



Sustainability Appraisal

Bromsgrove District Plan

Submission Version

March 2014



Sustainability Appraisal of the Bromsgrove District Plan Submission Version

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1. Introduction

1.1 Scope of the Document

- 1.2 This document comprises an assessment of the effects of the Bromsgrove District Plan against sustainability objectives. This Sustainability Appraisal has been updated to reflect the minor policy changes made following the 6 week representation period after the publication of the Proposed Submission Version of the Bromsgrove District Plan in September 2013.
- 1.3 The requirement for Sustainability Appraisal (SA) to be undertaken on Development Plan Documents is mandatory under the Planning and Compulsory Purchase Act 2004. The Act also stipulates that the SA must meet the requirements of the SEA Directive¹, which was transposed directly into UK law in July 2004 through the English² SEA Regulations. The Bromsgrove District Plan also falls specifically within the requirements of the SEA Regulations as their first formal preparatory act was after the 21 July 2004. The aim of the SA has been to ensure that the principles of sustainable development are fully integrated into the preparation of the Bromsgrove District Plan.
- 1.4 Bromsgrove DC prepared a SA Scoping Report³ in July 2005, which was updated in 2008 and again in 2012. This set the scope and context for the SA and also set an SA Framework comprising sustainability objectives, indicators and targets to be used as a yardstick to assess the effects on sustainable development of the Bromsgrove District Plan and future Development Plan Documents. The West Midlands Regional Sustainable Development Framework (WMRSDF) sets out 29

¹ European Commission (2001): *Strategic Environmental Assessment Directive 2001/42/EC (on the assessment of the effects of certain plans and programmes on the environment)*

² HMSO (2004): *S.I. 2004 No. 1633 The Environmental Assessment of Plans and Programmes Regulations 2004*, HMSO, London

³ Bromsgrove DC (2005): *Sustainability Appraisal Scoping Report – Planning in Bromsgrove 2004-2007*, Bromsgrove DC, Bromsgrove

objectives for sustainable development in the Region. These reflect key regional priorities around environment, resources and the economy. The WMRSDf recommends that the objectives are incorporated into the appraisals of Development Plan Documents.

- 1.5 Worcestershire County Council has co-ordinated a joint Worcestershire SEA/SA Framework for the County. This involves a single appraisal framework covering all of Worcestershire which ensures consistency of approach in appraisal and in data collection. It includes agreement to a suite of generic SA objectives that reflect the WMRSDf, Community Strategy and sustainability issues that can be supplemented with a set of decision making criteria to reflect the detail and scope of each DPD being prepared and an agreed method for prioritising SA objectives.
- 1.6 Hyder Consulting (UK) Ltd. prepared an interim, *Appraisal of Issues and Options Paper* in 2005, which compared and assessed alternative strategic and policy options for the Core Strategy and made recommendations for the contents of the Draft Core Strategy. SA's were undertaken and published alongside both the Draft Core Strategy (2008), the Draft Core Strategy 2 (2011) and the Proposed Submission Version of the Bromsgrove District Plan (Sept 2013). Through each stage it is clear how options have been assessed and discounted with the continual refinement of a preferred option. Following major legislative changes through the introduction of the Localism Act 2011 and the publication of the National Planning Policy Framework (NPPF) the emerging development plan is now referred to as the Bromsgrove District Plan rather than a Core Strategy.
- 1.7 This report documents the findings of the assessment of effects on sustainable development of the Bromsgrove District Plan and makes further recommendations to mitigate any adverse effects identified as appropriate. Throughout, guidance has been followed from the CLG Plan Making Manual and where appropriate to the ODPM document:

*ODPM (2005): A Practical Guide to the Strategic Environmental
Assessment Directive⁴*

1.8 Earlier versions of the SA to support previous versions of the plan were developed in accordance with the ODPM guidance entitled *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents⁵ (2005)*. This guidance has been superseded by Sustainability Appraisal section contained within the CLG Plan Making Manual.

1.9 What Happens Next?

1.10 The findings of this report will be incorporated into a further revision of the Bromsgrove District Plan as deemed appropriate.

1.11 This SA Report will be submitted alongside the Bromsgrove District Plan in accordance with the requirements of the SEA Directive.

⁴ ODPM (2005): *A Practical Guide to the Strategic Environmental Assessment Directive*, ODM, London

⁵ ODPM (2005): *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM, London

2 Methods

2.1 Introduction

2.2 The methodological approach to assessing the likely significant effects of the District Plan is underpinned by the SA Framework. The SA Framework was initially developed by Bromsgrove DC with input from Hyder and further modified in response to sub-regional joint working. The SA Framework is applied to each of the draft Policies of the District Plan in order to identify key strengths (likely positive effects) and weaknesses (likely negative effects) in terms of delivering sustainable development and to recommend mitigation measures in order to offset or eliminate any adverse effects identified.

2.3 The SA Framework

2.4 SA Objectives and Indicators

2.5 A series of environmental, social and economic SA objectives were developed to use as methodological yardsticks against which the District Plan policies are assessed (see Section 2.9 on the 'Appraisal Matrix' for details of how this is undertaken in practice). The SA objectives are distinct from the objectives of the District Plan. To help measure the performance of the options and policies against the objectives, a series of indicators were developed and, where appropriate, these were supported by potential targets to be met. The SA objectives were informed by other relevant plans, strategies or sustainability objectives that may influence, or be influenced by, the District Plan. Further details on how the SA Framework was developed are presented in the *SA Scoping Report*. Table 2.14 identifies the SA Objectives and indicators developed by Bromsgrove DC.

2.6 Social Sustainability Objectives

- SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs, in clean, safe and pleasant local environment.
- SO2 To improve the health and well-being of the population and reduce inequalities in health
- SO3 Improve the vitality and viability of Town Centres, other centres and communities and quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio economic status or educational attainment
- SO4 Reduce crime, fear of crime and anti- social behaviour
- SO5 Increase sustainable travel choices and move towards more sustainable travel patterns
- SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community

2.7 Environmental Sustainability Objectives

- EV1 To conserve and enhance biodiversity and geodiversity
- EV2 Ensure efficient use of land through safeguarding of mineral resources, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.
- EV3 Safeguard and strengthen landscape and townscape character and quality
- EV4 Conserve, protect and enhance the architectural, cultural and historic environment, heritage and seek well-designed, high quality built environment in new development proposals
- EV5 To manage waste in accordance with the waste hierarchy, 1) Prevention, 2) Preparing for reuse, 3) Recycling, 4) Other recovery, 5) Disposal

- EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas.
- EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources.
- EV8 Protect and enhance the quality of water, soil and air
- EV9 Reduce causes of and adapt to the impacts of climate change.

