected and enhanced.

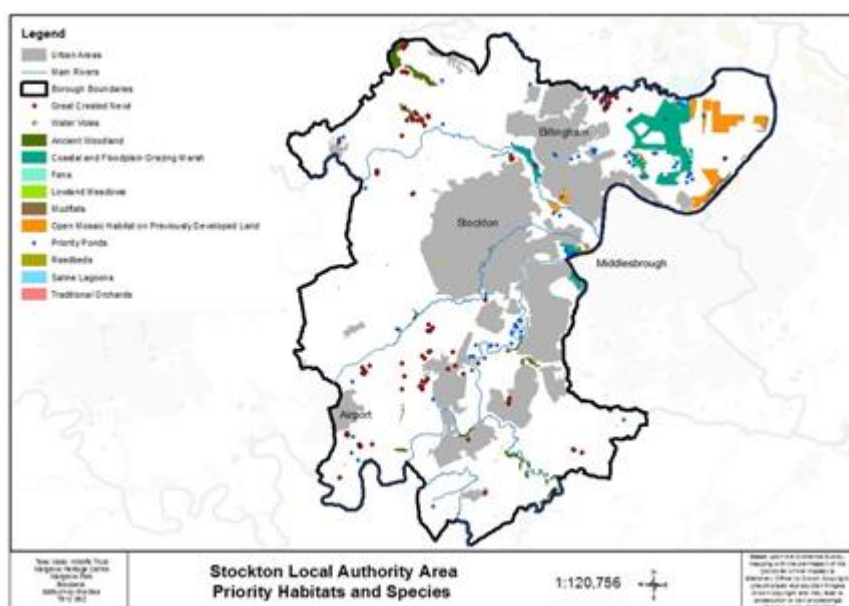


Figure 21 – Priority habitats and species.

<sup>30</sup> Natural England – Designated sites County Level Reports.

**Scenario for Biodiversity without implementation of the plan**

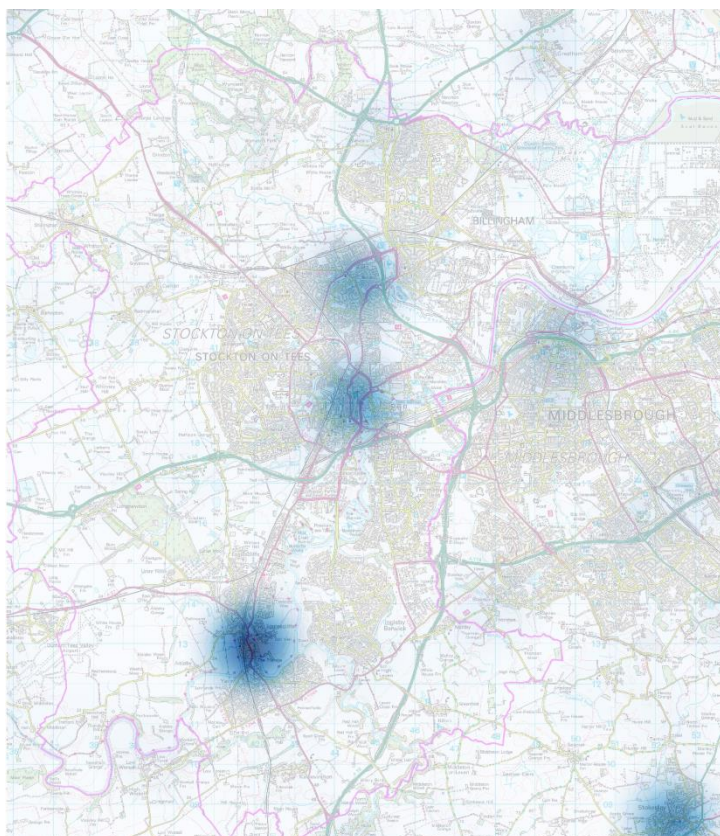
Without the plan, as allocations are built out and there is no longer a 5-year supply of land, development would begin to encroach onto open countryside in an uncoordinated manner. Other legislation would still protect designated sites and safeguard protected habitats and species. It is likely that without the plan, continuation of the baseline scenario would continue which is one of large parts of SSSIs being in an unfavourable condition with declining numbers of some species.

**Scenario for Biodiversity with implementation of the plan**

With policies within the plan aiming to protect habitats and species, development of employment and housing sites would have to mitigate any impact on habitats and species and the plan promotes creation of new opportunities to enhance biodiversity. The concept and multiple benefits of green infrastructure are recognised in the plan and as a result, the success of local plant and animal species is more likely. The plans implementation could contribute to a reversal in the declining condition of areas of local conservation importance and ecological sensitivity.

SA9 – Encouraging high quality design, recognising sense of place, local distinctiveness and heritage

Stockton-on-Tees has a built environment diverse in its historic buildings, conservation areas and areas of historical and archaeological importance. Wynyard Park and Ropner Park are the Borough’s two historic gardens and the area also contains a diverse range of assets which encapsulate the areas industrial heritage, local distinctiveness and sense of place.



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**Figure 22 – Heat map of listed buildings in the Borough and surrounding areas (Blue indicates high concentration)**

**Scenario for design and place without the implementation of the plan**

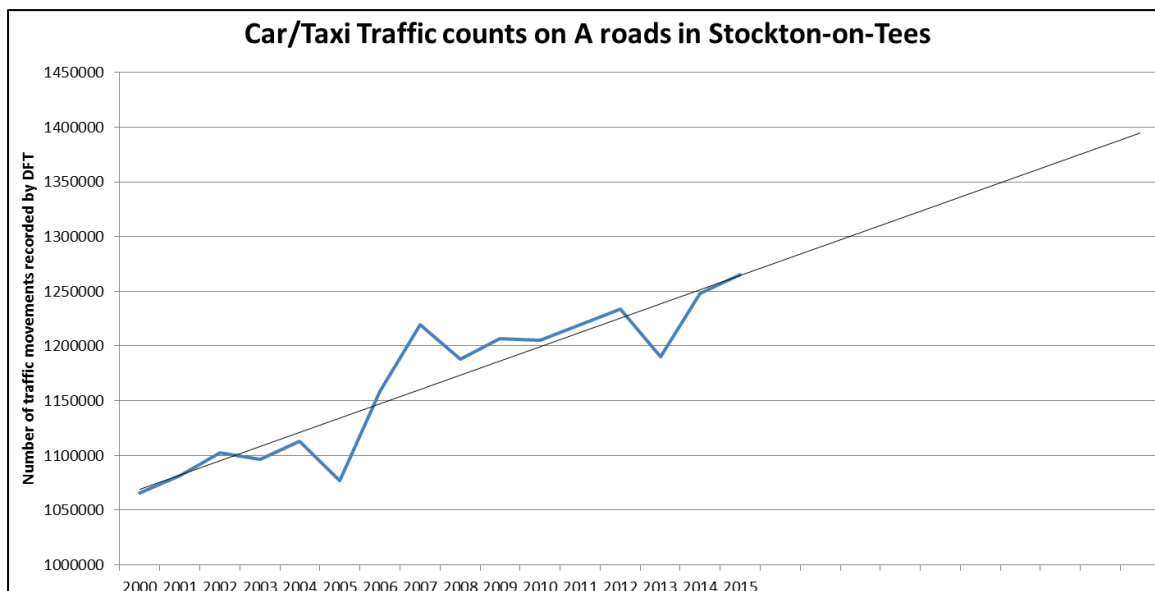
Without policies in the plan which require sustainable design principals and the protection of heritage assets developments be progressed without sensitivity to local distinctiveness and heritage. This could see a reduction in public perception of the area and peoples enjoyment of the historic environment. Without policies to maintain records of the historic environment including heritage asses at risk, there will be less activity to reduce the number of heritage assets at risk and more assets may fall into disrepair.

**Scenario for design and place with the implementation of the plan**

Policies within the plan ensure developments adhere to sustainable design principals and also promote the use and enhancement of heritage assets and the historic environment. The likely scenario with its implementation is one where developments are designed to a high standard and public perception of the developments and the area as a whole is positive. There would be a reduction in the number of listed buildings that fall into disrepair and heritage assets and the historic environment would be more likely to continue their role as cultural asset to the people of Stockton on Tees.

SA10 – Ensuring we protect local air quality

The current baseline for air quality as explored in the SA scoping report it one of acceptable levels of Ozone, NO<sup>2</sup> and PM<sup>10</sup> (see scoping report for baseline levels). Advances in technology have led to a reduction in the amount and level of pollutants an average vehicle produces however the level of private car ownership and vehicle movements in Stockton on Tees have increased steadily in recent years. This trend is likely to continue and exacerbate existing traffic hotspots leading to poorer air quality.



**Figure 23 - Car/Traffic movements of A roads in Stockton-on-Tees 2000-2015 with trendline forecast**

**Scenario for air quality without the implantation of the plan**

Although new developments would have to comply with legislation controlling air pollution, development would take place in a piecemeal manner, without a coordinated approach or consideration of cumulative effects on the environment and air quality. Without policies promoting low carbon and renewable energy there may be an increased reliance on fossil fuels as a source for energy generation which would have a negative impact on air quality (though this is unlikely to be a local impact). Sites are likely to be developed further from key services, facilities and employment which would increase traffic movements which could impact negatively on air quality.

**Scenario for air quality with the implantation of the plan**

The plan may see an increase in economic growth, housing development and traffic movements which has a potentially negative impact on air quality. The plan will seek to facilitate improvements in air quality and mitigate any negative impacts that result from developments. The future scenario with implementation of the plan is unlikely to impact on levels of pollutants in the atmosphere in a significant and measurable way.

SA11 – Ensuring we protect water quality and the availability of water resources.

The baseline scenario (as partly explored in the SA scoping report) is one where the Borough does not have any sites which sit on a principal aquifer or a designated groundwater protection zone. Water as a resource is abundant due to a healthy supply from Northumbrian waters existing infrastructure. Water as a utility is of a high quality.

The river Tees is the main water body that runs through the Borough and its condition is monitored along with 8 other water bodies that run through or partly run through the Borough by the Environment agency. If these 9, 2 were assessed as “bad” in 2015, 2 were assessed as being “poor” and the remaining 4 including the Tees from Skerne to the Tidal Limit were assessed as being in a “moderate” condition.

**Scenario for water quality and availability without the implantation of the plan**

Without the Plan, development would be ad-hoc and uncoordinated which would make it difficult for Northumbrian water to provide the necessary supporting infrastructure. Without the foresight of the plan Northumbrian water and other utilities providers would find it difficult to plan for growth and this could result in delays to developments and a negative impact on water quality.

**Scenario for water quality and availability with the implantation of the plan**

Policies within the plan ensure that no further deterioration of water quality can result from a development and the plan aims to ensure an improvement in the condition of water bodies. The plan will help ensure sites allocated are viable and deliverable in relation to drainage infrastructure and will be provided with a quality and adequate supply of water.

SA12 – Minimising waste and increasing the reuse, recycling and recovery of waste

Kerbside collections and waste recycling and composting facilities are provided to satisfy statutory targets. 65% of Stockton-on-Tees domestic waste is received at the Energy from Waste Plant at Haverton Hill, while a further 26% is recycled and composted. 7.9% of our waste currently goes to landfill (2015/16). Controlled wastes are produced in the borough as

well and these include industrial, commercial or household wastes and are subject to regulation under the Environmental Protection Act 1990. Wastes that have irritant, toxic, harmful, carcinogenic or corrosive properties are defined as hazardous and these must be handled and treated in specific ways in accordance with the Hazardous Waste Regulations.

**Scenario for waste without implementation of the plan**

National policy would require new developments to be mindful of waste and also collaboration between local authorities and existing waste strategies would ensure waste is dealt with. The local authority would still try to meet targets for achieving a reduction in waste to landfill and reuse of, recycling of and energy generation from waste. The success of this may be limited by the non-implementation of policies in the plan which support the development of industry which could meet these targets, in particular energy-from-waste plants. Waste heat, water and steam would be also less likely to be reused without the plan's promotion of decentralised energy and district heat.

**Scenario for waste with implementation of the plan**

The plan aims to bring about economic growth including the development of employment land and provision of sites for housing development. These are likely to result in additional levels of waste which policies aim to mitigate but there would be an increased demand for waste management services. The level and success of mitigation for the increased waste created by developments is a difficult thing to forecast so there is a level of uncertainty at this time of how this would differ from the baseline scenario. Plan policies which promote an environment where energy from waste businesses can succeed and decentralised energy schemes like district heat can operate will have a positive impact on waste reduction.

SA 13 – Empowering and supporting high aspirations in communities

There is a strong sense of belonging to Stockton-on-Tees among its diverse communities and also a satisfaction in the area as a place to live. This is explored in the SA scoping report with some figures from a recent resident satisfaction survey. Despite satisfaction amongst our communities there are high levels of deprivation and inequality within the borough. Social problems and lack of employment opportunities have limited the extent to which some communities are able to prosper and some communities have found themselves in a cycle of unemployment increasing health and social problems which themselves decrease the likelihood of gaining employment. This is explored further in data from the Index of Multiple Deprivation and has been used to appraise the sustainability of policies and proposals within the plan.

**Scenario for community aspirations without the implementation of the Local Plan**

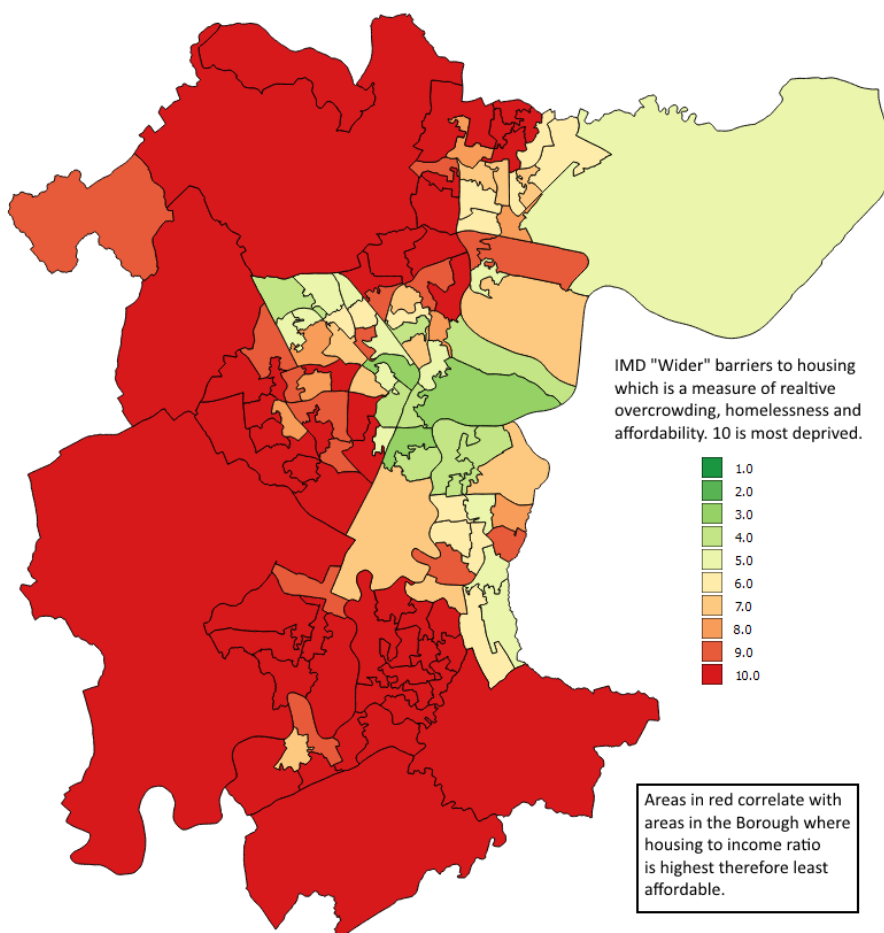
The current baseline scenario is likely to continue with similar levels of deprivation and inequality continuing. Without policies to promote employment opportunities, provision of affordable housing and benefits to health, community infrastructure, accessibility and protection of the environment communities may be limited in the extent to which they can prosper. Without the plan there would be likely to be unsustainable housing development on Greenfield sites away from existing community services and facilities, badly served by public transport leading to less social activity and greater social exclusion. It is likely that existing deprived areas would experience little regeneration or any of the community benefits linked to new development.

**Scenario for community aspirations with the implementation of the Local Plan**

With policies in place to create sustainable employment and ensure developments maximise local benefits through provision of community infrastructure etc. communities will be given opportunities to prosper and a mechanism to realise their aspirations. Although difficult to determine, it is hoped that this would lead to reduced inequality and levels of deprivation improving the baseline position outlined in the Index of Multiple Deprivation.

SA14 – Meeting the current and future housing needs of the Borough

The baseline scenario for housing need is outlined in detail in the supporting evidence of the Local Plan. In particular the Strategic Housing Market Assessment. This outlines a situation where the Borough has a wide range of house prices, incomes and inequality in people’s ability to afford housing.



**Figure 24 - Relative affordability in Stockton-on-Tees by Lower Super Output Area**

**Scenario for housing need without the implementation of the Local Plan**

Without the Local Plan it is likely that the provision of affordable housing would remain low and the increase in demand for affordable homes, particularly for the elderly would not be met.



**Scenario for housing with the implementation of the Local Plan**

Policies within the plan aim to ensure housing developments will include a level of affordable housing that will address the needs of the local population. The location, design and impacts of housing developments are likely to be more sustainable and policies protecting the environment are likely to improve the image of the Borough making it a more attractive and desirable place to live.

SA15 – Improving health and well-being, and supporting the reduction in public health inequalities

As explored in the SA scoping report, Stockton is the Local Authority with the highest level of health inequalities in the country. Areas of high health deprivation have low life expectancy and high rates of substance misuse, obesity and low levels of exercise which forms a troubling baseline scenario.

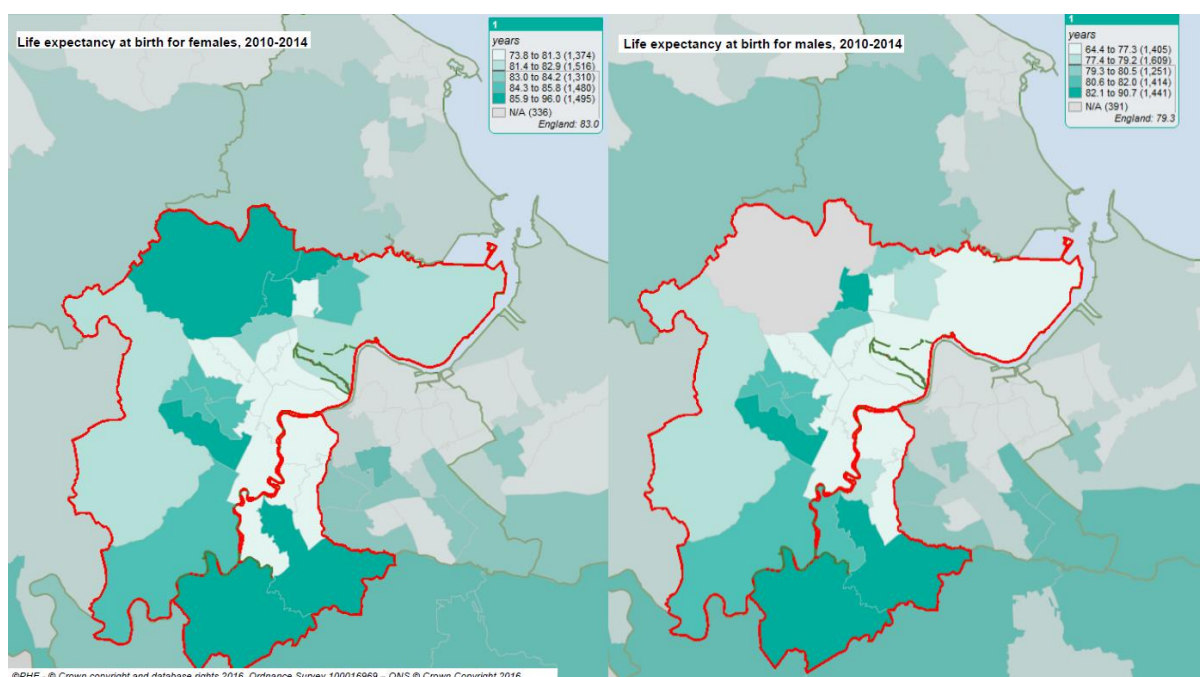


Figure 25: Life expectancy for males and females (2010 – 2014)

**Scenario for health and wellbeing without the implementation of the Local Plan**

Without the implementation of the plan, health inequalities are likely to continue and job creation would be limited in its role as a mechanism to improve health and wellbeing. There would likely be unsustainable housing development on Greenfield sites away from existing community services and facilities, badly served by public transport leading to less social activity and greater social exclusion. This isolation would likely have a negative impact on health and wellbeing.

**Scenario for health and wellbeing with the implementation of the Local Plan**

The plan promotes development in locations which will maximise access to green space, sustainable transport, proximity to health infrastructure, employment opportunities and where social inclusion and community aspirations are achieved. The coordinated provision of community and health infrastructure would also contribute positively to the health and wellbeing of communities. The plan aims to create sustainable employment opportunities in locations where they are accessible and in a commutable distance for all sections of society.

As a result of the plans implementation it is likely health and wellbeing will be improved improving on the baseline position.

#### SA16 – Creating cohesive, safer and stronger communities

The baseline scenario for cohesive, safer and stronger communities is mixed. A resident survey reported that less than half of people thought “people in the local area pull together to improve the local area”. Safety varies with low levels of crime in most locations but certain hotspots, particularly in town centres. Some communities are “stronger” than other which is reflective of the wide ranging levels of deprivation highlighted by the Index of Multiple Deprivation which is explored in the SA scoping report.

#### **Scenario for cohesion, safety and strength of communities without the implementation of the Local Plan**

Without the plan there would likely be unsustainable housing development on Greenfield sites away from existing community services and facilities, badly served by public transport leading to less social activity and greater social exclusion. This isolation would likely have a negative impact on the strength and cohesion of communities. The lack of provision of community infrastructure would mean the baseline scenario would continue if not deteriorate

#### **Scenario for cohesion, safety and strength of communities with the implementation of the Local Plan**

Policies within the plan would ensure coordinated approach to development and should accommodate the requirements of a changing population and social structure. The regeneration of deprived areas would be stimulated and provision of community services and infrastructure would improve the strength and cohesion of communities. Safety would be difficult to determine as it is dependent on the design of development proposals but is more likely to be achieved with the plan due to sustainable design principles outlined within it. As a result of the plans implementation it is hoped and likely that the perception of community cohesion amongst residents would improve.

#### 8.3 Effects of implementation of the Local Plan

Implementation of the Local Plan will allow for a coordinated approach to development and should accommodate the requirements of an increasing and changing population and social structure, stimulate significant economic growth in targeted areas via strategic growth sites, and allow for the coordinated provision of community and transport infrastructure. The latter include education, health and social care, open space, leisure and shopping facilities. Local Plan policy should enable the need for these community services and facilities to be met, as well as delivering vitally important transport routes.

The Local Plan will ensure a 15 year supply of land for housing enabling a range and choice of homes to be provided through the market to meet the needs of the local population. The Plan sets realistic targets for the provision of affordable homes based on robust evidence in the form of the SHLAA and the Strategic Housing Market Assessment (2016). This should positively contribute towards the provision of additional affordable homes to meet the identified need.

The creation of an environment conducive to good health and well-being will be promoted through the Local Plan and delivered through the development process, and founded on a low carbon economy contributing to growth whilst reducing emissions and improving air quality. Green infrastructure provides considerable health and well-being benefits providing

opportunities for social interaction and generally improving quality of life for the local population. Green infrastructure and the community benefits it provides will be safeguarded through Local Plan policy.

#### 8.4 Effects without implementation of the Local Plan

There would be no additional supply of land for housing and once housing supply falls below 5 years, unsustainable development would take place in an uncoordinated piecemeal manner. There would be a lack of adaptation to the predicted changes in population and economic growth would be restricted with reducing inward investment, lack of strategic growth sites and uncoordinated development, which may threaten the well-being and viability of communities, businesses and services. There would likely be unsustainable housing development on green field sites away from existing community services and facilities, badly served by public transport leading to less social activity and greater social exclusion. It is likely that existing deprived areas would experience little regeneration or any of the community benefits linked to new development. The provision of affordable housing would remain low and the increase in demand for affordable homes, particularly for the elderly would not be met



## **9. Monitoring and review**

### 9.1 How we will monitor and review

In addition to the Local Plan, the Council also has responsibility to prepare and maintain a Local Development Scheme (LDS) through the Planning and Compulsory Purchase Act 2004 (as amended)<sup>31</sup>. The main purpose of the LDS is to enable the local community and any other interested person, company or organisation to find out the planning policy documents that the Council intends to produce and the timetable for their production. Stockton-on-Tees Borough Council's LDS was agreed under delegated powers on 8th July 2016 as agreed by a resolution of the Council's Cabinet on 27th June 2016.

The Council also produces an Authority Monitoring Report (AMR) on an annual basis. This document contains information on the implementation of the LDS and also monitors the success of the policies set out in the Local Plan. The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 35 of the Planning and Compulsory Purchase Act (2004) as amended.

How well the Council has performed against the timetable set out in the LDS will be published in the Authority Monitoring Report. This will identify any changes needed to maintain an up to date Local Plan and will determine the need to review the LDS. Figure 1 in the adopted LDS shows how monitoring will take place.

This Sustainability Appraisal is referenced in section 26 of the LDS, and we have ensured that there is complete consistency between the Sustainability Appraisal and the LDS. Section 4.2 of the Scoping Report 'Baseline information and evidence' includes indicators that are included in the AMR to ensure that we can monitor the direction of travel of the 16 sustainability objectives used to measure the plan can be monitored.

There is also a requirement to "...monitor the significant environmental effects of the implementation of plans and programmes in order, *inter alia*, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action".<sup>32</sup> The Environmental Report shall include "a description of the measures envisaged concerning monitoring".

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<sup>31</sup> Section 15 of the Planning and Compulsory Purchase Act was amended by Section 30 of the Greater London Authority Act (2007), Section 180 of the Planning Act (2008) and Section 111 of the Localism Act (2011)

<sup>32</sup> Article 10.1 of the SEA Directive

## **10. Conclusions and next steps**

### 10.1 Conclusions

The sustainability appraisal has evaluated the likely significant effects of the Stockton-on-Tees draft Local Plan on the environment, and the broader sustainable development of the Borough, and has been produced in accordance with Regulation 12(5).