2.8 Economic Sustainability Objectives Matrix

- EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural
- EC2 Promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
- EC3 To raise the skills levels and qualifications of workforce and quality of education opportunities for all

2.9 **The Appraisal Matrix**

2.10 The appraisal matrix presented in Table 2.13 will be used to assess each of the District Plan policies. Each policy will be assessed against each of the SA objectives, using the indicators as benchmarks.

Through adopting this approach, the following will be considered:

Impact. Whether the effect of the effect is positive, negative or neutral when assessed against the objectives

Significance. Whether the effect would be slightly or greatly significant

2.11 The direction and severity of the effects are described in the SA matrix using the following notation:

++ = Major Positive Impact

- + = Positive Impact
- 0 = No Impact / Neutral
- = Negative Impact
- = Major Negative Impact
- ? = Uncertain impact – more information required

This notation is explained further in Table 2.12.

Table 2.12 Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact/ Neutral	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible	0
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact – more information required	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

Table 2.13 Example Assessment Matrix

BDP X		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and		

BDP X		
SA Objectives	SA Effects	Commentary
pleasant local environment		
SO2 To improve the health and well-being of the population and reduce inequalities in health		
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment		
SO4 Reduce crime, fear of crime and anti-social behaviour		
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns		

Table 2.14: SA Objectives and Indicators

SEA Directive Topics	SA Objectives	Key Indicators
Population	SO1 - Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	<ul style="list-style-type: none"> ▪ Meeting of affordable housing requirements in housing needs survey ▪ Number of affordable housing delivered by levels of the Code for Sustainable Homes standard
Human Health	SO2 - To improve the health and well-being of the population and reduce inequalities in health	<ul style="list-style-type: none"> ▪ Percentage of population describing their health as good. ▪ Percentage of residents with limiting long term illness. ▪ Life expectancy ▪ Number of new homes within 800m of a GP surgery ▪ Number of new homes achieving Lifetime Homes Standard ▪ Number of new homes within 800m of Public Rights of Way

SEA Directive Topics	SA Objectives	Key Indicators
Population Human Health	SO3 - Improve the vitality and viability of Town Centre, other centres and communities and quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	<ul style="list-style-type: none"> ▪ Number of parks and areas of recreational space ▪ Number of sports pitches per 1000 population ▪ Number of new homes within 800m of a Post Office, shops and a primary school in rural areas ▪ Number of new homes within 800m of a bus stop/ railway station with frequent bus service (e.g. at least 6 buses a day) to a local/ district/ town centre?
Population Human Health	SO4 - Reduce crime, fear of crime and anti social behaviour	<ul style="list-style-type: none"> ▪ Number of recorded crimes per 1000 population ▪ % of population who fear crime ▪ Types of crime recorded ▪ Number of recorded Anti social behaviour
Human Health Climate Factors Material Assets	SO5 - Increase sustainable travel choices and move towards more sustainable travel patterns	<ul style="list-style-type: none"> ▪ People's usual method of travel to work by mode and % (walk, cycle, bus, train, car) ▪ Number of new homes within 800m of a bus stop/ railway station with frequent bus service (e.g. at least six buses a day)

SEA Directive Topics	SA Objectives	Key Indicators
Population Human Health	SO6 - To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	<ul style="list-style-type: none"> ▪ Satisfaction with provision of local authority services for example, to be measured by the number of complaints
Biodiversity Fauna Flora Soil	EV1 - To conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> ▪ % of SSSI's in favourable condition ▪ Number of Local Sites (wildlife and geological) ▪ Number of applications that contribute towards the Biodiversity Action Plan and Geological Action Plan ▪ Number of applications granted permission contrary to the advice of Natural England, Worcestershire Wildlife Trust, or Herefordshire and Worcestershire Earth Heritage Trust ▪ Number of applications participated in the Biodiversity Offsetting scheme/ equivalent
Material Assets	EV2 - Ensure efficient use of land through safeguarding of mineral resources, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	<ul style="list-style-type: none"> ▪ % of District covered by Green Belt ▪ Major applications granted permissions in the Green Belt ▪ % of development on brownfield land / buildings ▪ Number of developments granted permission on land that has a high possibility of being the best and most versatile agricultural land.

SEA Directive Topics	SA Objectives	Key Indicators
Landscape	EV3 - Safeguard and strengthen landscape and townscape character and quality	<ul style="list-style-type: none"> ▪ Number of applications that achieve landscape gain in accordance to the Landscape Character Assessment
Cultural Heritage	EV4 - Conserve, protect and enhance the architectural, cultural and historic environment, heritage and seek well designed, high quality built environment in new development proposals	<ul style="list-style-type: none"> ▪ Total number of listed buildings ▪ Total number of Conservation areas ▪ Number and % of Listed Buildings 'at risk' (all grades) ▪ Number and % of Scheduled Monuments 'at risk' ▪ Number and % of Registered Parks and Gardens 'at risk' ▪ Number and % of Conservation Areas 'at risk' ▪ Number and % of Places of Worship 'at risk' ▪ Number of historic buildings repaired and brought back into use ▪ Area of highly sensitive historic landscape characterisation type(s) which have been altered and their character eroded ▪ Number of major development projects that enhance the significance of heritage assets or historic landscape character ▪ Number of major development projects that detract from the significance of heritage assets or historic landscape character

SEA Directive Topics	SA Objectives	Key Indicators
		<ul style="list-style-type: none"> ▪ Improvements in the management of historic and archaeological sites and features ▪ Number of planning applications received for work in conservation areas and on listed buildings ▪
Climate Factors Material Assets	EV5 - To manage waste in accordance with the waste hierarchy 1) Prevention, 2) Preparing for reuse, 3) Recycling, 4) Other recovery, 5) Disposal	<ul style="list-style-type: none"> ▪ % of waste disposal to landfill ▪ % of waste recycled per annum ▪ Household waste collection per annum
Water Climate Factor	EV6 - Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	<ul style="list-style-type: none"> ▪ Number of planning permissions granted contrary to the advice of Environment Agency, the Lead Local Flood Authority or Internal Drainage Board ▪ Number of applications approved by the SuDS Approval Body
Climate Factors Material Assets Air	EV7 - Promote resource efficiency and energy generated from renewable energy and low carbon sources	<ul style="list-style-type: none"> ▪ Local CO2 emission estimates per capita ▪ Number of new homes by levels of the Code for Sustainable Homes and number of non-domestic buildings by grades of BREEAM ▪ Number of renewable energy applications granted permission and their capacity

SEA Directive Topics	SA Objectives	Key Indicators
Soil Water Air	EV8 - Protect and enhance the quality of water, soil and air	<ul style="list-style-type: none"> ▪ Number of applications approved by the SuDS Approval Body % of watercourses within the District that meet the targets set in the Water Framework Directive ▪ % of contaminated land in District ▪ No of AQMAs in District
Climate Factors	EV9 - Reduce causes of and adapt to the impacts of climate change.	<ul style="list-style-type: none"> ▪ Number of homes by levels of the Code for Sustainable Homes and number of non-domestic buildings by grades of BREEAM. ▪ Number of developments incorporating on site renewable energy ▪ Local CO2 emission estimates per capita ▪
Population	EC1 - Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	<ul style="list-style-type: none"> ▪ Proportion of population educated to degree standard or higher ▪ Qualifications at age 19 ▪ 16 year olds with no qualifications ▪ % of working age unemployed by ward ▪ Number of VAT registered businesses ▪ Survival rates for VAT registered businesses ▪ Number of wards with SOA's in the bottom 25% for education, skills and training deprivation

SEA Directive Topics	SA Objectives	Key Indicators
Climate Factors Material Assets	EC2 - Promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	<ul style="list-style-type: none"> ▪ % employment by industry sector
Population	EC3 - To raise the skills levels and qualifications of workforce and quality of education opportunities for all	<ul style="list-style-type: none"> ▪ Proportion of population educated to degree standard or higher ▪ Qualifications at age 19 ▪ 16 year olds with no qualifications ▪ Number of wards with SOA's in the bottom 25% for education, skills and training deprivation

3 Assessment of Effects and Mitigation

3.1 Introduction

3.2 This section presents the findings of the assessment of the District Plan policies. The appraisal matrices are presented in Appendix A, and a summary description of the key findings given below.

3.3 The SEA Directive also requires an assessment to be made of the do nothing or business as usual situation in the District without the implementation of the new District Plan. This is addressed in the section below.

3.4 Assessment of 'No District Plan' Scenario

3.5 Guidance provided states that the SA should aim to improve on the effects of the existing saved plan, and to test this, options such as 'no plan' and 'business as usual' should be explored. In this case, these (in reality unlikely) scenarios have been deemed to constitute a continuation of the current saved policies identified in the existing Local Plan through to the end of its life, after which there would be no local planning intervention and things would follow a reactive planning approach.

3.6 In the short term, a continuation of the current baseline trends would be likely, seeing that those trends would have been influenced by current planning policy. The NPPF would apply and in particular the presumption in favour of sustainable development. It is considered that current issues would continue, for example:

Barriers to housing and services in rural areas;

Continued fear of crime;

Increased pressure for development in the Green Belt;
Under-provision of affordable housing;
High car usage and congestion;
Significant out-commuting;
Imbalance of service provision to population size; and
Localised poor air quality relating to motorway network.

3.7 The role of statutory consultees such as the Natural England, Environment Agency, and English Heritage would still enable environmental enforcement and controls to continue along with their active roles in planning applications. However, this would be a far less pro-active approach without a forward thinking, sustainable planning strategy in place. Without pro-active intervention, the aims of sustainable social, economic and environmental regeneration are unlikely to be given enough impetus to be realised. A long-term reactive approach to development would result in sustainability impacts being highly uncertain as much would depend upon free-market forces.

3.8 Assessment of Effects of Policies and Proposed Mitigation Measures

BDP1 Sustainable Development Principles

BDP1.1 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

BDP1.2 Planning applications that accord with the policies in this District Plan and where relevant, with policies in

neighbourhood plans will be approved without delay, unless material considerations indicate otherwise.

BDP1.3 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted as stated in footnote 9 of paragraph 14 of the NPPF. For example, those policies relating to sites designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, designated heritage assets and locations at risk of flooding.

BDP1.4 In considering all proposals for development in Bromsgrove District regard will be had to the following:

- a) Accessibility to public transport options and the ability of the local road network to accommodate additional traffic;
- b) Any implications for air quality in the District and proposed mitigation measures;
- c) The cumulative impacts on infrastructure provision;
- d) The quality of the natural environment including any potential impact on biodiversity, water quality, geodiversity, landscape and the provision of/and links to green infrastructure (GI) networks;
- e) Compatibility with adjoining uses and the impact on residential amenity;
- f) The impact on visual amenity;
- g) The causes and impacts of climate change i.e. the energy, waste and water hierarchies, flood risk and future proofing;
- h) The provision of communication technology infrastructure to allow for future technological enhancements e.g. fibre optic ducting;
- i) The impact on the historic environment and the significance of heritage assets and their setting;
- j) Financial viability and the economic benefits for the District, such as new homes and jobs.

3.9 Key Policy Strengths

- 3.10 The policy provides a number of social benefits as the importance of access is clearly highlighted. This means new development should be in locations that are well served by public transport meaning residents should have access to a full range of services which should reduce social exclusion.

- 3.11 The increased use of public transport should also reduce car usage which could lead to a reduction in carbon emissions and an improvement in air quality with resultant environmental benefits and social gains in terms of health.
- 3.12 The policy makes clear reference to the importance of biodiversity, green infrastructure and the historic environment meaning that there should be a positive impact on objectives EV1, EV2, EV3 and EV4.
- 3.13 The emphasis on improving economic conditions could help to create jobs and potentially stimulate development in high technology sectors.

3.14 Key Policy Weaknesses

- 3.15 No weaknesses have been highlighted against the sustainability objectives.

3.16 Recommendations for Mitigation

- 3.17 None

BDP 2 Settlement Hierarchy Policy

BDP2.1 Initially there will be four main facets to the delivery of housing to meet the needs of Bromsgrove District consisting of the following:

- a) Development of previously developed land or buildings within existing settlement boundaries which are not in the designated Green Belt**
- b) Expansion Sites around Bromsgrove Town (as identified in BDP 5A)**
- c) Development Sites in or adjacent to large settlements (as identified in BDP 5B)**
- d) Exceptionally, affordable housing will be allowed in or on the edge of settlements in the Green Belt where a proven local need has been established through a comprehensive and recent survey and where the choice of site meets relevant planning criteria. Where viability is a concern the inclusion of other tenures within a scheme may be acceptable where full justification is provided. Where a proposed site is within the boundaries of a settlement, which is not in the Green Belt, a local need for housing would not need to be justified**

BDP2.2 Proposals for new development should be located in accordance with the District's settlement hierarchy as shown in table 2 within this policy. This will ensure that development contributes to the regeneration priorities for the area, preserves the attractiveness of the environment, reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in

each settlement and will assist villages to remain viable and provide for the needs of the catchment population that they serve.