A core principle of the draft Plan is to deliver sustainable communities over the lifetime of the plan through 11 key objectives including:

- encouraging economic growth based on a low carbon economy and attracting inward investment
- meeting the housing needs of the population and providing high quality services and facilities such as health care, education and training
- promoting equality and diversity
- delivering healthy and vibrant town centres
- protect and enhance the Borough's natural and built environment,

A participatory approach was adopted from the outset and an attempt was made to include as many people as possible, including 'critical friend analysis' external to the Council in order to avoid the SA process being open to bias. This approach also had the benefit of broadening the awareness of the Local Plan, its process and role amongst areas of the Council and partners that had previously not been involved.

The appraisal process has provided some well-considered assessments of the policies and proposals being brought forward, and has identified where the plan is strong, but also where there future mitigation needs to be considered. This report does not define what that mitigation should be, where it should be or to what scale, as that should be determined at a later stage.

It was felt by many that the appraisal, and the objectives on sustainability, were well balanced and reflected the need for economic growth but that the environment was given due weighting. The participatory workshops though did identify the need to strengthen the consideration for social cohesion and stronger communities, and this was addressed with improved objectives.

It is recognised that the Sustainability Appraisal has been strategic to some extent, despite the examination of housing and employment land, due to the nature and structure of the draft Local Plan, but also the way in which employment and housing options have been brought forward. The evidence base and the published SHLAA and ELR have for all intents and purposes eliminated unviable sites and those that would not deliver sustainable development, and therefore there are very few instances in sections 6 and 7 where concern exists against the 16 sustainability objectives. Where policies needed strengthening this has been undertaken alongside the SA.

Comments and feedback on the process as well as the outcomes from the SA are welcomed during the public consultation. The next stages are set out in section 10.2 and details on how comments can be made can be found on page 2.

## 10.2 Forthcoming stages and timetable

The formal stages of the development of the new Local Plan through to adoption are set out in the following table:

<b>Milestone</b>	<b>Regulation</b>	<b>Date</b>
1. Completion of Evidence Base Review	-	Summer 2016
2. Targeted engagement	-	Summer 2016
3. Plan in Preparation Stage	Reg 18.	Autumn 2016
4. Publication Draft Plan	Reg.19	Summer 2017
5. Submission of Draft Plan	Reg 22.	Autumn 2017
6. Examination	Reg 24	Spring 2018
7. Inspectors' Report	Reg 25	Spring 2018
8. Adoption	Reg 26.	Summer 2018

The next key stages in the SA process, once the formal consultation period on the SA Report, HRA report and draft Local Plan are completed in line with the dates on page 2, are as follows:

The draft Plan, amended to reflect the outcomes of the SA process so far, will be presented for public consultation alongside the SA report and the HRA report, with comments invited on all three documents

Any significant changes to the Plan as a result of the public consultation will be assessed to see if they are likely to have significant environmental impact. If so, they will be subject to further SA and this will be published alongside previous iterations of the SA.

A statement will be published following the adoption of the plan setting out:

- any changes which have occurred to the Local Plan in response to the SA process and
- the ways which consultation responses have been taken into account
- confirmation of the monitoring arrangements

There will be monitoring of the adopted Local Plan to identify any significant environmental effects of Plan implementation, as highlighted in section 9.



# **Appendices**

1. List of figures included in this report
2. SA / SEA status of other documents
3. Feedback from Scoping Report stage and amendments
4. Revised plans and programmes after scoping stage
5. Participants in appraisal process
6. Scoring methodology for 16 SA indicators
7. Revised set of baseline indicators after scoping stage
8. Full list of policies in draft Local Plan
9. Justification for scores, and comments, on draft policies
10. Justification for scores, and comments, on housing sites being appraised
11. Justification for scores, and comments, on employment sites being appraised



## **Appendix 1: Full list of figures contained in the Sustainability Appraisal report**

- Figure 1: Sustainability appraisal process
- Figure 2: Stockton-on-Tees Local Plan structure
- Figure 3: The SEA Directive's requirements, and our compliance
- Figure 4: Participation stages during sustainability appraisal
- Figure 5: Sustainability objectives used for appraisal
- Figure 6: Location of the Environmental Information in this report
- Figure 7: Methodology for scoring each individual policy, proposal or site
- Figure 8: Key to assessment matrices (unless alternative key is shown)
- Figure 9: Assessment matrix 1: the sustainability appraisal scores of the draft Local Plan vision and objectives
- Figure 10: Assessment matrix 2: compatibility of draft Local Plan objectives
- Figure 11: Assessment matrix 3: appraisal of draft Local Plan policies
- Figure 12: Assessment matrix 4: compatibility of Local Plan policies
- Figure 13: Assessment matrix 5: housing sites being appraised
- Figure 14: Assessment matrix 6: employment sites being appraised
- Figure 15: Population projections for Stockton-on-Tees
- Figure: 16: ONS Regional GVA(I) by Local Authority in England 1997 - 2014
- Figure 17: Components of demand for employment between 2014 and 2024 in the Tees Valley
- Figure 18: Qualification profile of Tees Valley Jobs - 2004-2024
- Figure 19: Stockton-on-Tees CO<sub>2</sub> emissions (2005 – 2014)
- Figure 20: CO<sub>2</sub> emissions sectoral breakdown in Stockton-on-Tees (2014)
- Figure 21: Priority habitats and species
- Figure 22: Heat map of listed buildings in the Borough (Blue indicates high concentration)
- Figure 23: Car/Traffic movements of A roads in Stockton-on-Tees 2000-2015 with trendline forecast
- Figure 24: Relative affordability in Stockton-on-Tees by Lower Super Output Area
- Figure 25: Life expectancy for males and females (2010 – 2014)

**Appendix 2: SA and SEA status of SPD's and other documents**

European Directive EC/2001/42 requires that a Strategic Environmental Assessment (SEA) of the environmental effects of certain plans and programmes be undertaken. Supplementary Planning Documents are amongst the plans and programmes that require a Strategic Environmental Assessment.

Pre 2004 SPG documents were prepared under the pre-2004 planning system, and provide additional guidance on saved Local Plan policies. SPGs which remain can still be used to guide development:

- SPG2 Householder Extension Guide
- SPG4 High Density Flats and apartments
- SPG Eastern Gateway

There is also the Tees Valley Joint Minerals and Waste Core Strategy Development Plan Document (2011) and the Tees Valley Joint Minerals and Waste Policies and Sites Development Plan Document (2011) which form part of the existing plan. The SA process for the Joint Minerals and Waste DPDs was carried out from August 2006 to April 2009 resulting in the preparation of the publication of an Environmental Report. The SA was undertaken with regard to guidance produced by the former Office of the Deputy Prime Minister on undertaking SA combined with SEA.

SPD	Purpose	SA/SEA Status
SPD 1 Sustainable Design Guide (2011)	Encourage the delivery of well-designed and sustainable developments within the Borough. It is intended to provide advice to developers to improve the design standards of new residential developments and to reduce the environmental impacts of both residential and commercial developments. Its principles can be applied to any new development, including those involving existing buildings, regardless of their scale.	From adoption report to Planning Committee  8. During this consultation period, Natural England, a statutory consultee on all LDF documents, requested that a Habitats Regulations Assessment was undertaken on both the SPDs. This process, required by the EC Habitats Directive Articles 6.3 and 6.4, assesses the impact of all plans and projects on sites designated as of European importance for their nature conservation value. A screening exercise was undertaken and it was concluded that there was not likely to be significant effects on the relevant sites from the adoption of either SPD. The Habitats Regulations Screening Reports were consulted on from 11 July 2011 to 8 August 2011. Natural England confirmed the Council's conclusions and accordingly, a full appropriate assessment, under the Conservation of Habitats and Species Regulations 2010 was not undertaken.
SPD 2 Open Space,	The aim of the standards is to improve the quantity, quality and accessibility of open	The majority of the appraisal shows that the main elements of the SPD are likely to be compatible, have an uncertain impact, or have no relationship

<p>Recreation and Landscaping (2009)</p>	<p>space and built sports and recreation facilities, through better planning for open space and through the ability to request planning obligations from developers, due to evidence based standards. Improved open space supports sustainable development.</p>	<p>with the sustainability objectives. There are no occasions where the SPD is likely to have a negative impact on the sustainability objective.</p>
<p>SPD 3 Parking Provision in New Developments (2011)</p>		<p>From adoption report to Planning Committee</p> <p>8. During this consultation period, Natural England, a statutory consultee on all LDF documents, requested that a Habitats Regulations Assessment was undertaken on both the SPDs. This process, required by the EC Habitats Directive Articles 6.3 and 6.4, assesses the impact of all plans and projects on sites designated as of European importance for their nature conservation value. A screening exercise was undertaken and it was concluded that there was not likely to be significant effects on the relevant sites from the adoption of either SPD. The Habitats Regulations Screening Reports were consulted on from 11 July 2011 to 8 August 2011. Natural England confirmed the Council's conclusions and accordingly, a full appropriate assessment, under the Conservation of Habitats and Species Regulations 2010 was not undertaken.8. During this consultation period, Natural England, a statutory consultee on all LDF documents, requested that a Habitats Regulations Assessment was undertaken on both the SPDs. This process, required by the EC Habitats Directive Articles 6.3 and 6.4, assesses the impact of all plans and projects on sites designated as of European importance for their nature conservation value. A screening exercise was undertaken and it was concluded that there was not likely to be significant effects on the relevant sites from the adoption of either SPD. The Habitats Regulations Screening Reports were consulted on from 11 July 2011 to 8 August 2011. Natural England confirmed the Council's conclusions and accordingly, a full appropriate assessment, under the Conservation of Habitats and Species Regulations 2010 was not undertaken.</p>
<p>SPD 4 Conservation and Historic</p>	<p>The SPD brings together the Borough's rich history of the built environment, covering all aspects of historic sites, buildings and</p>	<p>Sustainability Appraisal Report incorporating the requirements of Strategic Environmental Assessment Conservation Areas and Historic Environment Folder Supplementary Planning Document</p>

Environment Folder (2006)	monuments. It seeks to simplify the legislation surrounding them, the role they play, and what may be done to maintain them for future generations to enjoy.	17 January 2006
SPD 5 Boathouse Lane Planning and Design Brief (2006)	A Planning and Design Brief was drafted in 2008 which sets out the Council's position regarding redevelopment of the site. A comprehensive redevelopment plan prepared for the site would ensure that a holistic approach could be sought.	Site sustainability appraised through this 2016 process
SPD 6 Planning Obligations(2008)	Council's approach to S106 Planning Obligations	Sustainability Appraisal Report incorporating the requirements of Strategic Environmental Assessment. Supplementary Planning Document 6: Planning Obligations. Adopted version. May 2008.
SPD 7 Shop Front and Advertisement Design Guide (2013)	It sets out important design principles and guidance to improve the quality of individual shop frontages and signage within the Borough, with the wider aim of improving the environment of retail centres within the Borough. It is a material consideration in the determination of relevant planning applications and provides additional guidance to policies within the Local Development Framework (LDF)	Separate HRA On the basis of the information included in the screening exercise it is the conclusion of the Council that there are not likely to be significant effects on the Natura 2000 sites from the adoption of the Shop Front Design and Advertisements SPD. Accordingly, an appropriate assessment, under the Conservation of Habitats and Species Regulations 2010, will not be required.
SPD 8 Provision of Affordable Housing and the Need for Viability Evidence (2014)	Two fundamental purposes. These are as follows: - a) To provide guidance on how development plan policy regarding affordable housing, set out in Policy 8 of the Core Strategy, is applied b) To provide guidance on how the Council's Strategic Housing and Spatial Planning teams will work with both developers and Registered Providers to deliver affordable housing.	Separate HRA "On the basis of the information included in the screening exercise it is the conclusion of the Council that there are not likely to be significant effects on the Natura 2000 sites from the adoption of the Provision of Affordable Housing and the Need for Viability Evidence SPD. Accordingly, an appropriate assessment, under the Conservation of Habitats and Species Regulations 2010, will not be required."

**Appendix 3. Feedback from Scoping Report stage and amendments**

The following questions on SA coping were part of the public consultation:

Section 1 – Non-Technical Summary Please note your comments in the space provided below:

Section 2 – Introduction and Methodology Please note your comments in the space provided below:

Section 3 – Stage A1: Relevant Plans, Policies and Programmes Please note your comments in the space provided below:

Section 4 – Stage A2: Baseline Data and characteristics of Stockton Please note your comments in the space provided below:

Section 5 – Stage A3: Identifying Sustainability issues. Please note your comments in the space provided below:

Section 6 – Stage A4: Developing the Sustainability Appraisal Framework Please note your comments in the space provided below:

Section 7 – Consultation Please note your comments in the space provided below:

Other comments to be noted

Comments received to the above questions were as follows:

No.	Person / Organisation	Comment	Action
1	John Fletcher	<p>I do feel that our borough’s train service has been undersold at a couple of points in the Sustainability Appraisal Scoping Report:</p> <p>Para. 4.1 on Page 39 – “Billingham Stockton and Thornaby rail stations provide a direct connection to Newcastle-Upon-Tyne whilst Thornaby and Yarm have good connections to the North East mainline and the rest of the country.” No mention of Eaglescliffe &amp; Allen’s West Stations, which have good connections to the NE main line &amp; the rest of the country (from both stations via Darlington &amp; from Eaglescliffe directly to York &amp; London).</p> <p>Page 49 – “There are limited direct links from our train stations to major UK cities and neighbouring towns and cities which is a hindrance to economic growth.” How “limited” are:</p> <ul style="list-style-type: none"> <li>• A half-hourly service from Allen’s W &amp; Eaglescliffe to Darlington, Middlesbrough, Redcar &amp; Saltburn;</li> <li>• Five trains a day between Eaglescliffe &amp; London;</li> <li>• An hourly service from Thornaby &amp; Yarm to Northallerton, Thirsk, York, Leeds, Huddersfield &amp; Manchester; and</li> </ul>	<p>Information on rail services noted, and the baseline conditions section in this report has re-worded to reflect comments (see SA4 in section 8.2).</p>

No.	Person / Organisation	Comment	Action
		<ul style="list-style-type: none"> <li>• An hourly service from Thornaby &amp; Stockton to Newcastle?</li> <li>•</li> </ul> <p>I suggest rewording to “from some of our train stations”.</p>	
2	Egglecliffe & Egglecliffe Council	<p>The parish council feels that the parish’s train service has been undersold at a couple of points in the Sustainability Appraisal Scoping Report:</p> <p><i>Para. 4.1 on Page 39 – “Billingham Stockton and Thornaby rail stations provide a direct connection to Newcastle-Upon-Tyne whilst Thornaby and Yarm have good connections to the North East mainline and the rest of the country.”</i></p> <p><i>There is no mention of Egglecliffe &amp; Allen’s West Stations, which have good connections to the NE main line &amp; the rest of the country (from both stations via Darlington &amp; from Egglecliffe directly to York &amp; London).</i></p> <p><i>Page 49 – “There are limited direct links from our train stations to major UK cities and neighbouring towns and cities which is a hindrance to economic growth.”</i></p> <p><i>How “limited” are a half-hourly service from Allen’s W &amp; Egglecliffe to Darlington, Middlesbrough, Redcar &amp; Saltburn and five trains a day between Egglecliffe &amp; London? The parish council suggests rewording to “from some of our train stations”.</i></p>	Information on rail services noted, and the baseline conditions section in this report has re-worded to reflect comments (see SA4 in section 8.2).
3	Natural England	<p>i) Natural England has not reviewed the plans listed. However, we advise the following types of plans relating to the natural environment should be considered where applicable to your plan area:</p> <ul style="list-style-type: none"> <li>▪ River basin management plans;</li> <li>▪ National Character Area profiles.</li> </ul> <p>ii) We also note that for SA8 the list of legislation does not include the Conservation of Habitats and Species Regulations 2010 (as amended).</p> <p>Baseline data and characteristics of Stockton on Tees. We have no comment to make on the accuracy of the data used for the baseline information.</p>	<p>i) River Basin Management Plan and NCA profile both included in revised plans and programmes list (see Appendix 4 of this report)</p> <p>ii) Regulations added to revised plans and programmes list (see Appendix 4 of this report)</p> <p>iii) BMV is now included under SA8 of section 8.2</p>

No.	Person / Organisation	Comment	Action
		<p>Identifying sustainability issues</p> <p>iii) We note there is no specific reference to loss of Best and Most Versatile agricultural land (BMV), which is land graded between 1 and 3a.</p> <p>iv) We also note there does not appear to be a reference to improving people’s access to nature (be that linear routes or open space). This should be included as a key issue.</p> <p>Developing the SA framework</p> <p>v) Within the indicators for the Sustainability Objectives there does not appear to be an indicator relating to best and most versatile agricultural land. We suggest an indicator is added within one of the environmental objectives to address this omission, which could be worded ‘Will the policy or development affect areas of BMV agricultural land?’.</p> <p>vi) We also suggest the wording for the first indicator for SA8 be amended to read ‘protect, conserve and enhance habitats and species...’ to better reflect the wording of the NPPF.</p> <p>vii) The social objectives includes one for improving people’s sense of belonging to the borough, and satisfaction with the area they live, as well for improving health inequalities, and increasing moderate exercise, but do not appear to acknowledge the contribution that green infrastructure can make to achieving these objectives. We therefore suggest an additional indicator is added such as ‘Will the policy or development contribute towards improving people’s access to nature or open space?’.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>	<p>to ensure it is considered</p> <p>iv) improving people’s access to nature through linear routes or open space is now in section 6.2 and 8.2 of the main report and was considered in the full appraisal workshops and identified as a key issue</p> <p>v) BMV is now included under SA8 of section 8.2 to ensure it is considered</p> <p>vi) Wording for objective SA8 was subsequently amended to include ‘conserve’ before full appraisal undertaken</p> <p>vii) Improving people’s access to nature and open space was considered during the appraisal workshops and is referenced in sections 6.2 and 8.2 of the main report</p>
N/A	John Dodds	Thank you for the information sent in your letter dated 11/7/2016, which outlines the proposed development, your planning ref H19.	Not applicable

No.	Person / Organisation	Comment	Action
		<p>My property will be at the southern boundary of this development and will be impacted to a large extent.                      May I make the following observations?                      Ecology, environmental- wild life your subsection 5.37                      I can confirm the presence of water voles in the area as we do have a holt in the stream near our northern boundary.</p> <p>The sightings of deer, I think fallow, this time on the field headlands immediately to the north of the above stream.                      I am aware that these are both shy animals and although it may not be of great significance it will be a shame that yet more wild life is pushed out.</p> <p>Environmental- flooding                      I can confirm that the area is subject to regular floods.                      Would the proposed pond only compound this problem as an outlet must still drain into a water course?</p> <p>Place making framework &amp; strategic frame work plans pages 51 &amp; 52</p> <p>These plans show phase 1 will be at the immediate rear of our property and must entail a substantial amount of work and noise.</p> <p>Whilst I will take some measures to reduce the noise pollution can I ask what measures will be taken by the contractor.</p> <p>Also may I point out that the boundary is not the water course but a yard or so to the north. Perhaps a site visit would be in order prior to any final plans been drawn up.                      The development when finished</p> <p>The plan indicates housing and other amenities which will create some substantial changes to our surroundings and must reduce the value of our property. I accept, if</p>	



No.	Person / Organisation	Comment	Action
		<p>reluctantly, that this will go ahead at some point but would ask for consideration of the impact this will have on others.</p> <p>Will the contractors be able to ensure a degree of security on the two sides that will be under development, will some fore of noise protection be offered against the increase of traffic noise, will speed limitations be applied on the major roads of Darlington road &amp; Yarm back lane?</p>	
4	Gladman Developments	<p>Introduction</p> <p>This letter provides the response of Gladman Developments Ltd. (hereafter referred to as “Gladman”) to the above consultation. Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure. From this experience, Gladman have been involved in the plan making process at a national level from the initial scoping stages to the examination in public.</p> <p>Approach to Sustainability Appraisal</p> <p>The preparation of a Sustainability Appraisal (SA) scoping report represents the first stage of undertaking the SA to support the preparation of the emerging Local Plan. Whilst at this stage Gladman have only a few specific comments to make on the content of the Scoping Report and the Council’s proposed approach, we look forward to reviewing the outcome of the Council’s assessments in the future and analysing whether these are based on fair and robust assumptions.</p> <p>Under Section 19 of the Planning and Compulsory Purchase Act 2004, policies set out in Local Plans must be subject to a SA. Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, the preparation of a SA is a systematic process that should be undertaken at each stage of the Local Plan’s preparation, assessing the effects of the Local Plan’s proposals to deliver sustainable development when judged against all reasonable alternatives.</p> <p>The Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of this assessment why some policy options have been progressed, and others have been rejected. The Council’s decision making and scoring should be</p>	Comments noted

No.	Person / Organisation	Comment	Action
		<p>robust, justified and transparent and should be undertaken through a comparative and equal assessment of each reasonable alternative.</p> <p>Gladman remind the Council that there have now been a number of instances where the failure to undertake a satisfactory SA has resulted in plans failing the test of legal compliance at Examination or being subjected to legal challenge. There are also numerous examples where deficiencies with SAs have led to timely suspensions of EiPs whilst Council's ensure that the SA regulations have been adequately met.</p> <p>Through this brief submission, Gladman would like to take the opportunity to remind the Council how a justified and adequate SA should be undertaken to inform the policies and allocations made through the Local Plan. This should not be a cursory exercise, but should be a fundamental part of the plan preparation and help to inform the decisions made by the Council. In light of experiences in other local planning authorities, the Council will need to ensure that the policy choices in the emerging Local Plan are clearly justified by the results of the SA process. Specifically, it should be clear from the SA process why some policy options have been progressed and others rejected.</p> <p>In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, the Council must take account of all reasonable alternatives when assessing and selecting their preferred policy choice. It is integral that each reasonable alternative is assessed to the same degree of detail as the authority's preferred option, and should only be rejected after a fair and comparable assessment of its sustainability credentials. The Council should not seek to progress a pre-determined strategy that unjustifiably influences the assessment process.</p> <p>It is recognised in the document that the Council is seeking to support the delivery of the borough's economic development and the need to provide housing, both market and affordable housing to meet its objectively assessed needs to help a wide range of indicators and would urge the Council not to lose sight of these objectives. Importantly, whilst the delivery of housing is one aspect of what the emerging Local Plan will need to deliver it can have a profound positive impact on sustainability</p>	

No.	Person / Organisation	Comment	Action
		<p>criteria, too often the SA process flags the negative aspects of development whilst not fully considering the positive aspects which can be brought above through new opportunities for housing development and how these can influence water quality, air quality, landscape issues, health and the economy.</p> <p>It is important for the Council to carefully consider all options for the distribution of housing and employment growth to ensure that all objectives set out within the Framework are met so that the needs of all sectors of the borough's communities are met in full. This includes distributing growth to all sustainable settlements across the borough, including a meaningful level of growth to rural settlements. This will ensure that the rural communities' needs are met in terms of access to market and affordable housing and that rural services and facilities are maintained and remain viable. This relates directly to the Framework's requirements, specifically those requirements set out under §55, to promote sustainable development in rural areas where it will enhance or maintain the vitality of rural communities.</p> <p>I hope you have found this letter to be constructive. If you require any further information then please do not hesitate to contact me.</p>	
5	Redcar and Cleveland Borough Council	<p>We have reviewed the SA Scoping Report and SCI documents, within the context of our own emerging Local Plan, and consider that there are no additional issues that need to be addressed. As such, we support the approach that you have taken.</p> <p>Redcar &amp; Cleveland Borough Council recognises the importance of working together to ensure that any cross boundary issues are dealt with in a satisfactory manner and that we have satisfied the duty to cooperate. As such, we welcome any opportunities to have further engagement with you during the preparation of the Local Plan if this deemed necessary.</p>	Comments noted
6	North Yorkshire County Council	<p>We do not intend to make any comments on the Statement of Community Involvement from an ecological perspective. With regards to the Sustainability Appraisal we have reviewed the scoping document. As expected one of the key Sustainability Objectives considers the protection and enhancement of biodiversity. There do not appear to be any cross boundary concerns as this is consultation of a</p>	Comments noted

No.	Person / Organisation	Comment	Action
		scoping document and therefore we do not have any further comments to make at this stage.	
7	Historic England	<p>Thank you for consulting Historic England on the Stockton on Tees Sustainability Appraisal Scoping Report. As the Government’s statutory adviser on all matters relating to the historic environment in England, we champion and protect England’s historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, conserved and enjoyed.</p> <p>Protecting and enhancing the historic environment is integral to the achievement of sustainable development, as noted within the National Planning Policy Framework (NPPF). The Sustainability Appraisal (SA) process should therefore ensure that any potential impacts upon the historic environment have been properly considered. This will also need to encompass the requirements of the Strategic Environmental Assessment (SEA) Directive (2001/42/EC), which identifies that particular regard should be had for cultural heritage when undertaking an SEA.</p> <p>While we do not have the resources to be able to comment in detail on the Scoping Report at this stage in the Local Plan preparation, Historic England has produced guidance on what constitutes an effective assessment of the historic environment under SEA/SA. This can be accessed from our website along with links to other useful guidance regarding the preparation of Local Plans.</p> <p>In particular, we would recommend applying the HE guidance to the following aspects of the Scoping Report.</p> <ul style="list-style-type: none"> <li>i) Relevant plans, programmes and policies: The list as set out on page 27 of the Scoping Report is limited. We would recommend building upon this list with reference to the HE guidance and with local specialist input.</li> <li>ii) Sustainability objectives: We note that the current sustainability objective for the historic environment (SA9) refers only to ‘encouraging...local distinctiveness and heritage’. In order to meet the requirements of the SEA</li> </ul>	<ul style="list-style-type: none"> <li>i) Relevant plans and policies updated (see appendix 4)</li> <li>ii) Objective SA9 amended to read “Encouraging high quality design, recognising sense of place, local distinctiveness and <b>conserving and enhancing heritage</b>”</li> <li>iii) Comments noted, and data listed not exhaustive but simply to provide snapshot of 16 sustainability objectives</li> <li>iv) Comments noted, the decision making criteria were not intended as an exclusive or exhaustive list on which to base decisions, but a prompt guide.</li> <li>v) Comments noted</li> <li>vi) We welcome comments and feedback throughout</li> </ul>