BDP2.3 The Settlement Hierarchy outlined above will provide the guiding principles in terms of sustainability for the proposed Green Belt Review sequential testing as outlined in BDP4 Green Belt.

BDP2.4 The ‘village envelope’ i.e. the defined settlement boundary for a village, is identified on the Policies Map and will remain unaltered until a review of the Green Belt is undertaken. Within the village envelope appropriate development will be limited to suitable infill plots. This applies to the following villages; Adams Hill, Belbroughton, Beoley (Holt End), Bournheath, Burcot, Clent, Fairfield, Finstall, Holy Cross, Hopwood, Lower Clent, Romsley and Rowney Green.

Table 2. District’s Settlement Hierarchy

Settlement type	Name	Suitable development
Main Town (population circa 30,000)	Bromsgrove	Comparison and convenience retail (to meet District requirements and needs) Commercial leisure- restaurants, cafes pubs and bars Office Residential development of a scale proportional to the sustainability of the settlement Hotels/guest houses Employment Leisure/culture i.e. churches, health centres, libraries, public halls etc Major services
Large ‘Settlement’ (population	Alvechurch Barnt Green Catshill	Convenience A1 retail (to meet needs of the specific village) Local services

<p>circa 2500-10,000)</p>	<p>Hagley Rubery Wythall</p>	<p>Residential development of a scale proportional to the sustainability of the settlement</p> <p>Small scale business/office development</p> <p>Leisure/culture i.e. churches, health centres, libraries, public halls etc</p>
<p>Small 'Settlement'⁶ (population circa 50-2500)</p>	<p>Belbroughton Blackwell Cofton Hackett Romsley Stoke Prior Adams Hill Beoley Bournheath Burcot Clent Dodford Fairfield Finstall Holy Cross Hopwood</p>	<p>Housing to meet local needs (through rural exception sites in appropriate circumstances). Where a proposed site is within the boundaries of a settlement,</p> <p>which is not in the Green Belt, a local need for housing would not need to be justified</p> <p>Small scale rural employment in appropriate circumstances.</p> <p>More limited local services for example, local convenience shop/post office or public house</p>

3.18 Key Policy strengths

⁶ Villages highlighted in blue are subject to a village envelope

- 3.19 The settlement hierarchy focuses in the first instance on the largest settlements and then secondly on settlements with needs and facilities to accommodate an appropriate level of growth.
- 3.20 It does not advocate development in unsustainable locations which would result in unreasonable travelling distances and which may require additional and potentially wasteful infrastructure needing to be provided to support such development.
- 3.21 A limited amount of growth in the smaller settlements will contribute towards the survival of such areas and support local services continuing to be provided potentially reducing unsustainable travel movements.
- 3.22 It is important that housing is delivered in the most sustainable way possible. In the first instance this means delivering housing on brownfield sites within existing settlement boundaries. Unfortunately the amount of brownfield land identified within the Strategic Housing Land Availability Assessment (SHLAA) that is currently suitable and available for development is insufficient to meet locally identified housing targets. This means that greenfield sites will need to be released immediately to achieve a 5 year supply of housing. This will initially be achieved through the allocation of strategic sites in Bromsgrove Town within the Bromsgrove District Plan.
- 3.23 These strategic sites alone will not be sufficient to maintain a 5 year supply throughout the plan period. Other greenfield sites will need to come forward that are highlighted in the SHLAA. This will enable some growth to occur in the large villages to enhance vitality and meet demand and need for housing within the District. Whilst the majority of development will occur in the larger settlements there will opportunities for small affordable housing schemes in rural settlements that meet local needs.
- 3.24 The location of housing growth is an important issue for many environmental, social and economic reasons as the choice of location can have direct and indirect effects on a number of other issues. The policy highlights that significant growth will occur in and around Bromsgrove Town which is the most sustainable location with good access to existing services, facilities and infrastructure.
- 3.25 Enabling growth in Bromsgrove Town will encourage additional inward investment in the town and can be a catalyst for development in other areas such as employment and retail. This would also result in the social and economic benefits within Bromsgrove Town Centre such as housing provision, accessible services, reduction in poverty, vibrant communities.

3.26 The policy promotes development primarily in the larger urban settlements which are the most accessible and densely populated area of the District enabling the largest proportion of residents to be able to access services and employment, thereby helping to reduce poverty and social exclusion in those areas.

3.27 The larger settlements are better connected by public transport and the proximity of people to jobs and services might encourage walking and cycling instead of private car use, which may result in a decrease in traffic congestion and air pollution. It is important that non-car based transport is also encouraged.

3.28 Key Policy Weaknesses

3.29 Whilst the policy promotes development on previously developed land there is a recognition that the levels of suitable brownfield land are limited and therefore a significant percentage of housing growth will occur on greenfield sites. This could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality.

3.30 The presumption of development in favour of urban areas has the potential to adversely impact upon the historic urban environment, although this would entirely depend upon exactly where and how sites were developed. In contrast, enhancement of an historic setting may occur as a result of development.

3.31 The NPPF discourages development in the floodplain and this principle should be addressed in the Plan. The location of development will have an impact on flood risk but can be addressed on site by site basis through the use of measures such as SuDS.

3.32 Recommendations for Mitigation

3.33 Whilst the focus of development on previously developed sites in urban areas is positive, ways should be sought to ensure that biodiversity in urban areas is maintained. Also urban greenspace has many benefits and this should not be compromised by the presumption to develop in urban areas.

3.34 Urban areas in Bromsgrove can contain a rich heritage resource. It is important that new development in these areas compliments historic buildings and sites.

3.35 The uptake of SuDS is important in new development in urban areas, especially as flooding induced by surface run-off is an existing issue in the District.

- 3.36 Where greenfield land has to be lost to accommodate growth a hierarchy approach should generally be used to protect the best agricultural land and land with higher landscape character.

BDP3 Future Housing and Employment Growth

BDP1 Development Targets		
BROMSGROVE		
Type of development	Target	Timescale
Dwellings outside Green Belt	4,600	2011-2030
Green Belt Review	2,400	2023-2030
employment land in hectares (ha)	28ha	2011-2030
REDDITCH		
Type of development	Target	Timescale
dwelling units	3400	2011-2030

BDP3.1 It is proposed that prior to 2023 a full Green Belt Review will have been completed and further sites will have been allocated within a Local Plan Review to contribute approximately 2,400 dwellings towards the 7,000 target.

BDP3.2 The immediate release of Bromsgrove Town Expansion Sites and Other Development Sites is promoted in BDP5 with development expected throughout the plan period.

BDP3.3 The Council will seek to maintain a 5 year supply of deliverable sites plus an additional buffer of 5% moved forward from later in the plan period (or 20% where there has been persistent under delivery of housing). Annual monitoring will be used to identify the required rate of housing delivery for the following five year period, based on the remaining dwellings to meet overall requirements. When a five year supply has been achieved the Council will consider whether granting permission would undermine the objectives of this strategy.

3.37 Key Policy strengths

- 3.38 The amount of housing and employment growth is an important issue for environmental, social and economic reasons. The amount of growth allocated in Bromsgrove up to 2030 will be an important determining factor in location terms.
- 3.39 The policy seeks to strike a balance between environmental, social and economic factors. The SHLAA identifies that initially development will take place on brownfield sites and ADRs. This process will ensure that

no Green Belt land will be required, until approximately 2023 in relation to Bromsgrove related growth. It also supports the principle of rural and urban renaissance, by focusing on the local needs of Bromsgrove, out migration from the conurbation is curbed and conversely encouraging the efficient use of (usually) brownfield land in the conurbation and hence urban renaissance.

3.40 Whilst it is recognised that the policy does not fully accommodate social needs in terms of affordable housing it attempts to go some way towards meeting this figure whilst striking a balance with other factors. The concentration of development in sustainable locations also may result in economies of scale and may prove as a catalyst for new or improved infrastructure and hence quality of life for residents.

3.41 Thus all factors are inextricably linked and of mutual benefit. The substantial amount of development has the potential to provide new accommodation which is future proofed to the effects of climate change.

3.42 Furthermore new employment development will be an obvious benefit in economic terms through the creation of new jobs and the potential for development in high technology sectors.

3.43 **Key policy weaknesses**

3.44 As aforementioned the amount of housing is closely linked to the location of development. Therefore the weaknesses of the policy are also set out in the SA relating to BDP5A, BDP5B and RCBD1.

3.45 The policy will not totally address affordable housing needs.

3.46 The substantial amount of development proposed has the potential, if not properly designed and managed, to contribute towards the adverse impacts of climate change such as flooding. It also involves the development of greenfield and Green Belt land which could have environmental implications.

3.47 **Mitigation measures**

3.48 The review period at 2023 may enable further development to come forward provided this can be done in a sustainable manner and this has the potential to further address the supply of affordable housing.

3.49 Measures to manage surface water run-off will therefore need to be embedded in policies such as the use of SuDS, permeable paving, use of green roofs and rainwater harvesting.

3.50 The development of Greenfield and Green Belt land is unavoidable due to the limited supply of brownfield land. Stringent criteria will need to be applied when undertaking the Green Belt Review to ensure that land of low environmental value is identified where possible.

BDP 4 Green Belt

BDP4.1 The Green Belt as indicated on the Policies Map will only be maintained as per BDP 4.2.

BDP4.2 A Local Plan Review including a full Review of the Green Belt will be undertaken in advance of 2023 to identify:

- a)** Sufficient land in sustainable locations to deliver approximately 2,400 homes in the period 2023-2030 to deliver the objectively assessed housing requirement for Bromsgrove District.
- b)** Safeguarded land for the period 2030-40 to meet the development needs of Bromsgrove District and adjacent authorities based on the latest evidence ; and
- c)** Land to help deliver the objectively assessed housing requirements of the West Midlands conurbation within the current plan period ie. up to 2030.

BDP4.3 The Green Belt boundary review will follow the approach in BDP2 Settlement Hierarchy and take into account any proposals in Neighbourhood Plans. Where appropriate, settlement boundaries and village envelopes on the Policies Map will be revised to accommodate development.

BDP4.4 The development of new buildings in the Green Belt is considered to be inappropriate, except in the following circumstances:

- a)** Buildings for agriculture and forestry;
- b)** Appropriate facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- c)** Extensions to existing residential dwellings up to a maximum of 40% increase of the original dwelling or increases up to a maximum total floor space of 140m²;
- d)** Proportionate extensions to non-residential buildings taking into account the potential impact on the openness and the purposes of including the land in Green Belt. Proposals that can demonstrate significant benefits to the local economy and/or community will be considered favourably ;
- e)** The replacement of a building, built with the intention of being permanent, provided the new building is in the same use and should not be materially larger than the original building;
- f)** Limited infilling in Green Belt settlements and rural exception sites in accordance with BDP 9 Rural Exception Sites;
- g)** Limited infilling or the partial or complete redevelopment of previously developed sites that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

3.51 Key Policy Strengths

3.52 This policy performs strongly in relation to social and environmental objectives. The proposed Green Belt Review will ensure the delivery of further affordable housing and enable development to occur in locations where there is good access to services, facilities and public transport.

3.53 The Green Belt offers many opportunities for informal/formal recreation and therefore its protection and accessibility to it, is important to maintain the uptake of recreational facilities which can help to improve the health of the local population but it can also add to the well-being and vibrancy of communities through creating an improved living environment. It is also a strong policy in relation to protection of biodiversity/ geodiversity and landscape character, the latter of which may have a historic aspect.

3.54 Key Policy Weaknesses

3.55 The policy will result in the loss of some Green Belt when the Review of the Green Belt is undertaken. However, this is necessary to ensure that housing needs are met.

3.56 Recommendations for Mitigation

3.57 None

BDP5A) Bromsgrove Town Expansion Sites policy

BDP5A.1 The mixed use urban extension is proposed across three sites that will create a sustainable and balanced community that integrates into the existing residential areas of Bromsgrove. The development will fully address the social, economic and environmental aspects of sustainable development and will consist of approximately 2106 dwellings, 5 hectares of employment land, local centre(s), retail and community facilities.

BDP5A.2 Of this total allocation BROM1 will include a minimum of 316 dwellings and associated community infrastructure that should include public open space with play facilities.

BDP5A.3 BROM2 will contain a minimum of 1300 dwellings, 5 hectares of local employment land (office and/or light industry), a local centre and community facilities.