No.	Person / Organisation	Comment	Action
		<p>Directive, the assessment needs to consider the inputs on cultural heritage. We would therefore recommend rewording this objective to include the need to protect and enhance the historic environment. The HE guidance offers further suggestions for wording.</p> <p>iii) Baseline Information: The baseline information set out on page 44 does not include non-designated assets, or make any reference to setting, condition or assets at risk. The guidance provides further details on determining the adequacy and scope of the baseline information.</p> <p>iv) Decision Making Criteria: The criteria set out on page 59 do not appear to consider impacts upon non-designated assets, cumulative impacts or trends. The guidance again provides further details and advice.</p> <p>v) Indicators and Monitoring: Page 59 appears to suggest that the indicators for Objective SA9 will be the list of designated assets set out in section 4.2. It is unclear how these, as simply a list in themselves, would demonstrate the significant effects of the plan proposals including positive, negative and cumulative impacts.</p> <p>vi) We would strongly recommend that the relevant conservation staff and archaeological advisers are closely involved throughout the preparation of the SA of the plan. They are best placed to advise on aspects such as: local historic environment issues and priorities, including access to data held in the Historic Environment Record; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.</p> <p>We hope that this information is helpful, but please do not hesitate to contact us should you require any further information.</p>	<p>remaining SA stages for securing wider benefits for the future conservation and management of historic assets stages of SA from here on in</p>
N/A	Jonathan Helm (Prism Planning)- on	Submission of a parcel of land to the north west of Long Newton to be considered for Housing	Not applicable, considered in other Plan processes

No.	Person / Organisation	Comment	Action
	behalf of Mr Ian Mackie (landowner)		
8	Franklin Medhurst	Submission of tree cover plan for Local Plan.	Not applicable
9	Thornaby Town Council	<p>Thornaby Town Council (TTC) has for some years been steadfastly committed to a policy of ‘Protecting and Preserving the Built and Natural Environment’ as well agreeing wholeheartedly with the laudable principle of Local Agenda 21 – i.e. Think Globally, Act Locally. TTC is also fiercely proud of our town’s Yorkshire heritage, unique culture, and is passionately determined to do everything possible to ensure that our traditional boundaries should not be further eroded by those with no affection for our town and who are all too often profit motivated or have some ulterior agenda.</p> <p>Sadly, in the opinion of TTC, Stockton Borough Council (SBC), which makes much of the aforementioned principles, has not been a staunchly consistent adherent to those virtuous aims. SBCs record of departure over many years in all areas of the Borough from local plan and core strategy bears testament to that assertion. Certainly that appears to have been borne out most recently by the astonishing approval of plans to develop Mount Leven – a decision that set a precedent insofar as nothing can now be considered sacrosanct (notably Leven Valley and Tees Heritage Park) and the local planning authority’s credibility in respect of protecting the natural environment is thought by many to be seriously diminished.</p> <p>What followed the planning approval was further incursion into Tees Heritage Park at Busby Way and disappointing surrender of land adjacent to Liverton Crescent in Thornaby for housing development after it had been refused on a number of occasions by reason of being recognised green wedge and within the Tees Heritage Park. What was even more disheartening to local residents and TTC was the Planning Inspector’s appeal report granting approval that clearly indicated that SBC had not contested the status of the land – all of which has done little to improve public or TTC confidence in the LPA.</p> <p>In recent years, the Borough Council has had the expedient excuse of NPPF and</p>	Comments noted

No.	Person / Organisation	Comment	Action
		<p>impossible demand of proof of 5 year housing supply land for planning aberration, but this does not explain why widespread departure was a regrettable and regular occurrence prior to these ludicrous government impositions. And so it is now established that public perception of SBC Planning and adherence to local plan, etc., is one of distrust in a deeply flawed system whereby quasi-judicial decision-making centred on individual member judgement - a gift afforded by the electorate – is politicised and open abuse with the prospect of bloc voting; especially if an application is politically sensitive or electorally advantageous.</p> <p>Compounding this is largely meaningless consultation and public opinion chloroformed by newspeak and pointless platitudes. There is also the added anathema of a highly contentious protocol which kicks in to fundamentally undermine democratic ethos by effectively dismissing councillors elected to represent the public who they are ultimately answerable to. What the protocol demonstrates is officer entitlement to challenge elected members competence – though all too often members (lay people) are oblivious to what is happening and simply willingly conform to what is essentially the tail wagging the dog.</p> <p>Evidence of distrust in the system also stems from peripheral expansion of the Borough with green field and green wedge being eaten away whilst the central core continues to teeter on the brink of abandonment despite huge sums being ploughed in to resurrect a largely moribund beating heart. This has been and continues to be the case in the south of the Borough where countless housing approvals (many of which were blatant departures) has led to a situation that will undoubtedly pose huge problems in the near future; not least traffic congestion and potential gridlock because of inadequate infrastructure and failure to seriously press for relief into the A19 to the south from Low Lane/Barwick Way roundabout.</p> <p>TTC has consistently pressed for this for some time to afford eminently sensible alternative access to the major road network with the added bonus of drawing environmentally damaging noxious vehicles of all shape and size away from Thornaby and other built areas. Unfortunately, each entreaty has inevitably fallen on stony ground. Tinkering about at the edges by road widening existing highways is not</p>	

No.	Person / Organisation	Comment	Action
		<p>the answer. That has been tried on the A19 and A174 Parkway Extension – the latter of which meant Thornaby residents once again having to suffer the consequences of increased noise and all manner of pollution.</p> <p>TTC has also argued at length for an unambiguous public declaration that Stage 5 of what would be a third Thornaby Bypass (A66 tore through the town’s heart and A19 along eastern boundary) routed through ancient woodland will never be considered. For as well as irreparable damage to dwindling fauna and flora in our constantly targeted town, construction of the final phase of the project would serve no purpose other than adverse effect in feeding more traffic into a heavily congested (polluted) area of Thornaby on Tees. It is because of the relentless pursuit of traffic corridors through our town that TTC and long suffering residents share an opinion that since losing the right to self-determination, some tacit agreement was entered into that deemed Thornaby on Tees a river crossing and regional thoroughfare and metaphoric doormat. The health of Thornaby residents, particularly children, was never a consideration when planning multi-lane toxic highways now virtually encircling our town - made worse in terms of health and safety when our roads, streets and avenues are regularly used as detours and rat-runs when problems occur on major roads. Therefore, it is TTC’s contention that transport solutions must be sought; seriously and as a matter of urgency. Drift is neither sensible nor acceptable. It also makes no sense in economic terms.</p> <p>TTC is consistent in all matters relating to preserving and protecting our built and natural environment; the former evident by our purchase of Thornaby Town Hall and determination to restore a magnificent structure - inexcusably left to rot and decay to the point of collapse for want of basic, statutory maintenance – to somewhere near former iconic splendour. Thankfully, HLF has now been obtained through sheer endeavour and imagination and work to the Grade 2 listed building will begin shortly and fulfil a pledge made to the Thornaby community.</p> <p>TTC is also dedicated to the recreational wellbeing of residents by doing our utmost towards the preservation of remaining woodland, green field and cherished parks – public and private – that are the threatened green lungs of our community. Teesdale</p>	



No.	Person / Organisation	Comment	Action
		<p>Park in particular is at immediate risk and potential impact upon our beautiful award winning cemetery should insanity decree housing development approval is currently the cause of extreme anxiety. Such inexcusable desecration should not be countenanced and met with the most robust resistance if altruistic defence of green infrastructure is to mean anything. TTC fervently hopes that SBC continues to take note.</p> <p>TTC believes it necessary to reiterate that Thornaby on Tees is a proud Yorkshire town within the borough of Stockton on Tees and not an estate. Thornaby residents are passionate about the town’s heritage and also our traditional boundaries which stretch from the Old River Tees, Fleet and Stainsby Beck to the River Tees north and west and as far south as Low Lane. Teesdale, the Retail Park and Teesside Industrial Estate lie within those boundaries and are not some separate entities as many people ignorant of the town’s history believe.</p> <p>In conclusion, TTC would also remind SBC that the Bassleton Beck Valley is the separation line of Thornaby from our sprawling offspring, Ingleby Barwick (TS17), and that any unofficial re-designation by developers (or council/councillors/officers) whose single motivation is enhanced profit is wholly unacceptable. In respect of this, and all other matters referred to in this consultation response, TTC would expect nothing more of the local authority than respect for Thornaby on Tees, our heritage and Yorkshire identity, and consistency and adherence to proclaimed altruism to preserve and protect all that is special for current and future generations. To do less would be to display myopia and dishonesty.</p>	
10	North Yorkshire County Council	<p>Thank you for consulting North Yorkshire County Council on the above Local Plan documents. This is an officer response and takes account of representations received from across relevant Directorates.</p> <p>It is noted that the Local Plan is at an early stage. Whilst we do not have many comments at this stage we are keen to engage with your Council on any cross-boundary issues as the Local Plan progresses in line with the requirements of the Duty to Co-operate.</p>	Comments noted

No.	Person / Organisation	Comment	Action
		<p>Comments from County Council service areas are as follows:</p> <p>Children and Young People’s Service                      The Stockton Local Plan, proposed to run from 2017 – 2032, has two designated areas - Area Number 7 (Eaglescliffe) and Area Number 26 (Yarm) – adjacent to North Yorkshire. However since there is no documentation yet on proposed allocations and proposed numbers there is no comment in terms of the potential impact of the Plan on educational provision in North Yorkshire.</p> <p>Heritage Services</p> <p>Landscape                      We don’t have any comments at present but would be happy to help with landscape-related evidence where there is a cross-boundary element e.g. landscape character, green infrastructure, historic landscape/historic parks and gardens (the HLC includes Stockton).</p> <p>Ecology                      We do not intend to make any comments on the Statement of Community Involvement from an ecological perspective. With regards to the Sustainability Appraisal we have reviewed the scoping document. As expected one of the key Sustainability Objectives considers the protection and enhancement of biodiversity. There do not appear to be any cross boundary concerns as this is consultation of a scoping document and therefore we do not have any further comments to make at this stage.</p> <p>North Yorkshire Highway Authority</p> <p>We are happy to be involved in cross-boundary discussion and to have further discussions with your Authority once further transport evidence is available.                      Thank you again for consulting the County Council.</p>	
11	Highways England  (received 10	We acknowledge that the Scoping Report has been prepared to provide the basis for the Sustainability Appraisal of the Local Plan and to determine the key sustainability issues that will need to be considered. We note in Paragraph 2.10 reference is made to consultation being carried out with the three specific consultation bodies in	Comments noted, received 10 weeks after scoping deadline and will be considered in stages from

No.	Person / Organisation	Comment	Action
	weeks after consultation deadline)	<p>accordance with Town and Country Planning Regulations 2012, and also with other key stakeholders and whilst this does not explicitly refer to Highways England, we welcome the opportunity to provide the following comments and look forward to continued engagement throughout the preparation of the Local Plan.</p> <p>We are supportive of the provisions within the NPPF which sets out the 12 core planning principles that should underpin both plan-making and decision taking as referred to in Paragraph 2.3 and in particular the principles to: proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places taking account of the needs of the residential and business communities; and manage development to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p> <p>With regards to the relevant policies, plans or programmes which will affect the Local Plan, we are generally supportive of the national, regional and local documents that have been identified in relation to objective SA4: Increasing sustainable transport options and usage. Whilst we acknowledge that there is no definitive list of plans that must be reviewed, we would suggest that consideration could also be given to the Department for Transport Road Investment Strategy: for the 2015/16 – 2019/20 Road Period (March 2015), which sets out a long-term programme and funding for motorways and major roads over the next five years and comprises a long-term vision for England's motorways and major roads, a multi-year investment plan to improve the road network and a number of high-level objectives. Also consideration could be given to Highways England Delivery Plan 2015-2020 (March 2015), which outlines what Highways England will do over the next five years to deliver against the five strategic outcomes and commitments in its Strategic Business Plan and in the government's Road Investment Strategy.</p> <p>With regards to the sustainability issues identified in Section 5 and in particular in relation to SA4 Transport, we consider that this section could provide further detail. It would be particularly useful to identify the extent of the road network, including Highways England's responsibility for the SRN and reflect on accessibility and the condition of the road network, recognising where there are particular congestion issue on parts of the network. This is also pertinent to predicting future trends, which although it is recognised that car ownership levels are increasing faster than other</p>	this point forward.

No.	Person / Organisation	Comment	Action
		<p>parts of England and emissions from vehicles are expected to increase as traffic and congestion increases, there is no consideration given to the condition of either the local or strategic road network and where particular issues may be exacerbated by the Local Plan’s proposals and require future investment and infrastructure improvements. This information should be available in LTP3 and can be obtained from Highways England in relation to the strategic road network if necessary. Finally, with regards to Table 7: Decision making criteria and indicators for sustainability objectives, we are generally supportive of the decision making criteria identified in relation to Sustainability Objective 4, particularly in relation to considering whether policy or development will reduce the number of travel movements; reduce travel distances; and promote sustainable transport choices as alternatives to the private car.</p>	

**Appendix 4: Revised plans and programmes after scoping stage comments**

This section sets out the review of all documents and strategies considered relevant to the Local Plan. It establishes the environmental, social and economic situation and allows opportunities and synergies between the plans and the Local Plan to be identified, as well as any potential conflicts. There is no definitive list of plans that must be reviewed, and the list of relevant documents will be kept under review, however those that were included within the Scoping Report are included below **plus those that were identified by consultees as part of the public consultation (marked in red).**

Ref: SA 1 Sustainability objective: Enabling sustainable economic growth in Stockton-on-Tees		
Legislation / environmental protection designation	Title	Aims, themes, and / or objectives
National	Plan for Growth (2011)	A programme of structural reforms to remove barriers to growth for businesses and equip the UK to compete
National	National Infrastructure Plan (2014)	Provides delivery plans to 2020 in key economic infrastructure sectors including information on capital spending plans for roads and floods and an updated infrastructure pipeline
National	Fixing the Foundations: Creating a more prosperous economy (2015)	Government plan to boost the UK’s productivity growth, centred around two key pillars: encouraging long-term investment, and promoting a dynamic economy
Regional	Tees Valley Strategic Economic Plan (2014)	Regional plan based on 6 prioritised to increase skills, boost employment and nurture strategic economic growth
Regional	Tees Valley Unlimited Business Plan (2011)	A plan to create jobs, secure inward investment and grow the economy of the Tees Valley
Regional	Tees Valley Strategic Infrastructure Plan (2014)	To deliver effective strategic infrastructure in order to achieve a high value, low carbon, diverse and inclusive economy
Local	Stockton-on-Tees Local Economic Assessment (2015)	Provides a strong and robust evidence base of the current state, and future potential, of the Tees Valley economy
Local	Stockton-on-Tees Local Economic Strategy (in development)	To provide a framework for action to stimulate and grow the economy of Stockton-on-Tees

Ref: SA 2 Sustainability objective: Supporting the development of a sustainable employment market		
Legislation / environmental protection designation	Title	Aims, themes, and / or objectives
National	Disability and Health Employment Strategy (2013)	A range of proposals to further improve employment support for those with health and disability issues
National	Fixing the Foundations: Creating a more prosperous economy (2015)	Government plan to boost the UK's productivity growth, centred around two key pillars: encouraging long-term investment, and promoting a dynamic economy
Regional	Tees Valley Strategic Economic Plan (2014)	Regional plan based on 6 priorities to increase skills, boost employment and nurture strategic economic growth
Regional	Tees Valley Unlimited Business Plan (2011)	A plan to create jobs, secure inward investment and grow the economy of the Tees Valley
Regional	Tees Valley Strategic Infrastructure Plan (2014)	To deliver effective strategic infrastructure in order to achieve a high value, low carbon, diverse and inclusive economy
Local	Stockton-on-Tees Local Economic Assessment (2015)	Provides a strong and robust evidence base of the current state, and future potential, of the Tees Valley economy
Local	Stockton-on-Tees Local Economic Strategy (in development)	To provide a framework for action to stimulate and grow the economy of Stockton-on-Tees

<b>Ref: SA 3 Sustainability objective: Establishing a strong, sustainable base for learning, training and skills</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Rigour and responsiveness in skills strategy (2013)	£214 million investment in 47 colleges across the country, alongside plans for a more rigorous and responsive skills system.
National	UK Government Apprenticeships Policy (2015)	The UK Government has made a commitment of 3 million new apprenticeships starts in England between 2015 and 2020
National	DfE strategy 2015-2020: world-class education and care (2015)	Outlines three system goals that the education and children’s social care systems will pursue; 12 strategic priorities on DfE will focus; and five policy principles
Regional	Tees Valley Unlimited - Strategic Economic Plan (2014)	Regional plan based on 6 priorities to increase skills, boost employment and nurture strategic economic growth
Local	Better together: Stockton-on-Tees Volunteering Strategy (2015)	A framework from which a more cohesive approach is taken to support everybody who wants to volunteer as well as organisations in all sectors that are involved with volunteering.

<b>Ref: SA 4 Sustainability objective: Increasing sustainable transport options and usage</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Door to Door; A strategy for improving sustainable transport integration. Dept. for Transport (2013)	A framework for delivering more convenient and efficient door-to-door journeys by sustainable transport
National	The northern powerhouse: one agenda, one economy, one north – northern transport strategy (2015)	A transport strategy for the north of England which aims to support a vibrant and growing economy and create inward investment

<b>Ref: SA 4 Sustainability objective: Increasing sustainable transport options and usage</b>		
National	Local Transport Act (2008)	Imposes a duty on 'local transport authorities' to prepare and publish a local transport plan setting out policies for the promotion of a safe, integrated, efficient and economic transport system.
National	Traffic Management Act 2004:	Designed to tackle congestion and disruption on the road network, the Act places a network management duty on highway authorities to keep traffic flowing.
Regional	Tees Valley Transport Strategy (2010)	Formed the strategic context and in some cases the strategy component of the Tees Valley authority LTP3s.
Regional	Tees Valley Combined Authority Strategic Transport Plan (2017)	In development
Local	Stockton-on-Tees Local Transport Plan (2011)	The aim of the strategy is to get "More people cycling and walking, more safely, more often" by delivering 9 key objectives

<b>Ref: SA 5 Sustainability objective: Improving the accessibility and quality of key services and facilities</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Disability Discrimination Act (2005)	Applies to all employers and everyone who provides a service to the public and ensures that reasonable adjustments are made so they do not discriminate against disabled customers or employees.
National	Door to Door; A strategy for improving sustainable transport integration. Dept. for Transport (2013)	A framework for delivering more convenient and efficient door-to-door journeys by sustainable transport
Regional	Tees Valley Transport Strategy (2010)	Formed the strategic context and in some cases the strategy component of the Tees Valley authority LTP3s.



<b>Ref: SA 5 Sustainability objective: Improving the accessibility and quality of key services and facilities</b>		
Regional	Tees Valley Combined Authority Strategic Transport Plan (2017)	In development
Local	Stockton-on-Tees Local Transport Plan (2011)	The aim of the strategy is to get “More people cycling and walking, more safely, more often” by delivering 9 key objectives
Local	Stockton-on-Tees Accessibility Strategy 2015 - 2017 (2015)	The accessibility strategy aims to ensure that all children and young people, no matter what their needs may be, can access education, make progress and be active members of their community

<b>Ref: SA 6 Sustainability objective: Contributing to climate change mitigation through reduction in greenhouse gas emissions</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
International	20 by 2020 - Europe's climate change opportunity'	European Council targets. Reduction of at least 20% in greenhouse gases by 2020 (rising to 30% if there is an international agreement), a 20% share of renewable energies in EU energy consumption by 2020.
International	United Nations Climate Change conference agreement (2015)	To keep global temperature increase "well below" 2C (3.6F) and to pursue efforts to limit it to 1.5C, to review progress every five years, \$100 billion a year in climate finance for developing countries by 2020, with a commitment to further finance in the future.
National	The Climate Change Act (2008)	Sets a target for the year 2050 for the reduction of targeted greenhouse gas emissions and contains various measures to tackle climate change. Reduce greenhouse gases in the UK to at least 80% by 2050 against a 1990 baseline

<b>Ref: SA 6 Sustainability objective: Contributing to climate change mitigation through reduction in greenhouse gas emissions</b>		
National	Energy Act (2008)	The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets.
Local	Tees Valley Climate Change Strategy 2010 - 2020 (2010)	All Tees Valley authorities collectively agreed objectives, actions and targets to reduce greenhouse gas emissions and better adapt and prepare for extreme future events
Local	Stockton-on-Tees Climate Change Strategy and Action Plan 2016 - 2020 (2016)	Sets objectives, actions and targets to reduce CO2 emissions from the Borough by 18% on a 2013 baseline by March 2020, and to reduce CO2 emissions from council activity by 21% on a 2014/15 baseline by March 2020.

<b>Ref: SA 7 Sustainability objective: Adapting to climate change and building resilience</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
European	European Commission White Paper on adapting to climate change (2009)	Presents the framework for adaptation measures and policies to reduce the European Union's vulnerability to the impacts of climate change,
National	Defra - 'UK Climate Change Risk Assessment' (CCRA) (2012)	The assessment gives a detailed analysis of 100 potential effects of climate change, in order to better understand the specific risks that climate change poses to the UK
National	Preparing for climate change – National Adaptation Programme (2013)	Sets out what government, businesses and society are doing to adapt better to the changing climate.

Ref: SA 7	<b>Sustainability objective: Adapting to climate change and building resilience</b>	
National	2013 strategy for exercising the Adaptation Reporting Power and list of priority reporting authorities (2013)	The adaptation reporting power under the Climate Change Act 2008 aims to ensure that climate change risk management is systematically undertaken by reporting authorities. This aims to help ensure that public service and infrastructure is resilient to climate change, and to monitor the level of preparedness of key sectors to climate change.
National	Stern review on the economics of climate change (2006)	Determines that climate change presents a unique challenge for economics and the Review provides prescriptions including environmental taxes to minimise the economic and social disruptions
National	Civil Contingencies Act (2004)	A statutory duty on local authorities to respond to emergencies under the Civil Contingencies Act and with our partners we are expected to have an understanding of potential weather risks, our capacity to cope, and a well thought out plan of action.
National	Pitt Review - Lessons learned from the 2007 floods (2008)	A review focussing on; flood risk management, the resilience and vulnerability of critical infrastructure, the emergency response, emergency planning and the recovery phase
Local	Tees Valley Climate Change Strategy 2010 - 2020 (2020)	All Tees Valley authorities collectively agreed objectives, actions and targets including to better adapt and prepare for extreme future events
Local	Stockton-on-Tees Climate Change Strategy and Action Plan 2016 - 2020 (2016)	Sets objectives, actions and targets to better protect communities and adapt council services in the advent of more extreme weather events

<b>Ref: SA 8 Sustainability objective: Protecting and enhancing biodiversity and geodiversity</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
European	Ramsar Convention on Wetlands of International Importance (1971)	To conserve wetlands of international importance, especially as waterfowl habitats
European	Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	To protect endangered species and their habitats.
European	Habitats and Species Directive 92/43/EEC, (1992) as amended by 97/62/EC	To protect important natural habitat and species using measures to maintain or restore their "favourable conservation status", principally by Special Areas of Conservation, but also by management of the landscape features of importance to wildlife outside SACs
National	The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations (1999)	Requires an assessment of the impact on the environment of projects likely to have significant effects on the environment.
National	Natural Environment and Rural Communities Act (NERC) (2006)	Section 40 states that "Every public authority must, in exercising its function, have regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
National	The Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way Act 2000)	Part I is concerned with the protection of wildlife, Part II relates to the countryside and national parks (and the designation of protected areas), Part III covers public rights of way, Part IV deals with miscellaneous provisions of the Act.
National	The Countryside and Rights of Way Act (2000)	Creates a right of access on foot to certain types of open land, modernises the public rights of way system, strengthens nature conservation legislation, and facilitates better management of AONBs. Ancient woodland, veteran trees and other habitats are identified in the CROW Act as principally important and should be protected from loss or deterioration.

Ref: SA 8 Sustainability objective: Protecting and enhancing biodiversity and geodiversity		
National	Conservation of Habitats and Species Regulations 2010 (as amended).	To protect important natural habitat and species
Regional	Tees Valley Biodiversity Action Plan (2012)	Contains habitat and species action plans for locally identified priority habitats and species to ensure conservation and enhancement
Local	Stockton-on-Tees Green Infrastructure Strategy (2011)	Provides a framework for the future development and management of the Borough's green infrastructure
	Tees Lowlands National Character Area (NCA) Profile (2013)	Natural England's Character Area Profiles provide a description of a landscape area and define it with information, facts and data, presenting a profile of the local landscape

Ref: SA 9 Sustainability objective: Encouraging high quality design, recognising sense of place, local distinctiveness and heritage		
Legislation / environmental protection designation	Title	Aims, themes, and / or objectives
European	European Landscape Convention (2000)	The convention commits the UK to "recognise landscapes in law as an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity."
National	Countryside and Rights of Way Act (2000)	Creates a framework for public access to the countryside and provides greater protection to Sites of Special Scientific Interest (SSSIs). It defines legal status and the power and duties of the management body of AONBs, provides for the possibility of Conservation Area Boards for AONBs and Management Plans receive a statutory status. Section 85 requires public bodies to have regard to the purposes of designation of AONBs.

<b>Ref: SA 9 Sustainability objective: Encouraging high quality design, recognising sense of place, local distinctiveness and heritage</b>		
National	Planning (Listed Buildings and Conservation Areas) Act (1990)	Local planning authorities must formulate and publish proposals for the preservation and enhancement of conservation areas
National	Ancient Monuments and Archaeological Areas Act 1979	
Local	Stockton-on-Tees Green Infrastructure Strategy (2011)	Provides a framework for the future development and management of the Borough's green infrastructure
Local	Stockton-on-Tees Town Centre Urban Design Guide (2012)	A framework providing design guidance for areas undergoing change and identifying areas where growth or change needs to be promoted and managed within central Stockton-on-Tees.

<b>Ref: SA 10 Sustainability objective: Ensuring we protect local air quality</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
European	Directive 96/62/EC the 'Air Quality Framework Directive' (1996)	To assess air quality and obtain relevant information. To maintain ambient air quality where it is good and improve it in other cases.
European	Directives 1999/30/EC, 2000/69/EC, 2002/3/EC and 004/107/EC	Series of directives setting limit values for individual ambient air pollutants
European	EU Air Quality Directive 08/50/EC (2008)	Sets limit values with the aim of avoiding, preventing or reducing harmful effects on human health and on the environment as a whole.
National	Environmental Permitting (England and Wales) Regulations (2007)	Controls pollution affecting air quality
National	Environmental Protection Act (1990)	The act defines, within England and Wales and Scotland, the fundamental structure and authority for waste management and control of emissions into the environment.