BDP5A.4 A local centre should also be provided on BROM2 that provides a mix of retail and other A class uses. The local centre should be located adjacent to Sidemoor First School, include sufficient parking to cater for its own needs and also the school at busy times and amenity green space should also be provided.

BDP5A.5 The community facilities should consist of a community hall, large equipped play areas, sports pitches and an allotment site. There is a specific requirement for adult football pitches adjacent to the King George V playing fields and associated infrastructure including access, parking and changing facilities should also be provided.

BDP5A.6 BROM3 will include a minimum of 490 dwellings and associated community infrastructure that should include public open space with play facilities and small scale local retail.

BDP5A.7 It is required that:

- i.** The residential development reflects the local need of a high proportion of 2 and 3 bedroom properties and contains up to 40% affordable housing (which should include an appropriate mix of social rent, affordable rent and intermediate housing);
- ii.** To address the housing needs of the elderly all dwelling should seek to achieve Lifetime Home Standards and BROM2 should contain an 'extra care' type facility of approximately 200 units;
- iii.** An overall transport strategy will be developed that maximises opportunities for walking and cycling making full use of the Sustrans route No. 5 (in BROM2) and Monarch's Way (adjacent to BROM3);
- iv.** Significant improvements in passenger transport will be required including integrated and regular bus services connecting the new and existing residential areas to the railway station, with the Town Centre as the focal point of the network. In particular, a regular service should be routed through BROM2 and into the residential area of Sidemoor which would provide benefits for the wider community;
- v.** It will be necessary to manage the cumulative traffic impact generated by the new developments following the implementation of measures which maximise the use of walk, cycle and passenger transport modes. All proposals must be subject to appropriate appraisal in consultation with Worcestershire County Council and consistent with LTP3 policies and design standards. Full consideration must be made of the impact on the wider transport network, including that managed by the Highways Agency;
- vi.** Noise and air pollution emanating from the M5 and M42 will need to be addressed ensuring that sensitive land uses and the AQMA at junction 1 of the M42 are not unduly impacted upon;
- vii.** All development must be of a high quality and locally distinctive to Bromsgrove, thereby enhancing the existing character and qualities that contribute to the town's identity and create a coherent sense of place. There should be a continuous network of streets creating a permeable layout and the use of continuous building lines to help define streets;

- viii. **The development will need to reflect the topography of the sites, with built form avoiding the prominent ridgelines on both BROM1 and BROM3;**
- ix. **The sites will have an overall strategy for green infrastructure (incorporating SuDS and blue infrastructure) that maximises opportunities for biodiversity and recreation throughout, creating a green corridor around the Battlefield Brook (BROM2) and in the case of BROM3, links to Sanders Park;**
- x. **Important biodiversity habitats and landscape features should be retained and enhanced with any mitigation provided where necessary. There should be no net loss of hedgerow resource within the sites. Full account should be taken of protected and notable species (e.g badgers, reptiles, water voles and bats);**
- xi. **Flood risk from the Battlefield Brook on BROM2 and BROM3 should be addressed through flood management measures to protect and enhance the District’s watercourses and enable development appropriate to the flood risk; and surface water run off must be managed to prevent flooding on and around all of the sites through the use of SuDS⁷. In accordance with the objectives of the Water Framework Directive, development should ideally enhance, or at least not worsen, water quality;**
- xii. **Sewerage capacity issues will be satisfactorily addressed in Bromsgrove Town through engagement with both Severn Trent Water Ltd and the Environment Agency;**
- xiii. **The developments should seek to incorporate zero or low carbon energy generation technologies e.g Combined heat and power, ground source heat pumps and/or solar power; and**
- xiv. **Financial contributions for infrastructure provision will be required as detailed in BDP6 Infrastructure Contributions.**

3.58 Key Policy Strengths

- 3.59 The policy allocates 3 expansion sites around the north and west of Bromsgrove Town. These sites are in sustainable locations with good access to existing services, facilities and infrastructure. A number of other benefits will be created including the provision of a wide range of housing to meet local needs including affordable housing and accommodation suitable for elderly.
- 3.60 The expansion sites in Bromsgrove Town will provide a full range of services and facilities on site so it will be possible to reduce people’s need to travel and lead to a reduction in car journeys which will provide environmental benefits. The policy also seeks improvements in public transport which should lead to an increase in the number of bus passengers and increased accessibility by sustainable means result in social benefits such as improvements in quality of life and tackling social exclusion.

⁷ Some SuDS will need to be approved by the Science Advisory Board (SAB)

- 3.61 The policy highlights that an element of employment development will be provided on the expansion sites which will encourage additional inward investment in the town which could be a catalyst for development in other areas such as employment and retail and potentially have a knock-on effect on the town centre.
- 3.62 The policy seeks to provide benefits in terms of addressing climate change by highlighting the need to follow the waste hierarchy and also the use of renewable energy on the development. It also has a number of environmental benefits in terms of protection of habitats and strengthening green infrastructure.

3.63 Key Policy Weaknesses

- 3.64 Bromsgrove Town has very limited levels of brownfield land and therefore all of the expansion sites are on greenfield land. This could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. A detailed site selection process has been undertaken and these are considered to be the most suitable sites around the Town.
- 3.65 The development sites have the potential to impact on environmental issues such as flooding, air and water quality and biodiversity. However, the policy sets clear parameters to ensure that there are no negative impacts by protecting habitats and water quality retaining hedgerows and seeking improvements wherever possible.
- 3.66 The NPPF discourages development in the floodplain and this principle should be taken forward through the planning system. The location of development will have an impact on flood risk but this can be addressed through the use of measures such as SUDS.

3.67 Recommendations for Mitigation

- 3.68 A masterplan should be developed to supplement the policy for the expansion sites to provide a greater level of detail on issues such as biodiversity to ensure that there are benefits for protected species and all important natural features are retained or enhanced. This should also include a clear strategy for green infrastructure. Land Contamination and Pollution Risk Assessments should be submitted with any planning application to address concerns in relation to the quality of ground water.

BDP5 B) Other Development Sites Policy

BDP5B Table 3 highlights development sites which will contribute to housing needs in Bromsgrove District for the period 2011-

2030. The table identifies the potential capacities on each site and sites which have already received planning permission.