<b>Ref: SA 10</b>		<b>Sustainability objective: Ensuring we protect local air quality</b>
National	Environment Act (1995)	Local Authorities are obliged to review and assess local air quality with the aim of this review and assessment process to establish whether or not the Statutory Air Quality objectives for seven named pollutants are likely to be exceeded.
National	Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)	Sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term
Regional	Tees Valley Air Quality Annual Report (2015)	Joint Tees Valley Council's annual report recording all air quality monitoring carried out within the Tees Valley over the period 2011 – 2014, and comparing the results with the air quality objectives
Local	Stockton-on-Tees Air Quality Annual Report (2015)	An obligation on all local authorities to regularly review and assess air quality in their areas, and to determine whether or not the air quality objectives are likely to be achieved.

<b>Ref: SA 11</b>		<b>Sustainability objective: Ensuring we protect water quality and the availability of water resources</b>
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
European	Bathing Water Directive (76/160/EEC, revised by Directive 2006/7/EC)	Sets the microbial standards for water quality at popular beaches and inland bathing sites that have been designated as bathing waters to protect public health and the environment, and is a requirement to monitor water quality there throughout the bathing season from mid-May to the end of September.
European	The Water Environment (Water Framework Directive) (England and Wales) Regulations (2003)	Implements the EU Water Framework Directive and aims to establish a legal framework to achieve good ecological and chemical status for all surface waters and groundwater. Plans and targets are reviewed every six years

Ref: SA 11 Sustainability objective: Ensuring we protect water quality and the availability of water resources		
National	The Water Resources Act (1991)	Sets out the responsibilities of the Environment Agency in relation to water pollution, resource management and flood defence, and regulates discharges to controlled waters (rivers, estuaries, coastal waters, lakes and groundwater). An aim of the Act is to ensure that the polluter pays the cost of the consequences of their discharges
National	The Urban Waste Water Treatment (England and Wales) Regulations (1994)	Implements Council Directive 91/271/EEC concerning urban waste water treatment and aims to protect the environment from the adverse effects of waste water discharges.
National	The Groundwater Regulations (1998)	Imposes the requirement to hold an authorisation to make discharges of certain pollutants to groundwater.
National	The Water Act (2003)	Makes statutory the preparation, consultation and publication by water companies of 'water resource plans' and 'drought plans'.
National	The Flood and Water Management Act (2010)	Implements the EU Floods Directive and consolidates the Government response to the Pitt Review and Future Water Strategy. The Act directs responsibilities for managing flood risk, protecting essential water supplies and encouraging sustainable drainage for new development.
Regional	Northumbrian Water Drought Plan (2013)	Identifies how the water authority intends to manage a future drought, what triggers can be used to identify when actions are required, and what measures are available to reduce demand and support supplies.
	River Basin Management Plan - Northumbria River Basin District (2009)	Provides protection, improvement and sustainable use of the water Environment in the river basin catchment which includes Stockton-on-Tees and Tees Valley



Ref: SA 12 Sustainability objective: Minimising waste and increasing the reuse, recycling and recovery of waste materials		
Legislation / environmental protection designation	Title	Aims, themes, and / or objectives
European	The EU Landfill Directive 1999/31/EC	To stimulate the recycling and recovery of value from waste and to reduce emissions of methane gas in landfill sites
European	Waste Framework Directive 2006/12/EC	To recover and dispose of waste without harming human health or the environment.
National	Waste Minimisation Act (1998)	Gives local authorities in England, Scotland and Wales statutory power to initiate efforts to minimise waste generation
National	Household Waste Recycling Act (2003)	Required all English local authorities to provide kerbside collections for a minimum of two recyclable materials for all householders
Regional	Tees Valley Joint Waste Management Strategy (2008)	To review recycling and waste issues and to develop priorities and targets for waste minimisation and recovery in the Tees Valley up to 2020

<b>Ref: SA 13 Sustainability objective: Empowering and support high aspirations in communities</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Local Democracy, Economic Development and Construction Act (2009)	The legislation places a duty on local authorities to promote understanding of the functions and democratic arrangements of the authority among local people. It also allows the creation of appointed combined authorities covering multiple local authority areas.
National	The Equality Act (2010)	Protects people from discrimination in the workplace and wider society
National	Child Poverty Act (2010)	Fulfilled the commitment to enshrine the child poverty target in legislation. It established four separate child poverty targets to be met by 2020/21, requires the UK Government to publish a regular UK child poverty strategy, paved the way for a Child Poverty Commission to provide advice, requires the UK Government to publish annual progress reports, and places new duties on local authorities and other “delivery partners” in England to work together to tackle child poverty.
National	Localism Act (2011)	New rights and powers for communities and individuals to make the planning system more democratic to ensure that decisions about housing are taken locally.
National	Public Sector Equality Duty (2011)	Requirement on public bodies to consider all individuals when carrying out their duties
National	The Cities and Local Government Devolution Act (2016)	Introduces Directly Elected Mayors to Combined Local Authorities in England and Wales and to devolve housing, transport, planning and policing powers to them.
Local	A Brighter Borough for all - Tackling Family Poverty across Stockton-on-Tees (2013)	A framework for tackling family poverty that seeks to recognise the issues, the potential and current impact and the actions required to tackle, at a local level.

<b>Ref: SA 13 Sustainability objective: Empowering and support high aspirations in communities</b>		
Local	Bright Plans Bright Future - Stockton-on-Tees Borough Council Plan (2016 - 19)	Sets out the Council's Key objectives for the plan period with particular priority on:- Protecting the vulnerable Promoting equality of opportunity Developing strong and healthy communities Creating economic prosperity across the Borough
Local	Better Together -Stockton-on-Tees Volunteering Strategy (2015)	The vision for volunteering in Stockton Borough is: Volunteering is a positive experience for everyone involved and Stockton-on-Tees is a place where volunteering is part of the fabric of our communities.

<b>Ref: SA 14 Sustainability objective: Meeting the current and future housing needs of the Borough</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Town & Country Planning Act (1990)	This Act regulates the development of land in England and Wales, it is a central part of English Law.
National	Planning & Compensation Act (1991)	Amends the 1990 act to extend the powers to acquire by agreement land which may be affected by carrying out public works
National	Planning & Compulsory Purchase Act (2004)	Introduced significant amendments and introduced reforms such as the abolition of Local Plans and Structure Plans and their replacement with Local Development Frameworks.
National	Planning Act (2008)	This legislation was introduced to speed up the process for approving new infrastructure projects such as airports, roads, harbours and energy facilities

Ref: SA 14	<b>Sustainability objective: Meeting the current and future housing needs of the Borough</b>	
National	Localism Act (2011)	Aims to facilitate the devolution of decision making powers from Central Government to individuals and communities. Provided the means to allow Neighbourhood Plans to be developed.
National	Housing & Planning Act (2016)	Makes widespread changes to Housing Policy and the planning system including measures intended to promote home ownership and boost levels of house building.
Regional	The emerging Tees Valley Housing Strategy	This study and when complete the strategy has been commissioned for the new Combined Authority and will be completed during 2016
Regional	The published Local Plans of neighbouring Local Authorities including Middlesbrough, Redcar & Cleveland, Hartlepool, Durham County Council, Darlington and Hambleton	Each published local plan will contain the specific housing land availability policies for their respective area.
Local	Rural Housing Needs Assessment (2013)	An objective assessment of the Rural Housing Needs of the borough
Local	Strategic Housing Land Availability Assessment (2015)	Covers the period to 2030, highlighting the sites across the borough that could be suitable for housing
Local	Strategic Housing Market Assessment (2016)	In progress for completion during 2016, an objective assessment of housing needs for market and affordable housing and will ensure sufficient deliverable sites are identified within the Local Plan to meet these identified needs. Also includes consideration of the needs of Gypsy and Travellers communities

<b>Sustainability objective: Improving health and well-being, and supporting the reduction in public health inequalities</b>		
<b>Ref: SA 15</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Health & Social Care Act (2012)	Established Health & Wellbeing Boards with the aim of improving the health and wellbeing of the local population and reduce health inequalities.
National	The Care Act (2014)	The Care Act 2014 replaces a range of care laws. The legislation sets out how people's care and support needs should be met and introduces the right of assessment for anyone. The acts wellbeing principles spells out a local authority's duty to ensure peoples wellbeing is at the centre of all that it does.
Local	Stockton's Joint Health & Wellbeing Strategy 2012 – 18	Aims to improve the health and wellbeing of all of our residents and reduce health inequalities - specific aim to help improve the health of the poorest fastest
Local	Stockton's Seasonal Health & Wellbeing Strategy 2013 – 16	Mainly focused on winter health and strategies to reduce the number of excess winter deaths and seasonal illnesses.
Local	Stockton Council Plan	Sets out the Council's Key objectives for the plan period with particular priority on:- Protecting the vulnerable Promoting equality of opportunity Developing strong and healthy communities Creating economic prosperity across the Borough

<b>Ref: SA 16 Sustainability objective: Creating safer communities</b>		
<b>Legislation / environmental protection designation</b>	<b>Title</b>	<b>Aims, themes, and / or objectives</b>
National	Crime & Disorder Act (1998)	An act to make provision for preventing crime and disorder. To make changes to the criminal justice system and gave local authorities and police services duties to work together to develop Crime & Disorder Audits and Community Safety Partnerships
National	Police & Justice Act (2006)	Places a duty on responsible authorities to share evidence based data to support Crime & Disorder Partnerships, also includes Fire, Probation, Health and Registered Social Landlords. Introduced the requirement for a rolling three year Community Safety Plan
National	Statutory Accountability for Community Safety Partnerships	Sections 19-21 of the Police & Justice Act 2006 extend the remit to Local Authorities to scrutinise the functioning of the local Crime & Safety Partnerships in England and Wales.
National	Policing & Social Responsibility Act (2011)	Specific to 5 policy areas i.e. Police Accountability & Governance; Alcohol Licensing; Protests around Parliament Square; Misuse of Drugs and Arrest Warrants.
National	Anti-social Behaviour Crime & Policing Act (2014)	To introduce simpler more effective powers to tackle ant-social behaviour.
National	Counter Terrorism & Security Act (2015)	Places Local Authorities, Prisons, NHS Trusts and Schools under a statutory duty to prevent extremist radicalisation
Local	Safer Stockton Partnership's Community Safety Plan 2014-17	To improve the safety of the community and to prevent, minimise and reduce drug, alcohol and substance misuse and the harm it causes to individuals, families and communities in the Borough of Stockton-on-Tees

## **Appendix 5: Participants in appraisal process**

(number in brackets relate to number of individuals involved)

### **Internal review of objectives and indicators (13)**

Principal Environment Officer  
Spatial Planning Officer x 2  
Economic Growth Officer  
Environment and Affordable Warmth  
Planning Development Services  
Green infrastructure and natural environment  
Urban Landscape  
Transport and infrastructure  
Housing  
Design and place  
Land and pollution  
Air quality

### **Working Group (15)**

Spatial Planning x 4  
Environment x 2  
Economic Growth x 3  
Transport infrastructure  
Planning development x 2  
NLP  
Housing x 2

### **Steering Group (6)**

Director of Economic Growth and Development  
Economic Growth & Spatial Development Manager  
Housing Manager  
Planning Development Service Manager  
NLP  
Chief Solicitor – Planning

### **Workshops (43)**

43 individuals including those from the Local Authority, Public Health, Tees Valley Combined Authority, Cleveland Emergency Planning Unit, Catalyst (strategic VCSE body), Stockton and District CAB and Tees Valley Nature Partnership participated over three workshops

**Local Plan Sustainability Appraisal Workshop**

The Eye, Stockton Riverside College, 9.30am – 2.30pm

**Workshop theme: Taylor, Paul**

**Attendees:** (*SBC unless stated*) .....

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09:30 – 09:45	<b>Introduction to the day</b> <ul style="list-style-type: none"><li>- Stockton-on-Tees Local Plan</li><li>- SA and HRA</li><li>- What we've done so far...</li></ul>	
09:45 – 10:00	<b>Things we need to appraise, and how!</b> <ul style="list-style-type: none"><li>- Objectives</li><li>- Policies</li><li>- Reasonable alternatives</li><li>- Methodology</li></ul>	
10:00 – 11:30	<b>Appraisal of draft policies</b> <ul style="list-style-type: none"><li>- 3 groups (see lists)</li></ul>	Group A, B & C
11:30 – 13:00	<b>Appraisal of housing sites being appraised</b> <ul style="list-style-type: none"><li>- 3 groups (see lists)</li></ul>	Group A, B & C
<b>LUNCH ARRIVES AT 12</b>		
13:00 – 14:30	<b>Appraisal of employment sites being appraised</b> <ul style="list-style-type: none"><li>- 3 groups (see list)</li></ul>	Group A, B & C
14:30 – 14:35	<b>Next steps</b> <ul style="list-style-type: none"><li>- Incl. public consultation</li></ul>	Paul

**Additional Information:**



**Appendix 6: Methodology for appraising policies and proposals for 16 SA indicators**

SA objective 1: Enabling sustainable economic growth in Stockton-on-Tees		
<b>Decision Aiding Questions</b>	Will the site/policy: - Provide opportunities for new business to locate in the Borough? Improve the conditions for existing businesses to grow and expand? Support the viability and vitality of town centres or other retail centres? Provide land and/or infrastructure of a type required by business? Promote economic growth? Stimulate the use of local companies, local products and service and provide other forms of community benefit? Encourage innovation entrepreneurship and diversification? Provide financial assistance?	
<b>Extent to which sites can be and have been appraised.</b>	There are a wide and complex variety of factors that influence economic growth. Business productivity, Foreign Direct Investment, skills, innovation, efficient communication and travel infrastructure to name a few. The likely impact of a site or proposal on the local economy is difficult to accurately predict and an element of subjectivity arises when attempting to appraise sites and policies for their economic impact.	
<b>Evidence considered</b>	Local knowledge and anecdotal evidence alongside Local Plan Evidence base	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The site / proposal is likely to have a significant positive impact on the local economy	++
Minor positive impact	The site / proposal is likely to have a positive impact on the local economy	+
Neutral impact	Impact on the local economy is likely to be neutral	0
Range of impacts	A combination of impacts on the economy will result from site or policy and they range from positive to negative.	+ / -
Minor impact	The site / proposal is likely to have a negative impact on the local economy	-
Major impact	The site / proposal is likely to have a significant negative impact on the local economy	--
No relationship	There is no relationship between the policy or proposal and the economic development of the Borough	X
Uncertain	It is not possible to establish effect on local economy	?

SA objective 2 – Supporting development of a sustainable employment market		
<b>Decision Aiding Questions</b>	Will the site/policy: - Increase the number, variety and quality of employment opportunities? Help retain a skilled workforce? Support local companies and help local businesses develop export markets?	
<b>Extent to which sites can be and have been appraised.</b>	There are a wide and complex variety of factors that influence sustainable employment including macro-economic factors such as influences on the global economy. More local drivers include business productivity, Foreign Direct Investment, skills, innovation, and efficient communication and travel infrastructure.. The likely impact of a site or proposal on the rates of employment is difficult to accurately predict and an element of subjectivity arises when attempting to appraise sites and policies for their impact on the local employment market.	
<b>Evidence considered</b>	Local knowledge and anecdotal evidence alongside Local Plan Evidence base. UKCES working futures econometric model. <sup>33</sup>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The proposal is likely to have a significant positive impact on the employment market	++
Minor positive impact	The proposal is likely to have a positive impact on the employment market	+
Neutral impact	The proposal will have a neutral impact on the employment market	0
Range of impacts	The proposal will have positive impacts on some aspects of the employment market but negative impacts on others	+ / -
Minor impact	The proposal is likely to have a negative impact on the employment market	-
Major impact	The proposal is likely to have a significant negative impact on the employment market	--
No relationship	There is no relationship between the proposal and the local employment market.	X
Uncertain	Uncertain effect, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

<sup>33</sup> [UKCES \(2015\) - UK labour market projections: 2014 to 2024](#)

SA objective 3 – Establishing a strong, sustainable base for learning, training and skills		
<b>Decision Aiding Questions</b>	Will the site/policy: - Increase school places? - Improve access to education facilities? - Recognise the need for people to adapt to economic change and retrain where necessary?	
<b>Extent to which sites can be and have been appraised.</b>	Sites have been appraised on their impact on the direct provision of - Education facilities - Opportunities to improve skills and qualifications.  Proposal are not directly appraised on their impact on the demand for school places as there it is not possible to determine how the increased demand on school places will be mitigated by relevant partner organisations.	
<b>Evidence considered</b>	Local knowledge and anecdotal evidence alongside Local Plan Evidence base. UKCES working futures econometric model. <sup>34</sup>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	Likely significant positive effects resulting from direct provision of education facilities or learning/skills opportunities	++
Minor positive impact	Likely positive effects resulting from direct provision of education facilities or learning/skills opportunities	+
Neutral impact	Site has a neutral effect on the provision of skills and training opportunities	0
Range of impacts	+/- Likely negative effects (E.g. loss of education provision) are balanced by positive effects (e.g. alternative/replacement provision)	+ / -
Minor impact	Likely negative effects due to loss of education facilities or Loss of opportunities for training/skills/employment based	-
Major impact	Likely negative effects due to significant loss of education facilities and loss of opportunities for training/skills/employment based	--
No relationship	Policy or site has no relationship with provision of training or skills	X
Uncertain	Provision of education facilities or training/skills opportunities proposed but effects on provision remains uncertain until application received and delivery of provision secured	?

<sup>34</sup> [UKCES \(2015\) - UK labour market projections: 2014 to 2024](#)

SA objective 4 – Increasing sustainable transport options and usage		
<b>Decision Aiding Questions</b>	Will the site/policy: - Reduce the number of travel movements? - Reduce travel distances? - Promote sustainable transport choices as alternatives to the private car? - Take account of transport needs for those with disabilities? Reduce greenhouse gas emissions from transport movements?	
<b>Extent to which sites can be and have been appraised.</b>	Sites have been appraised based on their proximity to local infrastructure and services and scored based on their predicted impact on usage of such infrastructure and services.	
<b>Evidence considered</b>	As a baseline, data on bus journeys <sup>35</sup> and the proportion of the population who walk or cycle <sup>36</sup> was used. A map of public rights of way, cycle paths, bus routes and bus stops using Stockton Borough Council's most up to date GIS shape files was used to show the proximity of these to proposed housing and employment sites.  Sites were then appraised along with local knowledge and anecdotal evidence which assessed the likely impact on sustainable transport usage as a result of development.	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The site is well situated for BOTH active transport network AND Public transport network and usage is likely to increase as a result of development	++
Minor positive impact	The site is well situated for either active transport network or Public transport network and there will be no decline in usage of either as a result of development	+
Neutral impact	Usage of both the public transport and active transport networks is likely to remain the same as a result of development	0
Range of impacts	The site is well situated for use of the active transport network but not for the public transport network or vice versa. Usage may increase in one but decline in the other as a result of development	+ / -
Minor impact	The site is poorly situated for either active transport network or Public transport network and there will be no increase in usage of either as a result of development	-
Major impact	The site is poorly situated for BOTH active transport network AND Public transport network and usage is likely to decrease as a result of development	--
No relationship	There is no relationship between the site/policy and use of the active and public transport networks	X
Uncertain	Impact on use of the public transport and active transport networks is uncertain, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

<sup>35</sup> [Department for Transport \(2016\) – Bus Statistics](#)

<sup>36</sup> [Department for Transport \(2016\) - Local area walking and cycling in England: 2014 to 2015](#)

SA objective 5 – Improving the accessibility and quality of key services and facilities		
<b>Decision Aiding Questions</b>	Will the site/policy: - Improve access and affordability for all to services, essential goods, facilities and education and employment opportunities? - Retain essential local facilities and ensure that physical access to transport, facilities, buildings and public spaces are suitable for those with a disability? Deliver development in sustainable locations? - Increase access for services for existing neighbourhoods?	
<b>Extent to which sites can be and have been appraised.</b>	There is publically available data which shows a location's relative accessibility to key services and facilities. Each sites proximity to services has been considered alongside local knowledge of constraints to accessibility and key services and facilities not covered in the public data.	
<b>Evidence considered</b>	Index of Multiple Deprivation <sup>37</sup> contains an underlying indicator scoring Lower Super Output areas based on geographical accessibility. This assesses the road distances of each LSOA to the nearest G.P., Primary School, Post Office and general store / supermarket.	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The site is situated a <b>very</b> short distance to key services and facilities and is within an LSOA with an IMD score indicating relatively good access.	<b>++</b>
Minor positive impact	The site is situated a short distance to key services and facilities and is within an LSOA with an IMD score indicating relatively good access.	<b>+</b>
Range of impacts	The site is situated with good access to some services and facilities but poor access to others	<b>+ / -</b>
Minor impact	The site is situated a long distance to key services and facilities and is within an LSOA with an IMD score indicating relatively poor access.	<b>-</b>
Major impact	The site is situated a very long distance to key services and facilities and is within an LSOA with a IMD score indicating relatively poor access.	<b>--</b>
No relationship	There is no relationship between the policy / site and accessibility to key services and facilities.	<b>X</b>
Uncertain	Accessibility to key services and facilities is uncertain, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	<b>?</b>

<sup>37</sup> [Department for Communities and Local Government \(2015\) - The English Indices of Deprivation](#)

SA objective 6: Contributing to climate change mitigation through reduction in greenhouse gas emissions		
<b>Decision Aiding Questions</b>	Will the site/policy: <ul style="list-style-type: none"> <li>- Reduce greenhouse gas emissions at source?</li> <li>- Support the generation of renewable energy?</li> <li>- Support the use of clean, low carbon energy efficient technologies?</li> <li>- Assist in reducing greenhouse gas emissions at an alternative location(s)</li> </ul>	
<b>Extent to which sites can be and have been appraised.</b>	Whilst difficult to quantify the emissions that will result from a policy or site general assumptions can be made that a development of housing or employment will result in emissions of CO2 unless these are clearly mitigated.	
<b>Evidence considered</b>	DECC <sup>38</sup> UK CO2 emissions. Anecdotal evidence of site specific factors that relate to climate change.	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The proposal is likely to result in a significant reduction of greenhouse gas emissions	++
Minor positive impact	The proposal is likely to result in a reduction of greenhouse gas emissions	+
Neutral impact	Greenhouse gas emissions are likely to remain the same as a result of the proposal	0
Range of impacts	Some negative and positive impacts on greenhouse gas emissions	+ / -
Minor impact	The proposal is likely to result in an increase of greenhouse gas emissions .	-
Major impact	The proposal is likely to result in a significant increase of greenhouse gas emissions	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Uncertain effect, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

<sup>38</sup> [DECC 2016 - UK local authority and regional carbon dioxide emissions national statistics: 2005-2014](#)

SA objective 7: Adapting to climate change and building resilience		
<b>Decision Aiding Questions</b>	Will the site/policy: Include climate adaptation measures? Guide inappropriate development away from flood risk areas? Minimise flood risk? Take account of a range of extreme climate conditions?	
<b>Extent to which sites can be and have been appraised.</b>	A site which is entirely located in flood zone 1 should be score positively as the plan states developments cannot increase an areas risk of flooding.  Where flood risk identified on part of a site, sites should scored “?”  Sites can be rescored when details of development brief/master plans have been determined.  Other adaptation and mitigation measures come under design/building control and therefore insufficient detail to assess at this stage.	
<b>Evidence considered</b>	Environment agency flooding zones <sup>39</sup> .	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The proposal is likely to result in a significant reduction of flood risk	++
Minor positive impact	The proposal is likely to result in a reduction of flood risk	+
Neutral impact	Greenhouse gas emissions are likely to remain the same as a result of the proposal	0
Range of impacts	Some negative and positive effects on flood risk	+ / -
Minor impact	The proposal is likely to result in increased flood risk	-
Major impact	The proposal is likely to result in significantly increased flood risk	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Uncertain effect, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

<sup>39</sup> [Environment Agency \(2016\) – Flood Map for Planning \(Rivers and Sea\)](#)

SA objective 8: Biodiversity and Geodiversity		
<b>Decision Aiding Questions</b>	<p>Will the site/policy:</p> <ul style="list-style-type: none"> <li>- Protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?</li> <li>- Ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?</li> <li>- Minimise adverse impacts on species and habitats through human activities and development?</li> <li>- Ensure continuity of ecological frameworks such as river corridors, green infrastructure routes, coastal habitats, uplands and woodland to enable free passage of specific habitat dependent species?</li> <li>- Take into account the impacts of climate change on biodiversity?</li> <li>- Protect and/or enhance landscape character</li> </ul>	
<b>Extent to which sites can be and have been appraised.</b>	<p>The location of each site in relation to identified biodiversity resource or protected habitat or species will be considered as well as other biodiversity constraints. Local plan policies will not allow developments that have significant impact on biodiversity.</p> <p>All sites where mitigation is not possible should have been deemed unavailable during creation of the SHLAA. There may be sites which require surveys that result in an uncertain (?) score as an assessment cannot be made until the survey is carried out.</p>	
<b>Evidence considered</b>	<p>Local Plan evidence base including SHLAA, Anecdotal evidence, HRA. Natural England's SSSI information<sup>40</sup> DEFRA "Magic" map<sup>41</sup> in partnership with Historic England, Natural England, Environment Agency, Forestry Commission and Marine Management Organisation</p>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	Proposal would have no significant negative effect on international, regionally or locally important habitats and species	++
Minor positive impact	Proposal would not have significant negative effect on international or regionally important habitats and species but may affect locally important habitats and species.	+
Neutral impact	Neutral effect on biodiversity	0
Range of impacts	Some negative and positive effects biodiversity and geodiversity	+ / -
Minor impact	Overall likely negative effect on interest of local importance. Either within or adjacent to an area of local importance.	-
Major impact	Overall, likely significant negative effect on interests of more than local importance. Either within or adjacent to an area of more than local importance.	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Uncertain effect, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

<sup>40</sup> [Natural England \(2016\) – SSSI information](#)

<sup>41</sup> <http://www.magic.gov.uk/>



SA objective 9: Encouraging high quality design, recognising sense of place, local distinctiveness and heritage		
<b>Decision Aiding Questions</b>	<p>Will the site/policy:</p> <ul style="list-style-type: none"> <li>- Conserve features of historic and archaeological importance?</li> </ul> <p>Ensure that new development is of high quality design and construction and be sympathetic to the character of the built environment?</p> <p>Strengthen local distinctiveness, enhance the public realm and help create a sense of place?</p> <p>Promote adaptive re-use of buildings, sustainable design, sustainable construction, the use of locally sourced materials and low impact operation? Protect designated archaeological sites, heritage features, historic parks and gardens, battlefields and their settings?</p>	
<b>Extent to which sites can be and have been appraised.</b>	<p>Assessments will be made on the effect of each proposal on the area's sense of place and distinctiveness including the impact of development on strategic gaps and distinction between settlements.</p> <p>Appraise developments based on proximity to cultural/built heritage designations:</p> <ul style="list-style-type: none"> <li>- <i>conservation areas</i></li> <li>- <i>historic parks, gardens &amp; their settings,</i></li> <li>- <i>historic landscapes,</i></li> <li>- <i>listed buildings</i></li> <li>- <i>ancient monuments,</i></li> </ul> <p>There is uncertainty around sites where there is potential for archaeological remains as the outcome of any assessments will not be determined until they are carried out.</p>	
<b>Evidence considered</b>	DEFRA "Magic" map <sup>42</sup> in partnership with Historic England, Natural England, Environment Agency, Forestry Commission and Marine Management Organisation Local knowledge.	
<b>Score</b>	<b>Description of impact of objective, policy or scheme</b>	<b>Symbol</b>
Major positive impact	Proposals will maintain and enhance sense of place and distinctiveness and is not located in conservation area, listed building, historic park, garden or designated landscape, designated landscape.	++
Minor positive impact	Proposals will maintain but not necessarily enhance sense of place and distinctiveness and is not located in conservation area, listed building, historic park, garden or designated landscape, designated landscape.	+
Neutral impact	The proposal will have no impact on sense of place, distinctiveness and heritage	0
Range of impacts	May maintain and enhance some elements but negatively impact on others	+ / -
Minor impact	Will neither maintain nor enhance sense of place and distinctiveness. Likely indirect negative effect due to location adjacent to or with visual proximity to in conservation area, listed building, historic park, garden or designated landscape.	-
Major impact	Will neither maintain nor enhance sense of place and distinctiveness. Likely direct significant negative effect due to location in conservation area, listed building, historic park, garden or designated landscape.	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Uncertain at this stage. No archaeological assessment info to inform appraisal.	?