Table 3 Scale of Development

Development Sites	Map No.	Area (hectares)	Suitable use	Potential capacity	Received permission
Alvechurch					
Land Adjoining Crown Meadow	2	0.6	housing	27	27
Birmingham Road/ Rectory Lane	2	1.06	housing	25	25
Barnt Green	3	5	housing	88	88
Catshill	4	6.04	housing	80	80
Frankley	9	6.6	open space/housing	66 ⁸	-
Hagley	5	21.9	mixed use ⁹ - community leisure/employment/residential	301 ¹⁰	273
Ravensbank expansion site (for Redditch's needs)	8	10.3	employment	-	-
Wagon works/St Godwalds Road	6	7.8	housing	181	181
Wythall					
Selsdon Close	7	3.1	housing	76	76
Bleakhouse Farm	7	6.3	housing	178	178
Totals		68.7		1022	938

3.69 A Sustainability Appraisal has been carried out for each site identified within Table 3 and can be found in appendix C. As this Policy only references this table, for land supply reasons, a specific SA for this policy is not considered necessary.

RCBD1.1 Redditch Cross Boundary Development

⁸ The site has some protection in terms of open space and also has restrictive covenants which limit its use and developable area.

⁹ As combined area of sites is significantly greater than other areas, a mixed use development here is considered a more sustainable option. Sites could be developed in various proportions for community leisure, employment and residential uses.

¹⁰ Potential capacity of 301 is made up by 4 portions; 175 homes have outline planning approval, 70 dwellings outline planning approval from the Western Road portion, 38 dwellings from the appeal site at Brook Crescent and a further 18 dwellings expected on the remainder.

RCBD1.6 Two mixed use urban extensions are proposed (as shown on Map RCBD1 X) across two sites adjacent to Redditch and are appropriate to deliver a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet some of Redditch's housing requirements up to 2030.

RCBD1.7 Site 1 Foxlydiate will include a minimum of 2800 dwellings, a first school and a Local Centre, including associated community infrastructure.

RCBD1.8 Site 2 Brockhill will contain a minimum of 600 dwellings which will integrate with the Strategic Site at Brockhill East, as shown in the Redditch Local Plan No.4 and should integrate well into the existing urban fabric of Redditch.

RCBD1.9 In order to achieve these sustainable new communities all aspects of the delivery of the urban extensions must be in accordance with the Policies contained within the Bromsgrove Development Plan and any other relevant Policies. In addition, it is a requirement that the following principles are applied to both sites:

i) The residential development will reflect the local requirements as detailed in the most up-to-date Housing Market Assessment and comprise of up to 40% affordable housing with a flexible mix of house types and tenures.

ii) An overall Transport Assessment will be produced taking into account the cumulative and wide ranging effects of development on transport infrastructure including new and improved access arrangements, which are in keeping with the structured road hierarchy.

iii) Significant improvements in passenger transport will be required resulting in integrated and regular bus services connecting both sites to key local facilities. In particular, services should be routed through both Site 1 Foxlydiate and Site 2 Brockhill, with all dwellings to be located within 250m of a bus stop.

iv) Walking and cycling routes should be well integrated with the Green Infrastructure Network. Site 1 Foxlydiate should make full use of existing walking and cycling routes, such as Sustrans Route No. 5 and Monarch's Way and Site 2 Brockhill should create routes.

v) Both sites will have an overall Strategy and Management Plan for Green Infrastructure which maximises opportunities for biodiversity and recreation, whilst protecting existing biodiversity habitats and landscape geodiversity. Green Corridors should be

created around Spring Brook in Site 1 Foxlydiate and the Red Ditch in Site 2 Brockhill. Both sites should be sensitively designed to integrate with the surrounding existing environment and landscape. In particular, development should be respectful and sympathetic to the topography of the sites, with no development on prominent ridge lines and where appropriate retain tree lined boundaries.

vi) Flood risk from the Spring Brook on Site 1 Foxlydiate and the Red Ditch on Site 2 Brockhill East should be managed through measures that work with natural processes to improve the local water environment. Surface water runoff must be managed to prevent flooding on, around and downstream of the both sites through the use of Sustainable Drainage Systems (SuDS). A supporting risk assessment will be provided as SuDS techniques may be limited due to Source Protection Zones within Site 1 Foxlydiate.

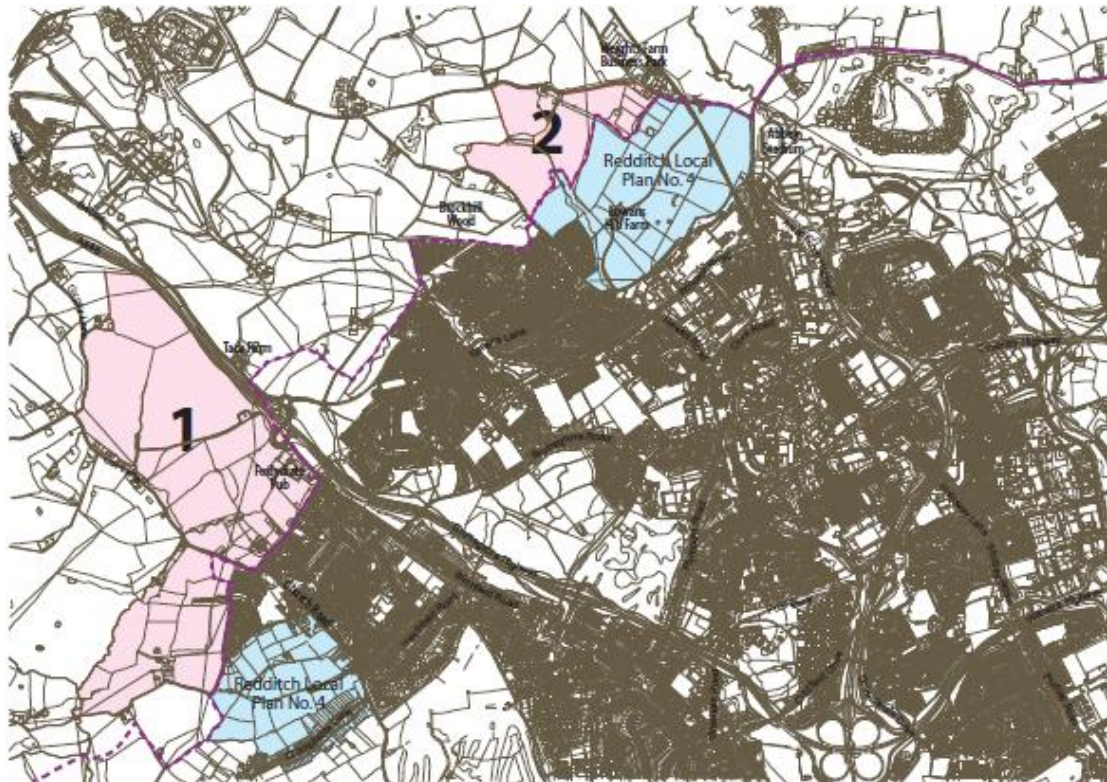
vii) Proposals for development will need to ensure that sufficient capacity of the sewerage systems for both wastewater collection and treatment is provided through engagement with Severn Trent Water Ltd and the Environment Agency and delivered at the appropriate stage.

viii) All development must be of a high quality design and locally distinctive to its surrounding rural and urban character; contribute to the areas' identity and create a coherent sense of place; and respect and enhance the setting of any heritage asset. There should be a continuous network of streets and spaces, including the provision of public open spaces, creating a permeable layout with well-defined streets.

ix) In preparing development proposals, provision should be made for any necessary infrastructure for the effective delivery of the site.

x) Any proposals for development on either site must not individually or cumulatively jeopardise the future use of any other part of the site (s) or impede the delivery of the two sustainable communities.