<sup>42</sup> <http://www.magic.gov.uk/>

SA objective 10: Ensuring we protect local air quality		
<b>Decision Aiding Questions</b>	Will the site/policy: - Ensure the local air quality is not adversely affected by pollution / emissions? - Seek to improve air quality where necessary?	
<b>Extent to which sites can be and have been appraised.</b>	It is difficult to determine the extent to which a proposed development will impact on air quality. The scale of site and its location in relation to areas of existing air quality issues can be inferred from anecdotal evidence. Despite policies to mitigate air policy in the plan, the assumption has been made that developments will require construction and result in additional traffic movements that will impact negatively on local air quality so the default position for this measure is a negative scoring.	
<b>Evidence considered</b>	DEFRA air quality monitoring interactive map <sup>43</sup> National Atmospheric emission inventory interactive map <sup>44</sup>	
<b>Score</b>	<b>Description of impact of objective, policy or scheme</b>	<b>Symbol</b>
Major positive Impact	Proposal is likely to have a significant positive impact on air quality	++
Minor positive impact	Proposal is likely to have a positive impact on air quality	+
Neutral impact	Proposal related to air quality but is not likely to change air quality	0
Range of impacts	Some aspects of proposal will have positive impacts on air quality but others will have negative impacts	+ / -
Minor impact	Proposal is likely to have a negative impact on air quality	-
Major impact	Proposal is likely to have a significant negative impact on air quality	--
No relationship	No relationship between proposal and air quality	X
Uncertain	Uncertain at this stage.	?

<sup>43</sup> [DEFRA \(2016\) - Interactive monitoring networks](#)

<sup>44</sup> [National Atmospheric Emission Inventory \(2016\) – UK Emissions Interactive Map](#)

SA objective 11: Ensuring we protect water quality and the availability of water resources		
<b>Decision Aiding Questions</b>	Will the site/policy: - Maintain and , where possible, improve the quality and quantity of all water resources?  - Ensure sustainable drainage systems are widely used? - Lead to the effective management of demand for water, prevent stress on the natural environment and help water users adapt to the impacts of climate change?	
<b>Extent to which sites can be and have been appraised.</b>	In the majority of cases it will be difficult to determine the impact a policy or site will have on water quality at this stage. The current baseline for water availability is a positive one with enough available water to meet any increased demand that results from the implementation of the plans policies and developments.	
<b>Evidence considered</b>	Northumbrian Water - water quality <sup>45</sup> Environment agency – water situation report <sup>46</sup> Environment agency – catchment data explorer <sup>47</sup>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	Proposal is likely to have a significant positive impact on water quality	++
Minor positive impact	Proposal is likely to have a positive impact on water quality	+
Neutral impact	Proposal related to air quality but is not likely to change water quality	0
Range of impacts	Some aspects of proposal will have positive impacts on water quality but others will have negative impacts	+ / -
Minor impact	Proposal is likely to have a negative impact on water quality	-
Major impact	Proposal is likely to have a significant negative impact on water quality	--
No relationship	No relationship between proposal and water quality	X
Uncertain	Uncertain at this stage.	?

<sup>45</sup> [Northumbrian Water \(2016\) – Water quality information](#)

<sup>46</sup> [Environment Agency \(September 2016\) - Water situation report: Yorkshire and north east](#)

<sup>47</sup> [Environment Agency \(Accessed September 2016\) – Catchment Data Explorer](#)

SA objective 12: Minimising waste and increasing the reuse, recycling and recovery of waste materials		
<b>Decision Aiding Questions</b>	Will the site/policy: <ul style="list-style-type: none"> <li>- Minimise the extraction, transport and use of primary minerals and encourage the use of recycled material?</li> <li>- Seek to mitigate negative effects upon air quality and water use through extraction?</li> <li>- Minimise the amounts of industrial, commercial and household waste generated?</li> <li>- Increase re-use, recovery and recycling?</li> <li>- Promote the use of energy recovered from waste?</li> </ul>	
<b>Extent to which sites can be and have been appraised.</b>	Insufficient information to score sites differently at this stage. Objective relates to reduction in household waste which cannot be assessed till detailed development stage. Impacts on waste facilities network can only be determined at detailed application stage. All sites to score “-” as a default based on the assumption that all development will result in an increase in waste produced at it is unlikely 100% of this will be mitigated.	
<b>Evidence considered</b>	Stockton Borough Council Monitoring, local knowledge and anecdotal evidence	
<b>Score</b>	<b>Description of impact of objective, policy or scheme</b>	<b>Symbol</b>
Major positive Impact	Proposal is likely to have a significant positive impact on the management of waste	++
Minor positive impact	Proposal is likely to have a positive impact on the management of waste	+
Neutral impact	Proposal related to air quality but is not likely to change the management of waste	0
Range of impacts	Some aspects of proposal will have positive impacts impact on the management of waste but others will have negative impacts	+ / -
Minor impact	Proposal is likely to have a negative impact on the management of waste	-
Major impact	Proposal is likely to have a significant negative impact on the management of waste	--
No relationship	No relationship between proposal and the management of waste	X
Uncertain	Uncertain at this stage.	?

SA objective 13: Aspiring Communities		
<b>Decision Aiding Questions</b>	Will the site/policy: <ul style="list-style-type: none"> <li>- Enhance the sense of belonging to the Borough</li> <li>- Promote cultural activities</li> <li>- Promote and support cultural and community identity</li> <li>- Encourage social cohesion and help continue valued local traditions</li> <li>- Support the ambitions of young people in communities</li> </ul>	
<b>Extent to which sites can be and have been appraised.</b>	Sites can be appraised as positive if they are large enough or strategic sites and therefore will directly provide community infrastructure.  Sites which have a large economic benefit are likely to score higher as employment and wealth generation is a key mechanism to improving community aspirations.  For smaller sites the degree of access the new and existing residents will have to community services and facilities has been appraised.	
<b>Evidence considered</b>	SHLAA, Local Knowledge, Anecdotal evidence	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	Significant positive effects from: provision of significant new community infrastructure, <b>OR</b> provision of range of housing types in close proximity to a range of high level community infrastructure or employment opportunities, or provision of strategic employment in close proximity to housing and sustainable/active transport	++
Minor positive impact	Significant positive effects from: provision of significant new community infrastructure, <b>OR</b> provision of range of housing types in close proximity to a range of high level community infrastructure or employment opportunities, or provision of strategic employment in close proximity to housing and sustainable/active transport	+
Neutral impact	Neutral effect on aspirations of the community	0
Range of impacts	Some likely positive effects arising from contribution to social inclusion & equality from provision proposed <b>BUT</b> also some likely negative effects due to location in relation to sustainable transport and employment opportunities	+ / -
Minor impact	Likely negative effects due to: poor location in relation to sustainable transport and employment opportunities or lack of opportunities to provide necessary supporting community infrastructure <b>OR</b> limited opportunities to provide a range of housing types	-
Major impact	Likely significant negative effects due to: poor location in relation to sustainable transport and employment opportunities and/or lack of opportunities to provide necessary supporting community infrastructure <b>AND/OR</b> limited opportunities to provide a range of housing types	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Uncertain relationship, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

SA objective 14: Housing		
<b>Decision Aiding Questions</b>	Will the site/policy: - Reduce Homelessness? - Help meet local housing need by ensuring that good quality, resource efficient, affordable housing with reduced environmental impact is available to all? - Address fuel poverty and support affordable warmth? Promote sustainable construction and low carbon design?	
<b>Extent to which sites can be and have been appraised.</b>	As all sites meet housing need to some extent, housing sites are instead appraised on their strategic fit, the scale to which they meet housing need and any relevant constraints to development	
<b>Evidence considered</b>	- SHMA to identify housing need - SHLAA to identify information on housing site, timescales and constraints Anecdotal evidence and insight from relevant colleagues Index of Multiple Deprivation – Barriers to housing domain <sup>48</sup>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	The site/policy will result in housing need being met significantly	++
Minor positive impact	The site/policy will result in housing need being met but not significantly	+
Range of impacts	The site site/policy will have both positive and negative impacts on housing need	+ / -
Minor impact	The site / policy will have negative impacts on housing need	-
Major impact	The site / policy will have significant negative impact on housing need	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Uncertain relationship, or is dependent on the way in which the aspect is managed, or insufficient information available for assessment	?

<sup>48</sup> [Department for Communities and Local Government \(2015\) - The English Indices of Deprivation](#)

SA objective 15: Health and Wellbeing		
<b>Decision Aiding Questions</b>	Will the site/policy: - ensure all members of society have access to the health care that they require? - Reduce health inequalities within society? - Help improve quality of life?	
<b>Extent to which sites can be and have been appraised.</b>	There are many factors that impact on the health of new and existing residents. Access to services, facilities, opportunities for active travel, access to natural green space all have positive health benefits. Economic benefits of development and employment opportunities also have a direct impact on health. Negative impacts on health include reduction in accessibility to green space and service, increased pollution and isolation. These are applicable to all proposals.	
<b>Evidence considered</b>	Anecdotal evidence, Public Health England data <sup>49</sup> , Index of Multiple Deprivation Health domain <sup>50</sup>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	Proposal has a significant positive effect on <b>ALL</b> elements of a healthy lifestyle	<b>++</b>
Minor positive impact	Proposal has a positive effect on <b>SOME</b> elements of a healthy lifestyle	<b>+</b>
Neutral impact	Proposal has neutral effect on healthy lifestyles	<b>0</b>
Range of impacts	Proposal has positive effect on <b>SOME</b> elements of a healthy lifestyle but has a negative effect on others ( <i>e.g. provides new green space but is located in area detached from sustainable travel</i> )	<b>+ / -</b>
Minor impact	Proposal has a negative effect on <b>SOME</b> elements of a healthy lifestyle	<b>-</b>
Major impact	Proposal has a negative effect on <b>ALL</b> elements of a healthy lifestyle	<b>--</b>
No relationship	No clear relationship or is not applicable in this instance	<b>X</b>
Uncertain	Effect on healthy lifestyles is uncertain	<b>?</b>

<sup>49</sup> [Public Health England \(Accessed September 2016\) – Public Health Outcomes Framework Tool](#)

<sup>50</sup> [Department for Communities and Local Government \(2015\) - The English Indices of Deprivation](#)

SA objective 16: Community Aspirations		
<b>Decision Aiding Questions</b>	Will the site/policy: - create a healthy and safe working and living environment with low rates of crime and disorder? - Contribute to reducing crime and the fear of crime? - Creating strong and cohesive communities	
<b>Extent to which sites can be and have been appraised.</b>	16: Impact of housing on community safety and cohesion difficult to determine at this stage and is dependent on design and the extent to which increased demand for services is mitigated.  All sites should therefore be scores a “?” unless detailed designs exist for the site or the proposal is aiming to regenerate an area with high crime rates in which case a “+” should be scored.	
<b>Evidence considered</b>	Anecdotal evidence, current crime rates <sup>51</sup> in surrounding areas, DCLG Index of Multiple Deprivation Crime domain. <sup>52</sup>	
Score	Description of impact of objective, policy or scheme	Symbol
Major positive Impact	Proposal has a significant positive effect on community safety and community cohesion	++
Minor positive impact	Proposal has a positive effect on community safety and/or community cohesion	+
Neutral impact	Proposal has neutral effect on community safety and community cohesion	0
Range of impacts	Proposal has a range of impacts on community safety and cohesion, some of which are positive and some of which are negative	+ / -
Minor impact	Proposal has a negative impact on community safety and/or community	-
Major impact	Proposal has a significant negative impact on community safety and community cohesion	--
No relationship	No clear relationship or is not applicable in this instance	X
Uncertain	Effect on healthy lifestyles is uncertain	?

<sup>51</sup> <https://www.police.uk/>

<sup>52</sup> [Department for Communities and Local Government \(2015\) - The English Indices of Deprivation](#)



**Appendix 7: Revised set of indicators after scoping stage**

These indicators represent those that will form part of the AMR to assess direction of travel on sustainability.

Ref.	Sustainability objective	Indicators	Baseline status	Source
<b>ECONOMIC</b>				
SA1	Enabling sustainable economic growth in Stockton-on-Tees	<b>Gross Value Added (Income Approach)</b>	Stockton had GVA of £3.89 Billion in 2014. Growth of 5.5% from the previous year. GVA per head is £19,969 which is higher than regional but lower than nation figures.	ONS GVA by Local Authority (2015)
		<b>Number of Businesses</b>	Stockton had 5,260 active enterprises in 2015 up from 4,675 the previous year	Inter-departmental Business Register (ONS)
		<b>Gross Weekly Pay (Full Time)</b>	Residents in Stockton who worked full time had an average wage of £502.50 in 2015, down from £506.90 the previous year. This is higher than the regional but lower than the national average	Annual Survey of Hours and Earnings (ONS 2015)
SA2	Supporting the development of a sustainable employment market	<b>Residents in Employment</b>	73.6% of people aged 16-64 are in employment in Stockton up from 70.3% for the same period a year previously. This is slightly lower than the national average but higher than the regional average.	ONS Annual Population Survey (Year ending December 2015)

Ref.	Sustainability objective	Indicators	Baseline status	Source
		<b>People without a Job</b>	There are approximately 7,200 people unemployed (without a job but actively seeking work) which is down by 1000 from the previous year. This is slightly lower than regionally but higher than nationally. There are also 25,600 working age people who are out of work but not actively seeking it (e.g. retired, sick, student, looking after family) though 7,200 "want a job" . These economically inactive people make up 21.1% of working age people which is lower than regionally and nationally though the proportion of "want a jobs" is higher.	ONS Annual Population Survey (Year ending December 2015)
		<b>Number of net new company registrations</b>	279 net new active companies registered with Companies House (Feb - Dec 2015)	
SA3	Establishing a strong, sustainable base for learning, training and skills	<b>Percentage of GCSE students achieving 5 A*-C including English and Maths</b>	59.3% up from 55.3% the previous year. Higher than the regional and national average	Department for education Revised GCSE and equivalent results in England: 2014 to 2015
		<b>Percentage of 16-18 year olds who are NEET</b>	6.6% in 2015 down from 9% the previous year. Though higher than the regional and national average, Stockton has one of the lowest rate of "not knowns" in the country for NEET status.	Department for Education NEET data by local authority (2015)
		<b>Residents qualified to NVQ level 4+ (Degree Level)</b>	35.4% up from 34% the previous year. This is higher than the regional average but lower than nationally.	ONS Annual Population Survey (Year ending December 2015)

Ref.	Sustainability objective	Indicators	Baseline status	Source
		<b>Residents with no Qualifications</b>	9.8% up from 8.8% the previous year (though the long term trend is downward). This is lower than the regional average but higher than nationally.	ONS Annual Population Survey (Year ending December 2015)
SA4	Increasing sustainable transport options and usage	<b>Passenger Journeys on local bus services</b>	8.7 million in 2014/15 down from 8.8 million the previous year. This is lower per capita than the North East and England	Department for Transport - Local Bus Passenger Journeys
		<b>Entries &amp; Exits at Local Rail Stations</b>	Eaglescliffe (195,264) Thornaby (592,300) Yarm (125,640) and Billingham (75,980) saw an increase in passenger numbers in 2014/15 compared to the previous year. Stockton (72,906) saw a decline.	Office for Road and Rail - Estimation of station usage (2015)
		<b>Proportion of residents who do any walking or cycling at least once a month</b>	83.8% of Stockton residents walk or cycle at least an hour a month. This is lower than the regional and national average	Department for Transport - Walking and Cycling statistics (2015)
SA5	Improving the accessibility and quality of key services and facilities	<b>Households with good access to key services and work</b>	The England 2011 level for England is provided as 100 for an index. Stockton's figure in 2013 was 97 down from 99 in 2011.	Department for Transport (2015)
		<b>SBC services with highest satisfaction</b>	Refuse Collection 90% Street Lighting - 85% Schools - 84%	Ipsos MORI Residents Survey (2015)
		<b>SBC services with lowest satisfaction</b>	Road Repairs & Maintenance - 41% Pavement Maintenance - 40% Support for the Elderly - 27%	Ipsos MORI Residents Survey (2015)

Ref.	Sustainability objective	Indicators	Baseline status	Source
<b>ENVIRONMENT</b>				
SA6	Contributing to climate change mitigation through reduction in greenhouse gas emissions	<b>Greenhouse gas emissions from Local Authority operations</b>	Total net emissions of CO2e from Stockton-on-Tees Borough Council activity in 2015/16 was 24,391 tonnes, a 7.8% reduction on 2014/15 levels (26,459 tonnes)	SBC Greenhouse Gas Emissions Report 2015/16 - Paul Taylor
		<b>Per capita emissions in the Local Authority Area</b>	Stockton-on-Tees per capita emissions were 0.298 tonnes of CO2e in 2015/16, a 9.8% reduction on 0.330 tonnes in 2014/15	SBC Greenhouse Gas Emissions Report 2015/16
		<b>Borough wide greenhouse emissions per annum</b>	Total emissions from Stockton Borough in 2014 were 2,654,900 tonnes of CO2e compared to 3,173,100 tonnes of CO2e in 2013, a reduction of 16.3% .	DECC 2005 to 2014 UK local and regional CO2 emissions: statistical release 30/06/16
SA7	Adapting to climate change and building resilience	<b>Change in area covered by buildings within river / coastal flood risk categories and in areas susceptible to surface water flooding, compared with change in area of buildings across the locality as a whole</b>	Decrease of 8.2% in Stockton-on-Tees between 2001 and 2011	Arup (2011) for Climate Change Committee – Adaptation Sub-Committee
SA8	Protecting and enhancing biodiversity and geodiversity	<b>Local Wildlife Sites and Geological Sites in positive management</b>	March 2016 - Of 56 LW & GS 32 were known to be in positive conservation management	SBC
		<b>SSSI in "Favourable" Condition</b>	Stockton Borough has 5 designated SSSI's only one Whiton Bridge has a Natural England classification as 100% "Favourable"	Natural England
		<b>Satisfaction with the quality of parks and open spaces in the Borough</b>	78% are satisfied with the quality of parks and open spaces in the Borough	IPSOS Mori Residents Survey 2015

Ref.	Sustainability objective	Indicators	Baseline status	Source
SA9	Encouraging high quality design, recognising sense of place, local distinctiveness and heritage	<b>Listed Buildings</b>	572 listed buildings; including 7 Grade I buildings, and 40 Grade II* buildings	SBC
		<b>Conservation Areas</b>	There are 11 Conservation Areas across Stockton Borough covering Cowpen Bewley, Billingham Green, Hartburn, Norton Green, Stockton Town Centre, Bute Street, Eggescliffe, Eggescliffe & Preston, Yarm, and Thornaby Green	SBC
		<b>Registered Historic Parks and Gardens</b>	There are two Registered Historic Parks and Gardens, Wynyard Park and Ropner Park	SBC
SA10	Ensuring we protect local air quality	<b>Annual Mean Concentration of NO<sub>2</sub></b>	Eggescliffe AURN - 16.2ug/m <sup>3</sup> Billingham AURN - 21.8ug/m <sup>3</sup>	SBC
		<b>Annual Mean Concentration of PM<sub>10</sub></b>	Eggescliffe AURN - 16.6ug/m <sup>3</sup> AURN - 17.1ug/m <sup>3</sup> Billingham	SBC
		<b>Number of days exceedances of 8 hour running mean target (100 ug/m<sup>3</sup>)</b>	Eggescliffe 11 days in 2014 up from 2 in 2013	SBC
SA11	Ensuring we protect water quality and the availability of water resources	<b>Overall Drinking Water Quality</b>	Northumbrian Water met 99.95 compliance standard for overall drinking water quality in 2014	Report of the Chief Inspector of Drinking Water - July 2015
		<b>Classification of water bodies</b>	The Environment agencies classified 3 water bodies that flow through the borough as bad in 2014 with 2 as poor and 4 as moderate. 2 of the 9 water bodies had a lower classification than the previous year	Environment agency catchment data explorer

Ref.	Sustainability objective	Indicators	Baseline status	Source
SA12	Minimising waste and increasing the reuse, recycling and recovery of waste materials	<b>Percentage of Household waste sent for reuse, recycling and composting</b>	Outturn achieved 25.82% against a target of >30%	Statistics on waste managed by local authorities in England in 2015/16 - SBC and DEFRA
		<b>Percentage of household waste sent to landfill</b>	Outturn 7.94% against a target of <5%	Statistics on waste managed by local authorities in England in 2015/16 - SBC and DEFRA
		<b>Percentage of household waste used to recover heat, power and other energy (EFW)</b>	Outturn 65% against a target of 65%	Statistics on waste managed by local authorities in England in 2015/16 - SBC and DEFRA
<b>SOCIAL</b>				
SA13	Empowering and support high aspirations in communities	<b>Sense of belonging to the local area/Borough as a whole</b>	77% feel they belong to their local area	IPSOS Mori residents Survey 2015
		<b>Satisfaction with the local area as a place to live</b>	87% are satisfied with their area as a place to live	IPSOS Mori residents Survey 2015
		<b>People in the local area pull together to improve the local area</b>	44% of respondents agree that people in this local area pull together to improve the local area	IPSOS Mori residents Survey 2015
SA14	Meeting the current and future housing needs of the Borough	<b>Net additional homes provided</b>	Net additional homes at Q4 2015/16 is 364 against a target of 530	SBC Corporate Monitoring - EH200
		<b>Number of affordable homes delivered (gross)</b>	Gross affordable homes at 2015/16 is 120 against a target of 100	SBC Corporate Monitoring - EH201
		<b>Number of empty homes brought back into use</b>	85 empty properties have been brought back into use during 2015/16 against a target of 100	SBC Corporate Monitoring - EH202

Ref.	Sustainability objective	Indicators	Baseline status	Source
SA15	Improving health and well-being, and supporting the reduction in public health inequalities	<b>Life Expectancy at birth</b>	Males (78.4) Females (82.3)	Public Health England - Stockton-on-Tees Health Profile 2015
		<b>Health Inequalities</b>	Life expectancy is 17.3 years lower for men and 11.4 years lower for women in the most deprived areas compared to the least deprived areas.	Public Health England - Stockton-on-Tees Health Profile 2015
		<b>Moderate intensity exercise per week (recommended 150 minutes)</b>	150 minutes or more - 47% Less than 150 minutes - 53% Less than an hour - 22%	IPSOS Mori Residents Survey 2015
SA16	Creating safer communities	<b>Overall Crime Rate per 1000 head of population</b>	69.7 crimes per 1000 head of population were recorded during 2015/16 against a target of <59	SBC Corporate Monitoring - CS100
		<b>Criminal Damage &amp; Arson</b>	2,203 incidents of criminal damage and arson were recorded during 2015/16 against a target of <2111	SBC Corporate Monitoring - CS101
		<b>Anti-Social Behaviour</b>	12,036 incidents of ASB were recorded during 2015/16 against a target of <12,497	SBC Corporate Monitoring - CS107

## **Appendix 8: Full list of policies in draft Local Plan**

### **Strategic Policies**

SD2 Strategic Development Needs  
SD3 Housing Strategy  
SD4 Economic Growth Strategy  
SD5 Environment and Climate Change Strategy  
SD6 Transport and Infrastructure Strategy  
SD7 Infrastructure Delivery and Viability  
SD 8 Sustainable Design Principles

### **Housing**

H1 Housing Commitments and locations  
H2 West Stockton Strategic Urban Extension  
H3 Wynyard  
H4 Meeting Housing Needs  
H5 Gypsy and Traveller Accommodation

### **Economic Growth**

EG1 Strategic Growth Sites  
EG2 Managing Town Centres  
EG3 Protecting Town Centres  
EG4 North Tees and Billingham  
EG5 Durham Tees Valley Airport  
EG6 Small Scale Convenience Facilities  
EG7 Food and Drink  
EG8 Farm Diversification & Horticultural Nurseries  
EG9 Agricultural, Forestry and Other Rural Based Enterprise Dwellings

### **Transport and Infrastructure**

TI1 Transport Infrastructure  
TI2 Community Infrastructure  
TI3 Communications Infrastructure

### **Environment and Climate Change**

ENV1 Energy Efficiency  
ENV2 Renewable and Low Carbon Energy Generation  
ENV 3 Decentralised energy generation and supply  
ENV4 - Reducing and Mitigating Flood Risk  
ENV5 Preserve, protect and enhance biodiversity and geodiversity  
ENV6 Green Infrastructure and ecological networks  
ENV7 Ground, Air and Water Quality  
HE1 Conservation and Enjoyment of the Historic Environment  
HE2 Conserving and Enhancing Stockton's Heritage Assets  
HE3 Stockton & Darlington Railway



**Appendix 9: Justification of scoring on policies**

Appraisal of draft Local Plan policies	Draft Local Plan policies																																		
	Strategic Development Strategy								Housing					Economic growth								Transport and Infrastructure			Environment and climate change										
	SD 1 Presumption in favour of sustainable development	SD2 Strategic Development Needs	SD3 Housing Strategy	SD4 Economic Growth Strategy	SD5 Environment and Climate Change Strategy	SD6 Transport and Infrastructure Strategy	SD7 Infrastructure Delivery and Viability	SD 8 Sustainable Design Principles	H1 Housing Commitments and locations	H2 West Stockton Strategic Urban Extension	H3 Wynyard	H4 Meeting Housing Needs	H5 Gypsy and Traveller Accommodation	EG1 Strategic Growth Sites	EG2 Managing Town Centres	EG3 Protecting Town Centres	EG4 North Tees and Billingham	EG5 Durham Tees Valley Airport	EG6 Small Scale Convenience Facilities	EG7 Farm Diversification & Horticultural Nurseries	EG8 Agricultural, Forestry and Other Rural Based Enterprise Dwellings	T11 Transport Infrastructure	T12 Community Infrastructure	T13 Communications Infrastructure	ENV1 Energy Efficiency	ENV2 Renewable and Low Carbon Energy Generation	ENV 3 Decentralised energy generation and supply	ENV4 - Reducing and Mitigating Flood Risk	ENV5 Preserve, protect and enhance biodiversity and geodiversity	ENV6 Green Infrastructure and ecological networks	ENV7 Ground, Air and Water Quality	HE1 Conservation and Enjoyment of the Historic Environment	HE2 Conserving and Enhancing Stockton's Heritage Assets	HE3 Stockton & Darlington Railway	
1. Economic growth			+	+	+/-	+	+	+/-	+	+	++	+	X	++	++	++	++	++	++	++	++	++	+/-	++	+/-	+	+	+	+/-	+/-	+/-	+/-	+/-	0	
2. Employment			+	+	+/-	+	X	+/-	+	+	+	+	X	+	+	+	+	+	+	++	++	+/-	++	+/-	+	+	+	+/-	+/-	+/-	+/-	+/-	0		
3. Learning and skills			?	?	?	+	?	?	?	+	+	?	X	?	?	?	?	?	?	?	+	++	X	X	?	?	X	X	X	X	+	+	X	+	X
4. Sustainable transport			+/-	+/-	?	++	?	0	+/-	?	0	+/-	X	X	?	+	X	X	0	X	X	++	X	X	X	X	X	0	X	+	X	0	0	0	
5. Accessibility of key services			+/-	+/-	+	++	?	X	+/-	+	+/-	+/-	X	+/-	+	+	X	+	++	X	X	++	++	+	X	?	+	0	+	++	X	+	+	+	
6. Climate change mitigation			+/-	+/-	+	+/-	X	+/-	+/-	-	+/-	X	X	+	+	-	-	X	X	X	+/-	0	X	++	++	++	0	+	+	+	+	X	X	0	
7. Climate adaptation and resilience			+/-	X	+	X	X	X	+/-	+/-	+/-	+/-	?	X	X	X	-	0	X	X	X	X	0	X	+	+	+	++	+	+	X	X	X	0	
8. Biodiversity and geodiversity			+/-	+/-	+	0	X	+	+/-	0	?	0	0	+/-	+	+	?	?	X	X	X	0	0	X	X	+	+	X	++	+	+	+	X	X	0
9. Design, place and heritage			++	+/-	++	0	X	++	+/-	+	+	+/-	?	+/-	+	+	X	?	+	X	X	?	+	+	X	+	?	X	+	++	X	++	++	+	
10. Air quality			+/-	+/-	?	+	X	?	-	-	-	-	0	+/-	X	X	-	-	X	X	X	+/-	0	X	++	++	+	X	+	+	+	+	X	X	0
11. Water quality and availability			+	?	?	0	X	?	0	0	0	0	?	X	X	?	0	X	X	X	0	0	X	0	X	+	+	+	+	+	+	X	X	X	0
12. Waste management			?	?	?	X	X	+	?	?	?	?	?	?	X	X	?	-	X	X	X	X	X	X	X	X	++	X	0	0	X	X	X	X	0
13. Aspirations in communities			++	+	+	+	?	0	+/-	+	+	0	+	+	+	+	+	+	+	X	X	++	++	++	X	?	+	0	+	+	+	+	0	0	0
14. Housing			++	+/-	+/-	X	0	-	++	++	+	++	+	X	X	X	X	X	X	X	+	X	X	?	0	0	+	+	+	+	X	X	X	X	
15. Health and well-being			+	+	++	++	?	+	+	?	?	+	X	+	+	+	+	X	+	X	X	+/-	++	+	+	+	+	0	+	+	++	+	+	0	
16. Safer communities			?	X	+/-	?	?	+	?	?	?	?	?	+	+	X	X	+	X	X	?	?	+	X	?	+	X	X	X	+	+	+	+	+	

The following comments set out the rationale behind scoring decisions where local plan policies were scored against sustainability objectives. They are based on information from a range of sources including the local plan evidence base, publically available official statistics, local knowledge, anecdotal evidence and comments provided from stakeholders during 3 workshops which informed the appraisal process.

Although every policy has been scored for every sustainability objective not every score is justified with a comment in this section. Scores where no clear relationship has been found are self-explanatory in most cases. Other scores have not been justified when it is assumed the relationship between the policy and the objective is clear enough that a reader should be able to infer from the names of the policies the justification for the score. For example, policies EG1-EG8 are policies associated with economic growth and their positive scoring for Sustainability objectives associated with “economic growth” (SA1) and “employment” (SA2).

Where relationships are perhaps not as clear and invoked discussion at the workshops (which decided on the methodology and scoring of the policies) comments are provided below. The scores relate to the difference between what is likely to happen if the policy and plan were adopted compared to what is likely to happen if the policy and plan were not adopted.

These comments refer an earlier draft of the local plan which had not yet benefitted from the feedback from the SA workshops. As a result some comments and scoring reflects a position before a policy was refined and not the current position.

Policy	Justification of Scoring	Summary of policies appraisal
<b>SD 1 Presumption in favour of sustainable development</b>		
<b>SD2 Strategic Development Needs</b>		
<b>SD3 Housing Strategy</b>	#1 - Housing development will have economic benefits to the area #2 - Housing developments with create employment opportunities #3 - Potential for housing strategy to have positive impact on skills but current wording and local plan in general is not explicit in how this will be achieved. #4,5,6,7,8 and 10 - policy covers a range of housing sites where the impact on these SA objectives may be positive or negative depending on site #9 – Wording of policy does not mention design but other policies (e.g. SD8) will result in positive impact #11 – Water availability is good and though not directly referenced other policies	This policy seeks to identify a high level strategy to meet the housing needs of the Borough. By nature it will result in economic and social benefits, particularly in the context of other policies which aim to maximise the local benefit of housing development. The environmental impacts of the implementation of the policy are complex as it covers a range of housing sites with varying local characteristics. As a result many environmental SA objectives have been scored

	<p>(e.g. ENV7) should improve quality                  #12 – impact on waste cannot be determined at this stage                  #13 – Housing provision is a fundamental driver of community environment                  #15 – Housing security seen as a driver of health and wellbeing                  #16 – Dependant on design, development of sites and effectiveness of things like S106 agreements</p>	<p>as having both positive and negative impacts.</p>
<p><b>SD4 Economic Growth Strategy</b></p>	<p>#3 - Potential for growth strategy to have positive impact on skills but current wording and local plan in general is not explicit in how this will be achieved.                  #4,5,9 and 10 – Strategy outlines a range of strategic sites of which some are more positive and some are more negative in terms of these sustainability objectives                  #6 - Reuse of land, directing development to appropriate and strategic locations can have a positive impact on CO2 emissions compared to the alternative. Economic growth in general though does result in increased CO2                  #8 - Policy both references the need to protect areas of biodiversity but also directs development to sites that may impact on them.                  #11 and 12 – Impact on water quality and waste difficult to determine at this stage                  #13 – Economic development provides an environment where communities can thrive                  # 14 – Employment growth can increase demand for housing and success of housing market but can also add to shortages                  # 15 – Employment directly related to improved health and wellbeing</p>	<p>This policy identifies a high level strategy to support sustainable economic growth which the council is committed to achieving. Economic growth has obvious positives for economic objectives but can also be a mechanism to improving social objectives. Similar to SD3 the policy covers a range of sites with varying local characteristics and as a result many environmental SA objectives have been scored as both positive and negative.</p>
<p><b>SD5 Environment and Climate Change Strategy</b></p>	<p>#1 and 2 – Positives for economy such as district heat and low carbon / renewables however adherence to environmental policy may result in constraints for businesses and housing developers or add cost that is negative to economy.                  #3 - Potential for growth strategy to have positive impact on skills but current wording and local plan in general is not explicit in how this will be achieved.                  #4 – Policy currently does not mention sustainable transport                  #5 – Enhancement of green infrastructure is seen as a facility made more accessible</p>	<p>This policy is a high level strategy to support the environment and limit and mitigate the impacts of climate change. As a result, environmental objectives are deemed as mainly positive though objectives around air and water quality alongside waste management have been deemed “uncertain” as impact can only really be determined after development.</p>

	<p># 6,7,8 and 9 – Environmental policy by nature addresses these environmental objectives                  #10, 11 and 12 – Not explicit how air and water quality and waste will be enhanced or mitigated against                  # 13 – A nicer environment improves the image of the Borough and increases the capacity for communities to succeed.                  # 14 - Whilst the policy improves the environment and makes the area more attractive for housing it also can create a barrier for development and increase the costs for businesses and house builders                  #15 – There is a clear relationship between access to green space and improved health and wellbeing                  #16 - Whilst there are clear positives surrounding the importance of green infrastructure and the environment to community cohesion (providing a sense of place and improving areas image) there are also potential negative impacts around the safety of greener locations. They can be perceived at night to be intimidating and are less serviced by lighting and CCTV than urban areas.                  (Change from + to +- after input from group)</p>	<p>Economic and Social objectives vary in their scores with a mixture of positives and negatives.                  Environmental protection is seemed as a key mechanism to enhance green space, itself a key service which requires accessibility to drive positive health/ wellbeing and sense of local identity and community. This can have economic benefits and make the area attractive place to live and work though adhering to environmental policy may add a cost to business and housing developers which has a negative impact on housing provisions and economic and employment growth.</p> <p>The policy does not provide information on sustainable transport so cannot be appraised accordingly.</p>
<p><b>SD6 Transport and Infrastructure Strategy</b></p>	<p>#1 and 2 – Good transport infrastructure is a driver of economic and employment growth                  #3 – Policy outlines support for expansion and delivery of education and training facilities                  # 6 – Whilst aiming to improve sustainable transport network the policy also wishes to enhance the road transport network which may lead to increased CO2.                  #10 – Enhancement of sustainable transport network will improve air quality                  #13 – policy addresses delivery of community infrastructure                  #15 – Policy supports proposal to provide and improve health facilities                  # 16 – Difficult to determine whether policy will support safer, stronger communities at this stage</p>	<p>The policy provides a high level strategy on the provision of transport and infrastructure. The former having obvious benefits for economic objectives and the latter being appraised positively for social objectives. There is little relationship between this policy and environmental objectives with the exception of the focus on sustainable transport which is deemed positive for climate change mitigation and air quality.</p>
<p><b>SD7 Infrastructure Delivery and Viability</b></p>	<p>#3,4,5,13,15 and 16 – Policies implementation can have varied outcomes for these SA objectives which are impossible to determine at this time</p>	<p>This policy outlines how infrastructure provision which may improve a range of economic and social SA objectives may be achieved and also how their provision may be limited if deemed to be economically</p>

		unviable. At this time it is impossible to appraise the sustainability of this policy as its implementation will have varied consequences and is dependent on negotiations.
<b>SD 8 Sustainable Design Principles</b>	<p>#1 and 2 – Added cost associated with adhering to policy may negatively impact on economy and employment however it results in attractive. High standard development which in the long term make the area an attractive place to live and work which has economic benefit.</p> <p>#8 – Policy will ensure developments are mindful of biodiversity</p> <p>#12 – Policy outlines development must have recycling and waste storage facilities</p> <p># 14 - The added cost of housing adhering to policy may reduce provision</p> <p>#15 – policy is mindful of public safety and therefore health</p> <p>#16 – Policy is mindful of establish a strong, safe and crime free place to live</p>	Adherence to this policy may provide an added cost to businesses and housing developer that could be seen as negative to objectives associated with economic, employment and housing. There are clear positives with its implementation, particularly those around place, heritage, community and health.
<b>H1 Housing Commitments and Locations</b>	<p>#1 - Housing development will have economic benefits to the area</p> <p>#2 - Housing developments with create employment opportunities</p> <p>#3 - Policy does not mention skills provision and difficult to determine its implementations impact on skills</p> <p>#4,5,6,7, 8 9,13 and 16 Policy applies to a range of housing sites some of which will be positive and some negative in relation to sustainable transport / accessibility / climate change / flood risk, biodiversity, local distinctiveness, community aspirations and community strength and safety</p> <p>#10 - Construction of housing sites and increased car use and traffic likely to negatively impact air quality</p> <p>#12 - Impact of policy on waste cannot be determined at this stage</p> <p>#15 – housing security linked to health and wellbeing</p>	<p>Policy identifies various housing commitments and allocations which are likely to have economic and employment benefits as well as addressing housing need which benefits wellbeing.</p> <p>Sites vary in their local characteristic therefore the policy scores both positively and negatively for the majority of SA objectives .</p>
<b>H2 West Stockton Strategic Urban Extension</b>	<p>#1 - Housing development will have economic benefits to the area</p> <p>#2 - Housing developments with create employment opportunities</p> <p>#3 – Housing development includes the provision of school places</p> <p>#4 – Parts of site close to existing sustainable transport infrastructure, unable to determine extra provision needed yet</p> <p>#5 – Community infrastructure and school provided in master plan. Close to key services and facilities</p>	This policy covers a specific site that significantly addresses a need for housing and has clear economic and employment benefits. Provision of community infrastructure and school places mean that SA objectives associated with health and community are positive. Some objectives are impossible to determine such as the level to which health facilities and

	<p>#6 - Site is likely to increase CO2 emissions but will result in less traffic movements than other sites                  #7 – Low flood risk                  #8 – Site has low ecological value                  #9 – Urban extension so does which with policy SD8 should have positive design                  #10 - Construction of housing sites and increased car use and traffic likely to negatively impact air quality                  #12 - Impact of policy on waste cannot be determined at this stage.                  #13 – Masterplanning and community infrastructure provision should create environment in which community can prosper                  # 14 – Large scale housing development significantly addresses need                  #15 – housing security linked to health and wellbeing                  #16 – Tensions may arise with neighbouring community and community identity may not be strong though policies should mitigate this. Sense of community and safety difficult to determine at this stage.</p>	<p>infrastructure will impact on health, community strength and safety. The site is deemed to have a likely negative impact on air quality.</p>
<p><b>H3 Wynyard</b></p>	<p>#1 - Housing development will have significant economic benefits to the area due to increased likelihood this particular development will attract people from outside the local housing market area.                  #2 - Housing developments with create employment opportunities                  #3 – Housing development includes the provision of school places                  #4 – Poor links to existing infrastructure but development likely to have high rates of car ownership and unlikely to be a high need                  #5 – Community infrastructure and school provided in master plan. Not close to other key services and facilities                  #6 - Site is likely to increase CO2 emissions and will also result in increased traffic movements                  #7 – Low flood risk                  #8 - ? Adjacent to site of nature conservation interest                  #9 – with policy SD8 should have positive design                  #10 - Construction of housing sites and increased car use and traffic likely to negatively impact air quality                  #12 - Impact of policy on waste cannot be determined at this stage.                  #13 – Masterplanning and community infrastructure provision should create</p>	<p>This policy covers a specific site that significantly addresses a need for housing and has clear economic and employment benefits. Provision of community infrastructure and school places mean that SA objectives associated with health and community are positive. Some objectives are impossible to determine such as the level to which health facilities and infrastructure will impact on health, community strength and safety. With the site near a site of nature conservation interest SA8 is also difficult to appraise. The site is deemed to have a likely negative impact on air quality.</p>

	<p>environment in which community can prosper</p> <p># 14 – Large scale housing development significantly addresses need though concerns around provision of affordable housing</p> <p>#15 – housing security linked to health and wellbeing</p> <p>#16 – Site may be isolated and without a strong sense of community though infrastructure may mitigate this. Sense of community and safety difficult to determine at this stage.</p>	
<p><b>H4 Meeting Housing Needs</b></p>	<p>#1 - Housing development will have economic benefits to the area .</p> <p>#2 - Housing developments with create employment opportunities</p> <p>#3 - Policy does not mention skills provision and difficult to determine its implementations impact on skills</p> <p>#4,5,6,7, 8 9,13 and 16 Policy applies to a range of housing sites some of which will be positive and some negative in relation to sustainable transport / accessibility / climate change / flood risk, biodiversity, local distinctiveness, community aspirations and community strength and safety</p> <p>#10 - Construction of housing sites and increased car use and traffic likely to negatively impact air quality</p> <p>#12 - Impact of policy on waste cannot be determined at this stage.</p> <p>#15 – housing security linked to health and wellbeing</p>	<p>Policy identifies strategy to address housing need which has clear for sustainability objectives relating to economy employment, health and housing.</p> <p>Sites vary in their local characteristic therefore the policy scores both positively and negatively for the majority of other SA objectives.</p>
<p><b>H5 Gypsy and Traveller Accommodation</b></p>	<p>#13 – Policy mindful of traveller and other communities</p> <p>#14 – Policy addresses an important type of housing need</p>	<p>Many sustainability objectives are not relevant to this particular policy as the impacts are not likely to be significant. Policy could include note on provision of waste facilities (similar to SD8 point 4) to make SA 12 positive.</p> <p>The sustainability objectives most relevant to this policy are SA 13 and 14 which are deemed to both be impacted positively by the policy as it addresses the need for provision of gypsum and traveller accommodation whilst mindful of gypsy and traveller community and other communities</p>
<p><b>EG1 Strategic Growth Sites</b></p>	<p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan</p> <p>#5, 8,9 and 10 – Policy covers a range of strategic growth sites which vary in their local characteristics so there a both positives and negatives for these SA</p>	<p>Policy directs new general employment development to strategic sites with clear economic benefits. Economic benefits are also drivers of community</p>

	<p>objectives                      #13 and 15 – Policy should drive economic growth which is likely to provide environment for communities to prosper and will improve wellbeing</p>	<p>prosperity and health so these score positively.                      Policy covers a range of sites with varying local characteristic so many environmental SA objectives score both positively and negatively reflecting the range of impacts that each site might have.</p>
<p><b>EG2 Managing Town Centres</b></p>	<p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan                      #4 Area important for sustainable transport                      #5 Area with high concentration of key services and facilities                      #6,8,9, and 16– Town centre focus could reduce need for out of town developments protecting greenfield sites, reducing traffic movements and improve sense of place and community                      #13 and 15 – Policy should drive economic growth which is likely to provide environment for communities to prosper and will improve wellbeing</p>	<p>Policy directs retail development to Stockton town centre and other district and local centres which protects these areas (which have high concentrations of key services and facilities) and this has a clear economic and social benefits. The alternative to this policy could see more out of town locations used for retail development which could have a more negative impact on environmental SA objectives than if the policy was implemented so these score positively.</p>
<p><b>EG3 Protecting Town Centres</b></p>	<p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan                      #4 Area important for sustainable transport                      #5 Area with high concentration of key services and facilities                      #6,8,9, and 16– Town centre focus could reduce need for out of town developments protecting greenfield sites, reducing traffic movements and improve sense of place and community                      #13 and 15 – Policy should drive economic growth which is likely to provide environment for communities to prosper and will improve wellbeing</p>	<p>Similar to Policy EG2 – This policy directs retail development to Stockton town centre and other district and local centres which protects these areas (which have high concentrations of key services and facilities) and this has a clear economic and social benefits. The alternative to this policy could see more out of town locations used for retail development which could have a more negative impact on environmental SA objectives than if the policy was implemented so these score positively.</p>
<p><b>EG4 North Tees and Billingham</b></p>	<p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan                      # 6 and 10 – supporting growth in area of high CO2 emissions and pollutants                      #7 – Proximity to river is a flood risk                      # 8 – Growth of site adjacent to significant ecological assets. Impact of which cannot be determined until nature of development is known.                      #12 impact on waste dependant on development which is unknown                      #13 and 15 – Policy should drive economic growth which is likely to provide environment for communities to prosper and will improve wellbeing</p>	<p>Similar to Policy EG2 – This policy directs specialist employment development to North Tees and Billingham which is of significant strategic importance to the areas economic success. The large chemical and process companies which are located here are a key driver of economic growth and support significant levels of employment including high skilled roles. This has clear social benefits including community prosperity and wellbeing. By nature the industry poses risks to the environment and is a large</p>



		contributor to CO2 emissions and other polluting activity. The sites proximity to ecological assets could limit its development and this relationship at the moment is uncertain.
<b>EG5 Durham Tees Valley Airport</b>	<p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan</p> <p>#5 – Airport seen as a key service/facility to the Borough as a whole</p> <p># 6 and 10 – supporting growth of airport which by nature has high CO2 emissions and pollutants</p> <p>#8 – Some ecological value near site which may be impacted depending on nature of development which is yet unknown</p> <p>#12 - Nothing in policy about reusing redundant buildings.</p> <p>#13 and 15 – Policy should drive economic growth which is likely to provide environment for communities to prosper and will improve wellbeing.</p>	Policy supports airport which is key strategic economic asset and there are clear economic and social benefits to its success. Airports by nature pose risks to environmental objectives therefore this policy scores negatively for objectives on air quality and CO2 emissions.
<b>EG6 Small Scale Convenience Facilities</b>	<p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan</p> <p># 5 – Provision of local facilities</p> <p># 9 – Protects important local shops and facilities protecting sense of place</p> <p>#13 – Policy aims to protect local communities and make them more sustainably and likely to prosper</p> <p># 15 – Policy aims to mitigate impact on health that high concentration of unhealthy food choices can have</p>	Policy has limited but some economic benefits and its implementation protects the health of local communities by reducing unhealthy food options. The policy concerns the provision of local facilities and there is a positive relationship with creating an environment where communities can succeed.
<b>EG7 Farm Diversification &amp; Horticultural Nurseries</b>	<p>#1 and 2 – Supports the need for farm to diversify and provide accommodation which as economic and employment benefits</p> <p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan</p>	Policy supports the diversification and success of farms which has an economic benefit
<b>EG8 Agricultural, Forestry and Other Rural Based Enterprise</b>	<p>#1 and 2 – Supports the need for farm to diversify and provide accommodation which as economic and employment benefits</p> <p>#3 - Potential for economic growth policies to have positive impact on skills but not mentioned within this policy and not clear in wider plan</p>	Policy supports a need for agricultural businesses to support their activities which has an economic benefit.

Dwellings		
<b>T11 Transport Infrastructure</b>	<p>#1 and 2 – Efficient transport network is driver of economic and employment growth</p> <p>#3 - Potential for transport infrastructure to have positive impact on skills but current wording and local plan in general is not explicit in how this will be achieved.</p> <p>#4 – Provision of sustainable transport infrastructure included in policy</p> <p>#5 – Transport infrastructure improves access to key services and facilities</p> <p># 6 – Whilst sustainable transport infrastructure provision is positive enhancing road network increases CO2 emissions</p> <p>#9 – An efficient transport infrastructure, in particular sustainable transport, will have a positive impact on an areas distinctiveness and sense of place</p> <p>#10 – Which sustainable transport infrastructure provision has positive impact on air quality the enhancement of the road network could have negative impact</p> <p>#13– Policy improves accessibility which increases the capacity for communities to thrive</p> <p>#14 – improving transport infrastructure can unlock housing sites to meet local need</p> <p># 15 – Increased accessibility is a direct driver of improved wellbeing however increased provision of transport infrastructure can impact on air quality</p>	<p>Policy improves transport infrastructure and connectivity which has clear and direct benefits to economic growth, accessibility of services, health, wellbeing and the success of local communities. The Environmental SA objectives result in a mixed assessment of the policy with its focus on sustainable transport scoring positives for environmental objectives but its support of road infrastructure balancing this view with a negative assessment of air quality and CO2 emissions.</p>
<b>T12 Community Infrastructure</b>	<p>#1 and 2 – Whilst provision of community infrastructure can have positive impacts on the economy and employment by ensuring strong, healthy, cohesive communities there is an added cost to businesses and housing developers to provide community infrastructure that may be seen as a negative to the economy and employment</p> <p>#3 - Policy references the need for education infrastructure</p> <p>#5- Community infrastructure will provide key services and facilities for communities.</p> <p>#9 – Community infrastructure has direct impact on enhancing sense of place</p> <p>#13 and 15, 16 – policy directly creates an environment where communities are likely to prosper into strong, health and cohesive communities</p>	<p>Community infrastructure provision has clear social benefits and these also can directly support economic and employment growth however provision of infrastructure can be seen as a cost to businesses and housing developers and an economic constraint. Policy SD7 should prevent a negative economic impact but this has not prevented SA 1 and 2 from being scored +-.</p> <p>Education, health and community infrastructure is referenced in the policy so associated objectives are scored positively. The policy was assessed to have little to no environmental impact.</p>

<p><b>TI3 Communications Infrastructure</b></p>	<p>#1 and 2 – Enhanced communications network have direct relationship with the productivity of businesses and enhance economy and employment. #5 – Improves accessibility to online and phone services and facilities #9 – Policy references design #13 – Ability communicate provides environment for successful communities #15 – Link between ability to communicate and well-being #16 - Communities that can communicate are stronger and more cohesive</p>	<p>The policy was seen to have economic and social benefits as improved communication is a mechanism of economic growth, community prosperity, wellbeing and is a key facility for communities.</p> <p>The policy was assessed to have little to no relationship with environmental objectives.</p>
<p><b>ENV1 Energy Efficiency</b></p>	<p>#1 and 2 - There may be added cost to developers and businesses to adhere to this policy however the improved energy efficiency has long term economic benefits. #6 – Direct link with climate change mitigation #7 – Reduction in CO2 emissions contributes to global reductions aimed at mitigating flood risk #10 – Direct link with improved air quality #14 – Policy could but does not reference fuel poverty #15 – Reduced fuel costs from energy efficiency has health benefits</p>	<p>As a policy focussed on energy efficiency there are clear links to air quality and CO2 emissions which result in positive scoring and their associated health benefits also result in a positive score for SA 15. The policy is seen has have both positive and negative economic benefits as adherence to climate change reduction can be a constraint on economic growth though this is balanced as environmental improvements have economic benefits</p>
<p><b>ENV2 Renewable and Low Carbon Energy Generation</b></p>	<p>#1and2 – Support a key strategic growth area identified by combined authority this policy provides mechanism for low carbon and renewable businesses to establish themselves #3 – No current link back to policies which could maximise local benefits for skills #5,13 and 16 – Money generated from S106 for such schemes could be used to improve community services and facilities but this is referenced #6 – Low carbon and renewable energy has direct link with climate change mitigation #7 – Reduction in CO2 emissions contributes to global reductions aimed at mitigating flood risk #8 - policy is mindful of ecology #9 – Policy is mindful of landscape #10 – Low carbon and renewable technologies are seen as better for air quality than alternatives #15 – Low carbon and renewable technologies are seen as better for health than alternatives</p>	<p>The policy has a clear relationship with SA objectives relating to CO2 emissions and air quality and the associated benefits to health. The policy also has strong links to economic growth, particularly in the context of the strategic importance of low carbon technology to the wider Tees Valley. There is potential for this policy to score positively for social SA objectives but some changes would be needed. Where in the plan does it state how Energy projects will see community/ skills benefits maximised.</p> <p>Environmental SA objectives are mainly positive including those associated with ecology and landscape which the policy references.</p>
<p><b>ENV 3 Decentralised energy</b></p>	<p>#1 and 2 – Example of circular economy which could improve business productivity and provide an incentive for business growth #3 – Policy mention potential for skills and training or link back to relevant policy</p>	<p>This policy has clear economic benefits and helps achieve a wider strategic aim for a more circular economy. Local energy intensive companies would</p>

<p><b>generation and supply</b></p>	<p># 5 – Improves access to heated water and energy                  #6 - Reuse of heat reduces levels of energy use and CO2 emissions                  #7 – Reduction in CO2 emissions contributes to global reductions aimed at mitigating flood risk and water usage is reduced                  #8 – Design of required infrastructure unknown at this stage                  #10 – Reduces demand for energy which is positive for air quality                  #11 – Reuse of water increases availability                  #12 – Example of reuse of waste                  #13 – Cheaper energy costs and partnership working to save money along with economic benefits creates environment for successful communities                  #15 – Reducing energy costs and economic benefits have positive relationship with health and wellbeing                  #16 – Improves image of the Borough and is an example of businesses and other organisations in an area working together. This is linked to stronger and cohesive communities.</p>	<p>see lower energy costs and potentially job protection and an additional revenue scheme so it achieves positive scores for economic SA objectives. Environmental SA objectives also score positively as the scheme would result in a reduction of CO2, other emissions and reduces and reuses waste products. Policy also has clear social benefits as economic and environmental benefits improve health and wellbeing whilst the improved connectivity and image of the Borough is a positive for communities.</p> <p>Policy could link to relevant plan section which outlines how local skills, economic and community benefit could be maximised</p>
<p><b>ENV4 - Reducing and Mitigating Flood Risk</b></p>	<p>#1 and 2 – Ensures flood risk reduction and mitigates risk for businesses which enables economic growth                  #11 – Without policy mitigation would not be provided and extreme rainfall events could cause water pollution                  #14 – Improves conditions and options for housing developments                  #13and 15 – Although positive relationship with reduced flood risk and health/community the group felt this could be strengthened with specific examples of flood risk mitigation that would be encouraged e.g. tree planting</p>	<p>Reducing and mitigating flood risk has clear economic benefits and provides strategic direction also has positive impacts on addressing housing need by providing strategic direction to housing developments</p>
<p><b>ENV5 Preserve, protect and enhance biodiversity and geodiversity</b></p>	<p>#1 and 2 - There may be added cost to developers and businesses to adhere to this policy however the improved attractiveness of the area as a result of its implementation can have economic benefits.                  #5 – Green space is seen as a facility and this policy improves access to it                  #6 – Sites that protect biodiversity are also carbon sinks                  #10 and 11 – Protecting air and water quality will protect the biodiversity                  #14, 15 and 16 –As well as health benefits to the protected green space, protecting biodiversity assets improves the image of the borough and subverts the stereotype of the borough as a solely industrial area. This provides a stronger sense of community and also makes the area an attractive place to live and work increasing demand for housing and community cohesion.</p>	<p>Preserving and protecting biodiversity has clear environmental benefits therefore scores positively for environmental SA objectives. Locations which have high ecological value are seen as assets that improve the image of the Borough by subverting the stereotype of the area as solely industrial. This has benefits for the wider community and also economic benefits by making the place more attractive as a location to live and work. There is a clear relationship between accessibility to green space and health and wellbeing. The added cost of adhering to this policy for business and housing developers could be seen as a negative</p>

		for economic growth.
<b>ENV6 Green Infrastructure and ecological networks</b>	<p>#1 and 2 - There may be added cost to developers and businesses to adhere to this policy however the improved attractiveness of the area as a result of its implementation can have economic benefits.</p> <p>#4 – Greens infrastructure provides a location for active transport (walking and cycling)</p> <p>#5 – Green space is seen as a facility and this policy improves access to it</p> <p>#6 – Green space acts as carbon sink</p> <p>#7 – Green infrastructure can reduce flood risk, particularly woodland</p> <p>#9 – Policy ensures developments are designed to include green infrastructure</p> <p>#10 and 11 – Protecting ecological networks means protecting air and water quality</p> <p>#14, 15 and 16 –As well as health benefits to the protected green space, protecting these assets improves the image of the borough and subverts the stereotype of the borough as a solely industrial area. This provides a stronger sense of community and also makes the area an attractive place to live and work increasing demand for housing and community cohesion.</p>	<p>Preserving and protecting green infrastructure has clear environmental benefits therefore scores positively for environmental SA objectives. Green infrastructure and locations which have high ecological value are seen as assets that improve the image of the Borough by subverting the stereotype of the area as solely industrial. This has benefits for the wider community and also economic benefits by making the place more attractive as a location to live and work. There is a clear relationship between accessibility to green space and health and wellbeing. The added cost of adhering to this policy for business and housing developers could be seen as a negative for economic growth.</p>
<b>ENV7 Ground, Air and Water Quality</b>	<p>#1 and 2 - There may be added cost to developers and businesses to adhere to this policy however the improved attractiveness of the area as a result of its implementation can have economic benefits.</p> <p>#6,7,8,9,10 and 11 – Clear benefits to the environment by protecting ground, air and water quality</p> <p>#14, 15 and 16 –As well as health benefits of improving ground, air and water quality this will also improves the image of the borough and subverts the stereotype of the borough as a solely industrial area. This provides a stronger sense of community and also makes the area an attractive place to live and work increasing demand for housing and community cohesion</p>	<p>There are clear environmental benefits to improving air, ground and water quality.</p> <p>As well as health benefits of improving ground, air and water quality the policy will improve the image of the borough and subverts the stereotype of the borough as a polluted area. This provides a stronger sense of community and also makes the area an attractive place to live and work increasing demand for housing and community cohesion and has economic benefits.</p> <p>The added cost of adhering to this policy for business and housing developers could be seen as a negative for economic growth.</p>
<b>HE1 Conservation and Enjoyment of the Historic</b>	<p>#3 - Heritage assets have educational value</p> <p>#5 – Heritage assets are seen as a key facility</p> <p>#9 – Positive enforcement of the areas heritage</p>	<p>The historic environment and heritage assets have educational value and are seen as a key facility which provides a sense of community identity which assists cohesion. They also provide an opportunity for culture</p>

<p><b>Environment</b></p>	<p>#15 – Wider opportunities for culture and leisure are seen as positive for health and wellbeing                  #16 – Heritage assets give local communities a sense of identity which assists cohesion</p>	<p>and leisure which benefits wellbeing. Environmental SA objectives do not have a clear relationship with the exception of protecting the areas sense of place and heritage which this policy clearly supports.</p>
<p><b>HE2 Conserving and Enhancing Stockton’s Heritage Assets</b></p>	<p>#3 Heritage assets have educational value                  #5 – Heritage assets are seen as a key facility                  #9 – Positive enforcement of the areas heritage                  #15 – Wider opportunities for culture and leisure are seen as positive for health and wellbeing                  #16 – Heritage assets give local communities a sense of identity which assists cohesion</p>	<p>The historic environment and heritage assets have educational value and are seen as a key facility which provides a sense of community identity which assists cohesion. They also provide an opportunity for culture and leisure which benefits wellbeing. Environmental SA objectives do not have a clear relationship with the exception of protecting the areas sense of place and heritage which this policy clearly supports.</p>
<p><b>HE3 Stockton &amp; Darlington Railway</b></p>	<p>#5 – Heritage assets are seen as a key facility                  #16 – Heritage assets give local communities a sense of identity which assists cohesion</p>	<p>The historic environment and heritage assets have educational value and are seen as a key facility which provides a sense of community identity which assists cohesion. They also provide an opportunity for culture and leisure which benefits wellbeing. Environmental SA objectives do not have a clear relationship with the exception of protecting the areas sense of place and heritage which this policy clearly supports.</p>

**Appendix 10: Outcomes and justification of scoring from appraisal of housing sites being appraised**

The following comments set out the rationale behind scoring decisions where local plan housing site options were scored against sustainability objectives. They are based on information from a range of sources including the local plan evidence base, publically available official statistics, local knowledge, anecdotal evidence and comments provided from stakeholders during 3 workshops which informed the appraisal process.

Ref	Location	Factors influencing SA scoring	Summary Comments
B7	Wolviston Road, Billingham	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Most useful to employment as these houses are closely located to entry level jobs where the travel to work area is much smaller</p> <p>4: Sustainable location re. distance to local centre and frequency of public transport services</p> <p>5: Good access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Cowbridge Beck poses flood risk</p> <p>8: Close to an area of local importance</p> <p>9: Site could reduce the distinction between the settlements. The site is in close proximity to the designated Wolviston Conservation Area, but it is not considered that the development would have a detrimental impact</p> <p>10. Minimal negative impact on air quality due to site area and yield.</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Chance for economic benefits and increased customer base to benefit local businesses and the community as a whole, but risk to community prosperity of Wolviston village if the strategic gap is not retained between the Village and Billingham.</p> <p>14: Site contributes to housing need but not significantly due to scale of site area and yield</p> <p>15: Proximity of the site to health and community infrastructure</p>	<p>Green field site outside of development limits.</p> <p>Close to services and facilities and within commutable distance of a range of jobs.</p> <p>Negative scoring of most Environmental SA objectives due to the presence of a beck through the site and the site sitting in a strategic gap between a town and a village, which also limits the sustainability of the site in the context of community aspirations. The proximity of the site to existing strategic and local transport networks, health and community infrastructure has resulted in positive scores for sustainable transport and health and wellbeing objectives.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
B8	North West, Billingham	<p>1: Economic benefits but not significant due to the scale of the site area and yield.</p> <p>2: Most useful to employment as these houses are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Sustainable location re. distance to local centre and frequency of public transport services</p> <p>5: Good access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Site could reduce the distinction between the settlements. The site is in close proximity to the designated Wolviston Conservation Area, but it is not considered that the development would have a detrimental impact</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>11: current scenario of diffuse agricultural pollution could be worse than proposed development.</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Chance for economic benefits and increased customer base to benefit local businesses and community as a whole but risk to community prosperity of Wolviston village if the strategic gap is not retained between the Village and Billingham.</p> <p>14: Site contributes to housing need but not significantly due to scale of site area and yield</p> <p>15: Issue of road noise impacting on wellbeing but good access to health infrastructure</p>	<p>Greenfield site outside of development limits.</p> <p>Close to services and facilities and within commutable distance of a range of jobs.</p> <p>Negative scores for some Environmental SA objectives and social SA objectives are limited by potential issues of noise from the adjacent A19 and the location of the site between a town and a village.</p> <p>The proximity of the site to existing strategic and local transport networks and health/community infrastructure has seen positive scores for sustainable transport.</p>
B9	Former Billingham Campus School Site	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Most useful to employment as these houses are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Good bus links</p> <p>5: Good access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p>	<p>Majority Greenfield within the developable limits.</p> <p>Close to services and facilities and within commutable distance of a range of jobs.</p> <p>The proximity of the site to existing strategic and local transport networks and health/community infrastructure has resulted in positive scores for sustainable transport and health.</p>



Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>7: Low flood risk development though adjacent to flood zone 2 and 3                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Potential loss of sports pitches but chances for economic benefits and increased customer base to benefit local businesses and community as a whole                      14: Site significantly contributes to meeting housing need                      15: Proximity to health and community infrastructure</p>	
VW O1	Land to the East of Wolviston Village	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.                      2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives                      4: Poor bus links                      5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      9: Adjacent to a conservation area. Potential for archaeological remains. Must take into account adjacent historic asset.                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage                      14: Site contributes to housing need but not significantly due to scale                      15: Size of site means any impact insignificant</p>	Small site so many impacts are likely to be negligible. Location not seen as sustainable in terms of access to key services, facilities and sustainable transport networks. Historic asset must be considered.

Ref	Location	Factors influencing SA scoring	Summary Comments
VW O2	West of Wolviston	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities but development would provide some facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>8: Adjacent to a conservation area</p> <p>9: Potential for archaeological remains. Site would reduce the distinction between settlements</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Proximity to health and community infrastructure but issue of road safety</p>	<p>Location not seen as sustainable in terms of access to key services, facilities and sustainable transport networks which also limits score for health and wellbeing. Would have to take into account adjacent conservation area and potential for archaeological remains.</p> <p>The location of the site between Wolviston village and town settlements limits sustainability for community aspirations and local distinctiveness.</p>
VW O4	West of Wolviston	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities but new facilities will be provided with development</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p>	<p>Location not seen as sustainable in terms of access to key services, facilities and sustainable transport networks which also limits score for health and wellbeing. Would have to take into account adjacent conservation area and potential for archaeological remains.</p> <p>The location of the site between Wolviston village and town settlements limits sustainability for community aspirations and local distinctiveness.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>9: Potential for archaeological remains. Adjacent to a conservation area            10. Minimal negative impact on air quality due to site area and yield            12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage            14: Site contributes to housing need but not significantly due to scale            15: Proximity to health and community infrastructure but issue of road noise</p>	
WY 2	Wynyard Park	<p>1 and 2: Site seen as a significant driver of economic growth due to its predicted to capacity to attract people and skills from outside of the housing market area.            3: Master planning includes mitigation for school places            4: Poor bus links but proximity to active transport            5: Limited access to key services and facilities but mitigation includes community facilities</p> <p>6: Scale of development and location mean increased traffic movements likely to have significant CO impact            7: Low flood risk development            8 and 9 : Adjacent to site of nature conservation interest            9: Provision of community infrastructure to address sense of place            10. Negative impact on air quality due to site area and yield            12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Economic benefit provided mechanism for communities to prosper and attracts additional services and facilities            14: Site significantly contributes to meeting housing need</p>	<p>Site is deemed of significant economic benefit due to scale and also results in positive SA scores associated with health and housing need.            It is envisaged that the site would attract people from outside the housing market area which would have particular economic benefits.            Scoring for Environmental SA objectives are mixed, with the site seen as a potential significant contributor to CO<sub>2</sub> emissions and risk to biodiversity due to its location.            The master planning for the site includes provision of community infrastructure which improves its scores for objectives associated with skills, accessibility of services and community aspirations.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
EP Y12	South of Preston Farm Industrial Estate	<p>1+2: Site is of such a scale that economic impacts are significant.</p> <p>4: Good bus links</p> <p>5: Good access to key services and facilities</p> <p>6: The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>8: Close to an area of local importance and reduction in green wedge</p> <p>9: Site would reduce the distinction between settlements</p> <p>10. Negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Neighbouring uses, noise and reduction in green wedge need consideration in development which would require master-planning. Impact on community aspirations difficult to anticipate at this stage.</p> <p>14: Site significantly contributes to meeting housing need.</p> <p>15: Good accessibility and green-space but development would reduce green wedge</p>	<p>Site is deemed of significant economic benefit due to its scale and also results in a maximum positive SA score for meeting housing need.</p> <p>The location is deemed close to key services, facilities and sustainable strategic and local transport networks.</p> <p>The site would see a reduction in green wedge, which results in a negative scoring for some environmental SA objectives and limits its scoring for the health and wellbeing objective to a +- (range of impacts).</p>
EP Y10	Land South West of Preston Cemetery	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Seven minute frequency bus service runs adjacent to site</p> <p>5: Good access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>8: Close to an area of local importance</p> <p>9: Site would reduce the distinction between settlements</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p>	<p>A Greenfield site close to services, facilities, sustainable transport and green space which mean positive scores for economic and most social SA objectives.</p> <p>Environmental SA objectives are mainly negative due to the proximity of the site to an ecologically important area.</p> <p>The site also reduces a strategic gap between existing settlements.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>13: Potential reduction in gap between Eaglescliffe and industrial estate could have impacts on community                      14: Site significantly contributes to meeting housing need                      15: Good accessibility and green-space</p>	
EP Y11	Land North of Pennypot Farm	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.                      2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives                      4: 7 minute frequency bus service runs adjacent to site                      5: Good access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      8: Close to an area of local importance                      9: Site would reduce the distinction between settlements                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Potential reduction in gap between Eaglescliffe and industrial estate could have impacts on community                      14: Site contributes to housing need but not significantly due to scale                      15: Good accessibility and green-space</p>	<p>A Greenfield site close to services, facilities, sustainable transport and green space which mean positive scores for economic and most social SA objectives.                      Environmental SA objectives are mainly negative due to the proximity of the site to an ecologically important area.                      The site also reduces a strategic gap between existing settlements.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
EP Y15	South of Kingfisher Way, Bowesfield	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Scale and nature of site means there aren't likely to be any significant impacts on community prosperity</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good accessibility and green-space</p>	<p>Previously developed site within development limits that does not have good access to key service and facilities but does have good access to green-space.</p>
IB1	Lamb Lane, Ingleby Barwick	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Unsure of employment impacts as difficult to assess local demand for labour</p> <p>4: Links to current network cannot be determined at this stage</p> <p>5: Close to key services and facilities but access limited by proximity to two schools.</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>8: Potential for presence of great crested newts in pond to east of the site.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Impacts on community aspirations are difficult to determine at this stage as relationship with neighbouring residential and employment sites not yet understood.</p> <p>14: Site contributes to housing need but not significantly due to scale</p>	<p>A Greenfield site within development limits of development. Despite good links to services and facilities the proximity of the site to two schools limits accessibility. There are uncertainties at this stage as to how the development would tie in to the existing neighbourhood and associated transport network and community infrastructure so these objectives are scores as uncertain (?). There is also potential for the presence of great crested newts in a pond to east of the site</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>15: Proximity to green space but reduction in it.</p>	
IB6	Land adjacent to Thornaby Road	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Unsure of employment impacts as difficult to assess local demand for labour</p> <p>4: Links to current network cannot be determined at this stage</p> <p>5: Close to key services and facilities but access limited by proximity to two schools</p> <p>7: Low flood risk development</p> <p>8: Large site, close to an area of local importance and would reduce green space slightly</p> <p>9: Site would reduce the distinction between settlements</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Impacts on community aspirations are difficult to determine at this stage as relationship with neighbouring residential and employment sites not yet understood.</p> <p>14: Site significantly contributes to meeting housing need</p> <p>15: Proximity to green space but reduction in it.</p>	<p>Site adjacent to area of local ecological importance, would result in a small reduction in green-space and would reduce space between a settlement and industrial estate. As a result most environmental objectives score negatively. Despite good links to services and facilities there are uncertainties at this stage as to how the development would tie in to the existing neighbourhood and associated transport network and community infrastructure so these objectives are scores as uncertain (?).</p>
IB7	Land at Lowfields Yarm, Ingleby Barwick	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Unsure of employment impacts as difficult to assess local demand for labour</p> <p>4: Links to current network cannot be determined at this stage</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p>	<p>Site adjacent to area of local ecological importance, would result in a small reduction in green wedge and would reduce space between a settlement and industrial estate. As a result most environmental objectives score negatively. There are uncertainties at this stage as to how the development would tie in to the existing</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>7: Low flood risk development                      8: Close to an area of local importance and would reduce green space slightly                      9: Site would reduce the distinction between settlements                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Impacts on community aspirations are difficult to determine at this stage as relationship with neighbouring residential and employment sites not yet understood.                      14: Site contributes to housing need but not significantly due to scale                      15: Proximity to green space but reduction in it.</p>	<p>neighbourhood and associated transport network and community infrastructure so these objectives are scored as uncertain (?). Accessibility has been scored negatively</p>
T1 + T2	Tees Marshalling Yard (West)	<p>1: Significant economic impact due to regeneration of brownfield site on large scale. Policies which aim to maximise local benefit would have significant impact here as areas is close to deprived neighbourhoods.                      2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller                      4: Site is located close to existing cycle ways and close to major train station                      5: Very close proximity to key services and facilities, in particular Thornaby train station.</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Part of site in flood risk zone 2                      9: Industrial archaeology interest. Site has heritage value due to industrial history of the area though scale of development also has potential to create new sense of place                      10. Negative impact on air quality due to site area and yield                      11: If developed, remediation would remove contamination                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Significant economic benefits to local area allows community prosperity along with good access to employment opportunities                      14: Site significantly contributes to meeting housing need                      15: Good accessibility to health infrastructure and green-space: Reduces noise</p>	<p>Site is deemed of significant economic benefit due to scale and also results in positive SA scores associated with health and housing need.                      The development would be located within close proximity to key employment sites, services, facilities, health infrastructure, green space, public transport and active transport networks.                      Development would remediate existing contamination but would need to consider industrial archaeology and habitats.                      Part of the site is within a flood risk zone, of which levels of mitigation are currently unknown.</p>



Ref	Location	Factors influencing SA scoring	Summary Comments
T11	The Rocket, Thornaby	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Site is located close to existing cycle ways and close to major train station</p> <p>5: Close proximity to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Size of site means any impact insignificant</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. The development would be located within short proximity to key employment sites, services, facilities, health infrastructure, green space, public transport and active transport networks.</p>
T4	Events Car Park, Stockton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Site is located close to existing cycle ways and close to major train station</p> <p>5: Good accessibility to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely</p>	<p>The development would be located within close proximity to key employment sites, services, facilities, health infrastructure, green space, public transport and active transport networks.</p> <p>Part of the site sits within a flood risk zone, of which levels of mitigation are currently unknown.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>to have an impact on CO<sub>2</sub> emissions                      7: Part of site in flood risk zone 2                      10. Minimal negative impact on air quality due to site area and yield                      11: If developed, remediation would remove contamination                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>14: Site significantly contributes to meeting housing need                      15: Good accessibility to health infrastructure and green-space</p>	
T6	Queens Avenue	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.                      2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller                      4: Site is located close to existing cycle ways and close to major train station                      5: Close proximity to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible                      14: Site contributes to housing need but not significantly due to scale                      15: Good accessibility to health infrastructure and green-space</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. The development would be located within close proximity to key employment sites, services, facilities, health infrastructure, green space, public transport and active transport networks.</p>
T8	Land to the South of Teesdale Park	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.                      2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller                      4: Isolated from active transport network and bus services                      5: Acceptable distance from key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. The development would see a slight reduction in green space and loss of playing fields which results in a negative scoring for health and wellbeing. The location is also not in close proximity to a sustainable transport network.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      10. Minimal negative impact on air quality due to site area and yield</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible                      14: Site contributes to housing need but not significantly due to scale                      15: Quite isolated and slight reduction in green space / loss of playing fields</p>	
S1 + S2	Speedy Hire, Boathouse Lane	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller                      4: Poor bus links but good access to active transport network                      5: Close proximity to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Part of site in flood risk zone 2                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Good employment opportunities and regeneration of site positive for communities image                      14: Site contributes to housing need but not significantly due to scale                      15: Close to health infrastructure and services. Location likely to improve wellbeing due to proximity to river and active transport network.</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. Commercial premises within the limits to development. This site has good access to key services, facilities, health infrastructure but poor bus links.                      Part of the site sits within a flood risk zone, of which levels of mitigation are currently unknown.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
S10	Land off Albany Road	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Close to bus network and active transport network</p> <p>5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good accessibility</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. Good access to a sustainable transport network and key services and facilities.</p>
S11	Land at Chesham Road, Norton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Bus links and access to active transport network are acceptable</p> <p>5: Acceptable access to key services and facilities</p> <p>7: Low flood risk development</p> <p>9: Close to core of Anglo-Saxon settlement and known cemeteries so has archaeological potential</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Potential noise issue though access to health infrastructure is good.</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. Would have to consider archaeological potential and noise from adjacent A19 which limits scoring for wellbeing and means an uncertain score for heritage.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
S12	South of Junction Road	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Close to a bus stop and nearby active transport network</p> <p>5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good access to health and green infrastructure</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. The development would be located within close proximity to key employment sites, services, facilities, health infrastructure, green space, public transport and active transport networks.</p>
S15	North of Junction Road	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Close to a bus stop and nearby active transport network</p> <p>5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good access to health and green infrastructure</p>	<p>The development would be located within close proximity to key employment sites, services, facilities, health infrastructure, green space, public transport and active transport networks and scores positively for SA objectives in relation to these areas.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
S17	Darlington Back Lane	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Good bus links and access to active transport network</p> <p>5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good access to health infrastructure but size of site means health impacts are insignificant</p>	<p>Rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with SA15 associated with health and wellbeing. Development would have to be mindful of archaeological remains and nearby local nature reserve.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
S18	The Mitre Public House, Harrowgate Lane	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links and access to active transport network</p> <p>5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. Accessibility has been scored as neutral and proximity to sustainable transport network has resulted in a negative scoring.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>15: Good access to health infrastructure but size of site means health impacts are insignificant</p>	
S19	Harrowgate Lane	<p>1+2: Site is of such a scale that economic impacts are significant                      3: Master planning includes provision of a primary school                      4: Poor bus links however Castle Eden walkway runs through site                      5: Limited access to key services and facilities but masterplan will include provision of community facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      9: archaeological potential                      10. Negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Significant economic benefits to area allows for community prosperity                      14: Site significantly contributes to meeting housing need                      15: Close to health infrastructure and economic benefits would impact positively on health</p>	<p>The site is deemed of significant economic benefit due to scale and also results in a maximum positive SA score as for housing need.</p> <p>Economic benefits alongside proximity to health infrastructure result in a positive scoring for health and wellbeing.</p> <p>The masterplanning for the site includes provision of community infrastructure which provides a positive element to scoring of accessibility to key services but the lack of some key services and facilities in close proximity mean this has been scored +- (range of impacts).</p> <p>Sustainable transport is both positive in its proximity to an important public cycle-route / Right of Way but negative for public transport infrastructure. The economic benefits and provision of community infrastructure means aspirations of communities are deemed positive.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
S20	Yarm Back Lane	<p>1+2: Site is of such a scale that economic impacts are significant                      3: Master planning includes provision of a primary school                      4: Bus stops at south of site and but limited active transport                      5: Limited access to key services and facilities but masterplan will include provision of community facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      9: archaeological potential                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Significant economic benefits to area allows for community prosperity                      14: Site significantly contributes to meeting housing need                      15: Close to health infrastructure and economic benefits would impact positively on health</p>	<p>The site is deemed of significant economic benefit due to scale and also results in a maximum positive SA score as for housing need.                      Economic benefits alongside proximity to health infrastructure result in a positive scoring for health and wellbeing.                      The master planning for the site includes provision of community infrastructure which provides a positive element to scoring of accessibility to key services but the lack of some key services and facilities in close proximity mean this has been scored +- (range of impacts).                      Sustainable transport is both positive in its proximity to public transport but negative in its lack of options for active transport.                      The economic benefits and provision of community infrastructure means aspirations of communities are deemed positive.</p>
S25	Norton Golf Course	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.                      2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives                      4: Poor bus links but close to active transport                      5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      8: Adjacent to site of nature conservation interest                      9: archaeological potential                      10. Minimal negative impact on air quality due to site area and yield</p>	<p>The site of former golf course adjacent to are of local ecological importance.                      As a result there is considered a negative impact on some environmental and social SA objectives.                      Although close to active transport networks the site is scored as being poorly served by the public transport network.                      The development of the site removes the possibility of it becoming active as a golf course again which results in a negative scoring for health and community aspirations.</p>



Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Development of former gold course which could be seen as a negative for community aspirations</p> <p>14: Site significantly contributes to meeting housing need</p> <p>15: Potentially isolated site but close to areas of green-space likely to improve wellbeing</p>	
S26	Land to the rear of Norton High Street	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Good bus links but poor access to active transport network.</p> <p>5: Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: It is within a medieval settlement with high likelihood of archaeological remains.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Size of site means impacts on community aspirations are likely to be negligible</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Size of site means any impact insignificant</p>	<p>The size of the site means impacts on some SA objectives are likely to be negligible. Access to key facilities, services and sustainable transport is mixed and there needs to be a consideration of archaeological remains.</p>
S4	Victoria Estate	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Close to bus network but limited access to active transport network</p> <p>5: Close to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely</p>	<p>This site is likely to have health and community benefits as it is regenerating a brownfield site. Close to public transport, key services and facilities but not active transport and green infrastructure.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Regeneration of site improves areas image and likely to be positive for image of area and community aspirations                      14: Site contributes to housing need but not significantly due to scale                      15: Close to health provision and good location for meeting the housing needs of the elderly.</p>	
S5	White Water Park Caravan and Camping Site	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.                      2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller                      4: Poor bus links but close to active transport network                      5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions                      7: Low flood risk development                      10. Minimal negative impact on air quality due to site area and yield                      12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Fairly isolated as a community which could impact on aspirations                      14: Site contributes to housing need but not significantly due to scale                      15: Poor access to health infrastructure and issue of isolation</p>	<p>A previously developed site within development limits. The site is deemed to have poor access to public transport and key services and facilities.                      The risk of isolation means negative scoring for health and community aspirations.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
S6	Queens Park North	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Close to bus network but limited access to active transport network 7: Low flood risk development</p> <p>5: Good access to key services and facilities</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Regeneration of site improves areas image and likely to be positive for image of area and community aspirations. Good employment opportunities.</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good access to health infrastructure</p>	<p>A previously developed site within development limits. Close to public transport network and key services and facilities.</p> <p>The site would regenerate an area improving its image which would have a positive impact on community aspirations. The development would have to be mindful of Lustrum Beck.</p>
S8	Yarm Road	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.2: Most useful to employment as these housing are closely located to entry level jobs where travel to work area is much smaller</p> <p>4: Poor access to bus and active transport network</p> <p>5:Acceptable access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Site unlikely to have significant impact on aspirations of local community and reduction in green space could be seen in a negative light</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Acceptable accessibility but small reduction in green space could have negative</p>	<p>The site is within the Open Space Audit and the limits to development.</p> <p>Development of the site would remove existing contamination but also reduce green space which results in a negative score for community aspirations.</p> <p>The site is within commutable distance of a wide range of employment opportunities but public transport and the active transport network is fairly poor.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		health consequences	
VC 2	Land at Hall Farm, Carlton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: potential for pre-historic to Roman-British archaeological remains.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Poor accessibility and lack of substantial green space</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with SA15 associated with health and wellbeing. Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the villages sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
VC 4	Land at Chapel Gardens, Carlton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Part of site in flood risk zone 2</p> <p>9: Potential for archaeological remains due to proximity to medieval settlement</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Poor accessibility and lack of substantial green space</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with SA15 associated with health and wellbeing. Development would have to be mindful of archaeological remains and flood risk mitigation for the part of site in flood zone 2 is unknown.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
VH 1	Land to the East of Hilton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remains.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with SA15 associated with health and wellbeing. Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Poor accessibility and lack of substantial green space</p>	<p>much of this cannot be anticipated at an early stage.</p>
VK 1	Springfield Grove, Kirklevington	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links but proximity to active transport</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remains.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Poor accessibility and lack of substantial green space but proximity to active transport</p>	<p>A rural village location means public transport access is limited as is access to key services and facilities. Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p> <p>Some opportunities for active transport</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
VK 2	Jasmine Fields, Kirklevington	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links but proximity to active transport</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remains.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good accessibility and proximity to green space has health benefits</p>	<p>A rural village location means public transport access and proximity to services and facilities is poor but links to active transport and green-space exist which has benefits for health and wellbeing.</p> <p>Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
VK 3	18A Braeside, Kirklevington	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links but proximity to active transport</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remains.</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p>	<p>A rural village location means public transport access and proximity to services and facilities is poor but links to active transport and green-space exist which has benefits for health and wellbeing.</p> <p>Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Good accessibility and proximity to green space has health benefits</p>	<p>early stage.</p>
VK 5	Knowles Close, Kirklevington	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>8: Bat survey required</p> <p>9: potential for archaeological remain</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p>	<p>A rural village location means access to public transport, active transport opportunities and key services and facilities are limited. Development would have to be mindful of local bat population and archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>



Ref	Location	Factors influencing SA scoring	Summary Comments
VL N1	West End Farm, Long Newton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links but proximity to active transport</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remains</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Access to health infrastructure is limited but proximity to green-space has health benefits</p> <p>15 + 16: Part of the site is located within a HSE outer consultation zone.</p>	<p>A rural village location means public transport access and proximity to services and facilities is poor but links to active transport and green-space exist which has benefits for health and wellbeing.</p> <p>Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
VL N2	Land adjacent to A66 Link Road, Long Newton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links but proximity to active transport</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remains</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and</p>	<p>A rural village location means public transport access and proximity to services and facilities is poor but links to active transport and green-space exist which has benefits for health and wellbeing.</p> <p>Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Access to health infrastructure is limited but proximity to green-space has health benefits</p> <p>15 and 16: located within a HSE middle zone</p>	<p>and negatives for the local community but much of this cannot be anticipated at an early stage.</p> <p>Size of site means impacts on some SA objectives are likely to be negligible.</p>
VM 1	North of Maltby	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>8: Bat survey required</p> <p>9: Potential for archaeological remains</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Poor accessibility and lack of substantial green space</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with associated with health and wellbeing (SA15).</p> <p>Development would have to be mindful of local bat population and archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
VR 2	Hill House Farm, Redmarshall	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage</p> <p>14: Site contributes to housing need but not significantly due to scale</p> <p>15: Poor accessibility and lack of substantial green space</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with associated with health and wellbeing (SA15).</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
VT T1	North of Thorpe Thewles	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.</p> <p>2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives</p> <p>4: Poor bus links</p> <p>5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions</p> <p>7: Low flood risk development</p> <p>9: Potential for archaeological remain</p> <p>10. Minimal negative impact on air quality due to site area and yield</p> <p>12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with associated with health and wellbeing (SA15).</p> <p>Development would have to be mindful of archaeological remains.</p> <p>The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.</p> <p>Growth of a village can have both positives and negatives for the local community but</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>which allow prosperity but difficult to determine at this stage            14: Site contributes to housing need but not significantly due to scale            15: Poor accessibility and lack of substantial green space</p>	<p>much of this cannot be anticipated at an early stage.</p>
VT T2	South East Thorpe Thewles	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.            2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives            4: Poor bus links            5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions            7: Low flood risk development            9: potential for archaeological remain. Adjacent to local nature reserve            12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage            14: Site contributes to housing need but not significantly due to scale            15: Poor accessibility and lack of substantial green space</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with associated health and wellbeing (SA15). Development would have to be mindful of archaeological remains and nearby local nature reserve.            The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.            Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
VT T4	South West of Thorpe Thewles	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.            2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives            4: Poor bus links            5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with associated health and wellbeing (SA15). Development would have to be mindful of archaeological remains, local bat population</p>

Ref	Location	Factors influencing SA scoring	Summary Comments
		<p>to have an impact on CO<sub>2</sub> emissions</p> <p>7: Part of site in flood risk zone 2            9: Potential for archaeological remains. Adjacent to local nature reserve            10. Minimal negative impact on air quality due to site area and yield            12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage            14: Site contributes to housing need but not significantly due to scale            15: Poor accessibility and lack of substantial green space            15 and 16: Part of the site within a HSE outer consultation zone</p>	<p>and nearby local nature reserve.            The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.            Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.</p>
VW 1	Townend Farm, Whitton	<p>1: Economic benefits but not significant due to the scale of the site area and yield. Site is likely to be attractive to the market for residential development.            2: Size, nature and location of site mean employment benefits are of little significance compared to alternatives            4: Poor bus links            5: Limited access to key services and facilities</p> <p>6. The development and location may mean increased traffic movements that are likely to have an impact on CO<sub>2</sub> emissions            7: Low flood risk development            10. Minimal negative impact on air quality due to site area and yield            12. Negative impact due to increased residential waste and from site preparation and construction phases</p> <p>13: Increasing the size of village has potential to attract additional service and facilities which allow prosperity but difficult to determine at this stage            14: Site contributes to housing need but not significantly due to scale            15: Poor accessibility and lack of substantial green space</p>	<p>A rural village location means public transport access is poor and surrounding farm land does not provide active transport opportunities which results in negative scoring for SA 4 and 5 along with associated with health and wellbeing (SA15).            Development would have to be mindful of archaeological remains, local bat population and nearby local nature reserve.            The impact of the development on the village's sense of place and distinctiveness is difficult to determine at this stage which is also the case for appraising the site based on community aspirations.            Growth of a village can have both positives and negatives for the local community but much of this cannot be anticipated at an early stage.            Size of site means impacts on some SA objectives are likely to be negligible</p>

**Appendix 11: Outcomes and justification of scoring from appraisal of employment sites being appraised**

The following comments set out the rationale behind scoring decisions where local plan employment land site options were scored against sustainability objectives. They are based on information from a range of sources including the local plan evidence base, publically available official statistics, local knowledge, anecdotal evidence and comments provided from stakeholders during 3 workshops which informed the appraisal process.

Site Name	Scoring Justification	Summary of site appraisal
Durham Tees Valley Airport	<p>1 and 2: Airport a key driver of local economic growth and supports employment</p> <p>4: Poor bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p> <p>6: Airports by nature are significant contributors of CO2 emissions</p> <p>7: No flood risk to development</p> <p>9: Positive link to areas sense of place</p> <p>10: Nature of industry on site likely to negatively impact on air quality</p> <p>11: Impact on water quality difficult to determine as type of industry to locate as a result of development is unknown</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health. Site also a HSE zone</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is dependent on design and nature of industry that locates on developed site.</p>	<p>Specialist and unique employment site. Economic benefits of a regional airport are wide ranging and ensuring its success is a key strategic aim of the council and local plan. Having an airport as an asset has positive impacts on sense of place and community aspirations. Airports by nature have negative impacts on the environment therefore the site has scored negatively for CO2 and air quality SA objectives.</p>
Chemplex Middle	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.</p> <p>3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.</p> <p>4: Good bus links</p> <p>5: Development increases employment opportunities and access to key services and</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant as is the impact on skills that chemical</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>facilities and ability for a range of people to commute to location is acceptable.</p> <p>6:Site significant contributor of CO2 emissions            7: No flood risk to development            9: Difficult to determine impact on areas sense of place at <b>this</b> stage though existing established site is a positive for the areas industrial heritage.            10: Nature of industry on site likely to negatively impact on air quality            11: Impact on water quality difficult to determine as type of industry to locate as a result of development is unknown            12: Potentially an areas where waste reducing industries (E.g. Energy from waste) could locate</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper            14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health. Site also a HSE zone            16: Impact on community safety and cohesion difficult to determine at this time as is dependent on design and nature of industry that locates on developed site.</p>	<p>and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental objectives due to high emissions of CO2 and some other pollutants.</p>
Chemplex North	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.            3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.            4: Acceptable bus links            5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.</p> <p>6:Site significant contributor of CO2 emissions            7: No flood risk to development            9: Difficult to determine impact on areas sense of place at <b>this</b> stage though existing established site is a positive for the areas industrial heritage.            10: Nature of industry on site likely to negatively impact on air quality            11: Impact on water quality difficult to determine as type of industry to locate as a result of</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant as is the impact on skills that chemical and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental objectives due to high emissions of CO2</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>development is unknown</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health. Site also a HSE zone</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is dependent on design and nature of industry that locates on developed site.</p>	<p>and some other pollutants</p>
<p>Billingham Reach</p>	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.</p> <p>3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.</p> <p>4: Acceptable bus links</p> <p>5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.</p> <p>6: Site significant contributor of CO2 emissions</p> <p>7: Mitigation of flood risk required</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity</p> <p>9: Difficult to determine impact on areas sense of place at <b>this</b> stage though existing established site is a positive for the areas industrial heritage.</p> <p>10: Nature of industry on site likely to negatively impact on air quality</p> <p>11: Impact on water quality difficult to determine as type of industry to locate as a result of development is unknown</p> <p>12: Potentially an areas where waste reducing industries (E.g. Energy from waste) could locate</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health. Site also a HSE zone</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant as is the impact on skills that chemical and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental objectives due to high emissions of CO2 and some other pollutants</p>



Site Name	Scoring Justification	Summary of site appraisal
	dependent on design and nature of industry that locates on developed site.	
Seal Sands	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.</p> <p>3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.</p> <p>4: Poor bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p> <p>6: Site significant contributor of CO2 emissions</p> <p>7: No flood risk to development</p> <p>9: Difficult to determine impact on areas sense of place at <b>this</b> stage though existing established site is a positive for the areas industrial heritage.</p> <p>10: Nature of industry on site likely to negatively impact on air quality</p> <p>11: Impact on water quality difficult to determine as type of industry to locate as a result of development is unknown</p> <p>12: Potentially an areas where waste reducing industries (E.g. Energy from waste) could locate</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health.</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is dependent on design and nature of industry that locates on developed site.</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant as is the impact on skills that chemical and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental objectives due to high emissions of CO2 and some other pollutants</p>
North Tees Pools	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.</p> <p>3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.</p> <p>4: Poor bus links</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p> <p>6: Site significant contributor of CO2 emissions</p> <p>7: No flood risk to development</p> <p>9: Difficult to determine impact on areas sense of place at <b>this</b> stage though existing established site is a positive for the areas industrial heritage.</p> <p>10: Nature of industry on site likely to negatively impact on air quality</p> <p>11: Impact on water quality difficult to determine as type of industry to locate as a result of development is unknown</p> <p>12: Potentially an areas where waste reducing industries (E.g. Energy from waste) could locate</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health.</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is dependent on design and nature of industry that locates on developed site.</p>	<p>as is the impact on skills that chemical and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental objectives due to high emissions of CO2 and some other pollutants</p>
Haverton Hill	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.</p> <p>3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.</p> <p>4: Acceptable bus links</p> <p>5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.</p> <p>6: Site significant contributor of CO2 emissions</p> <p>7: No flood risk to development</p> <p>9: Difficult to determine impact on areas sense of place at this stage.</p> <p>10: Nature of industry on site likely to negatively impact on air quality</p> <p>11: Ship movements to and from site likely to have negative impact on water quality</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant as is the impact on skills that chemical and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>12: Potentially an areas where waste reducing industries (E.g. Energy from waste) could locate</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health.</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is dependent on design and nature of industry that locates on developed site.</p>	<p>objectives due to high emissions of CO2 and some other pollutants</p>
<p>Port Clarence</p>	<p>1 and 2: Significant economic and employment impacts of site on its own and as part of local cluster of specialist sites.</p> <p>3: Mixture of employment types including highly skilled roles. Large manufacturers, partners, policies and strategies exist to maximise local benefit from site.</p> <p>4: Poor bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p> <p>6:Site significant contributor of CO2 emissions</p> <p>7: No flood risk to development</p> <p>9: Difficult to determine impact on areas sense of place <b>at this</b> stage though existing established site is a positive for the areas industrial heritage.</p> <p>10: Nature of industry on site likely to negatively impact on air quality</p> <p>11: Impact on water quality difficult to determine as type of industry to locate as a result of development is unknown</p> <p>12: Potentially an areas where waste reducing industries (E.g. Energy from waste) could locate</p> <p>13: Industry part of the identity of the area and employment created allows for communities to prosper</p> <p>14: Employment and income have health benefits though emissions and potential pollution have negative impacts on health.</p> <p>16: Impact on community safety and cohesion difficult to determine at this time as is</p>	<p>Specialist employment site. Cumulative impact of cluster of these specialist employment sites is of extremely significant local importance. Economic and employment impacts are significant as is the impact on skills that chemical and process industries bring to an area. The employment generated by the site is important to the prosperity of local communities and this has direct implications on health and wellbeing. Due to the specialist nature of the site, they score negatively for environmental objectives due to high emissions of CO2 and some other pollutants</p>

Site Name	Scoring Justification	Summary of site appraisal
	dependent on design and nature of industry that locates on developed site.	
Wynyard 1 (former Samsung)	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Poor bus links                      5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.                      7: Low flood risk development                      8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown                      9: Impact on areas sense of place cannot be determined until nature and design of development are known                      10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements                      11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites                      12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations                      14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport are limited. Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality
Wynyard 2	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Poor bus links                      5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p>	General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and

Site Name	Scoring Justification	Summary of site appraisal
	<p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>community aspirations. Accessibility of site and proximity to services, facilities and public transport are limited. Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>
<p>Cowpen Bewley</p>	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Acceptable bus links</p> <p>5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport are acceptable</p> <p>Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	
<p>Belasis Avenue North &amp; South</p>	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Acceptable bus links</p> <p>5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport are acceptable</p> <p>Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	
<p>Belasis Technology Park</p>	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Acceptable bus links                      5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.                       6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.                      7: Low flood risk development                      8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown                      9: Impact on areas sense of place cannot be determined until nature and design of development are known                      10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements                      11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites                      12: Dependant on nature of development but waste is likely to increase as a result of proposal                       13: Creating of employment is positive for community aspirations                      14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport are acceptable                      Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>

Site Name	Scoring Justification	Summary of site appraisal
Portack Interchange	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Poor bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Close to key services and facilities</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport are limited Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>
North Ind Est	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Poor bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Close to key services and facilities</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, and facilities is good but public transport links</p>



Site Name	Scoring Justification	Summary of site appraisal
	<p>7: Low flood risk development            9: Impact on areas sense of place cannot be determined until nature and design of development are known            10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements            11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites            12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations            14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing            16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>are limited Location is close to area of local conservation interest. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>
<p>The Black Path</p>	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training            4: Very good public transport links            5: Location is close to key services and facilities and within a commutable range of a range of demographics and skill levels.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.            7: Low flood risk development            9: Impact on areas sense of place cannot be determined until nature and design of development are known            10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements            11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites            12: Dependant on nature of development but waste is likely to increase as a result of proposal</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is very good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>13: Creating of employment is positive for community aspirations                      14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	
North Shore	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Very good public transport links                      5: Location is close to key services and facilities and within a commutable range of a range of demographics and skill levels.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.                      7: Low flood risk development                      9: Impact on areas sense of place cannot be determined until nature and design of development are known                      10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements                      11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites                      12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations                      14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is very good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>
Teesdale	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Very good public transport links                      5: Location is close to key services and facilities and within a commutable range of a range of demographics and skill levels.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>community aspirations. Accessibility of site and proximity to services, facilities and public transport is very good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>
Oxbridge Foundary	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Very good public transport links</p> <p>5: Location is close to key services and facilities and within a commutable range of a range of demographics and skill levels.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is very good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	
Boathouse Lane	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Very good public transport links</p> <p>5: Location is close to key services and facilities and within a commutable range of a range of demographics and skill levels.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Flood risk would need to be mitigated</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is very good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality. Location is close to area of local conservation interest and issue of flood risk would need to be mitigated.</p>

Site Name	Scoring Justification	Summary of site appraisal
Urly Nook + Elementis	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Poor bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Not close to key services and facilities</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is limited. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality. Location is close to area of local conservation interest.</p>
Durham Lane Ind Est	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Good bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Limited access to key services and facilities</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality.</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	
Teesside Ind Est	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Good bus links</p> <p>5: Development increases employment opportunities but access limited to those who can commute to location. Limited access to key services and facilities</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is good. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality.</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	
Bowesfield	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Acceptable bus links                      5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.                       6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.                      7: Low flood risk development                      8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown                      9: Impact on areas sense of place cannot be determined until nature and design of development are known                      10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements                      11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites                      12: Dependant on nature of development but waste is likely to increase as a result of proposal                       13: Creating of employment is positive for community aspirations                      14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing                      16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is acceptable. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality. Location is close to area of local conservation interest.</p>
Preston Farm South	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training                      4: Acceptable bus links                      5: Development increases employment opportunities and access to key services and</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in</p>

Site Name	Scoring Justification	Summary of site appraisal
	<p>facilities and ability for a range of people to commute to location is acceptable.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of development are known</p> <p>10: Although dependant on the nature of development, development is likely to have negative impact on air quality due to increased traffic movements</p> <p>11: Unlikely to be negative impact on water quality as hazardous development directed to specialist sites</p> <p>12: Dependant on nature of development but waste is likely to increase as a result of proposal</p> <p>13: Creating of employment is positive for community aspirations</p> <p>14: Positive economic benefits and employment opportunities have positive impact on health and wellbeing</p> <p>16: Difficult to determine at this stage the impact on community strength and safety as much is dependent on nature of development and design.</p>	<p>improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is acceptable. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality. Location is close to area of local conservation interest.</p>
<p>Preston Farm North</p>	<p>1, 2 and 3: Development of general employment land has positive impacts on economy, employment and provision of skills and training</p> <p>4: Acceptable bus links</p> <p>5: Development increases employment opportunities and access to key services and facilities and ability for a range of people to commute to location is acceptable.</p> <p>6: Although dependant on the nature of development, CO2 emissions are likely to increase as a result.</p> <p>7: Low flood risk development</p> <p>8: Possibility of negative impact on adjacent areas of sensitive biodiversity but not possible to anticipate at this stage as level of mitigation unknown</p> <p>9: Impact on areas sense of place cannot be determined until nature and design of</p>	<p>General employment site which would bring about economic and employment growth and associated positive impact on skills. Economic benefits result in improved health and wellbeing and community aspirations. Accessibility of site and proximity to services, facilities and public transport is acceptable. Like all sites there are potential negative impacts on CO2 emissions, waste and air quality. Location is close to area of local conservation interest.</p>



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If you would like this information in any other language or format for example **large print** or audio please contact the 'Economic Strategy and Spatial Planning Team' on 01642 526050

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأشكال أخرى على سبيل المثال بالطبعة الكبيرة أو بالشريط المسجل فالرجاء الإتصال 'بدايفرستي تيم' على هاتف رقم 01642 526050

ARABIC

اگر شما این اطلاعات را به زبان یا شکل دیگری مثلا چاپ بزرگ یا بصورت صدا میخواهید لطفا با تیم دایورسیتی (گوناگونی) با شماره 01642 526050 به تماس شوید

FARSI

Si vous souhaitez obtenir ces informations dans d'autres langues ou sous un autre format, par exemple, en gros caractères / version audio, veuillez contacter l'équipe au n° 01642 526050

FRENCH

ئەگەر حەزرت لێ یە ئەم زانیاریە بە دەستت بکەوت بە زمانەکانی تر یان بە شیوەیەکی تر بۆ نمونە چاپی گەورە/یان بە تیبیی تۆمارکراو تکایە پەیوەندی بکە بە 'تیمی داڤیفرستی' لە سەر ژمارە ی تەلەفۆن 01642 526050

KURDISH

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CHINESE

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PUNJABI

اگر آپ ان معلومات کو کسی بھی اور زبان یا انداز، مثلاً بڑے پرنٹ/آڈیو ٹیپ وغیرہ میں حاصل کرنا چاہیں، تو 'ڈايفرسٹی ٹیم' کو اس نمبر پر فون کیجئے 01642 526050

URDU