RCBD policies map (map below to be replaced with excerpt of final policies map)



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3.70 Key Policy Strengths

- 3.71 The policy allocates 2 expansion sites around the north and west of Redditch Town. These sites are in sustainable locations with good access to existing services, facilities and infrastructure. A number of other benefits will be created including the provision of wide range of housing to meet local needs including affordable housing.
- 3.72 The expansion sites around Redditch Town will provide a wide range of services and facilities on site so it will be possible to reduce people's need to travel and lead to a reduction in car journeys which will provide environmental and social benefits. The policy also seeks improvements in public transport which should lead to an increase in the number of bus passengers and increased accessibility by sustainable means would result in social benefits such as improvements in quality of life and tackling social exclusion.
- 3.73 The policy also has a number of environmental benefits in terms of protection of habitats and strengthening green infrastructure. The policy emphasis on high quality design should help to achieve a built environment that can successfully integrate into Redditch.

3.74 Key Policy Weaknesses

- 3.75 All of the land around the periphery of Redditch Town is Green Belt and agricultural land and therefore development on this type of land is unavoidable. This could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. A detailed site selection process has been undertaken and these are considered to be the most suitable sites around the Town.
- 3.76 The development sites have the potential to impact on environmental issues such as flooding, ground water quality and biodiversity. However, the policy sets clear parameters to ensure that there are no negative impacts by wherever possible protecting habitats.
- 3.77 The NPPF discourages development in the floodplain and this principle should be taken forward through the planning system. The location of development will have an impact on flood risk but this can be addressed through the use of measures such as SUDS.

3.78 Recommendations for Mitigation

- 3.79 A masterplan should be developed to supplement the policy for the cross boundary sites to provide a greater level of detail on issues such as biodiversity to ensure that there are benefits for protected species and all important natural features are retained or enhanced. This should also include a clear strategy for green infrastructure and an assessment of pollution risks to controlled waters

BDP6 Infrastructure Contributions

BDP6.1 Development and infrastructure provision will be coordinated to ensure that growth in the District is supported by the provision of infrastructure, (including Green Infrastructure) services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.

BDP6.2 Irrespective of size, development will provide, or contribute towards the provision of:

- **Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations;**
- **Infrastructure, facilities and services required to support growth which will be secured through a Community Infrastructure Levy (CIL)**

BDP6.3 Contributions through CIL will be required once the charging schedule has been through an independent public examination and has been formally adopted by the Council.

3.80 Key Policy Strengths

3.81 The policy focuses on ensuring that new development is adequately served by infrastructure required as part of a new sustainable development. It ensures that new development does not impact adversely on the existing community by putting added strain on existing services. The implementation of this policy could have social benefits in terms of improved education and health facilities and additional affordable housing. Financial contributions could be sought for environmental mitigation and the public realm which could benefit biodiversity and protect the historic environment. There could also be economic benefits of contributions towards skills development and education.

3.82 Key Policy Weaknesses

3.83 There will be competing demands for such contributions and in an unstable economic climate profit margins become even tighter, meaning that there is less money available to render schemes viable.

3.84 Recommendations for Mitigation

3.85 If circumstances arise where the viability of a scheme is compromised by the level of developer contributions it will be necessary for the applicant to demonstrate this and negotiations to proceed based on a balanced and equitable outcome. Ensuring new development is attractive and well serviced however may make an area more attractive economically.

BDP7 Housing Mix and Density

BDP7.1 Proposals for housing must take account of identified housing needs in terms of the size and type of dwellings. To ensure mixed and vibrant communities are created development proposals need to focus on delivering 2 and 3 bedroom properties. On schemes of 10 or more dwellings it is accepted that a wider mix of dwelling types may be required.

BDP7.2 The density of new housing will make the most efficient use of land whilst maintaining character and local distinctiveness and therefore should fully accord with BDP19 High Quality Design.

3.86 Key Policy Strengths

- 3.87 With the efficient use of land encouraged, the level of greenfield development land required could be reduced, also helping to minimise landscape impact. Making the most efficient use of land will reduce the need to travel and improve the viability of local services such as corner shops. It will also help to match the family sizes of those in need of housing (primarily smaller households) with the houses developed.
- 3.88 Providing housing to meet the needs of local people is clearly supported by objective SO1. This policy appears to be inclusive as it targets all sections of the local population and could help integrate different groups into society and improve social well-being and community spirit.
- 3.89 Providing a mix of housing types and sizes will bring people from different incomes and potentially different social groups together. This can create a more vibrant and locally distinctive community. Also, producing housing that meets the local needs can minimise the chance of building the wrong types and sizes of housing that is not in demand in the local area.

3.90 Key Policy Weaknesses

- 3.91 Making the most efficient use of land could potentially harm the historic environment in some cases.

3.92 Recommendations for Mitigation

- 3.93 The inclusion of a reference to BDP19 High Quality Design within the policy to ensure that high quality design is achieved.

BDP8 Affordable Housing

Where there is a net increase of 10 or more dwellings or the site is equal to or greater than 0.4 hectares, affordable housing provision will be expected on-site and will be calculated against the net number of new dwellings as follows:

- **Up to 40% affordable housing on greenfield sites or any site accommodating 200 or more dwellings;**
- **Up to 30% affordable housing on brownfield sites accommodating less than 200 dwellings**

In exceptional circumstances where the applicant can fully demonstrate that the required target cannot be achieved the Council may negotiate a lower provision.

The Council will seek to negotiate the mix of affordable housing tenures on individual schemes taking into account local needs, the housing mix in the local area and the impact on viability. A mix of the following tenures will generally be sought:

- **Social rented;**
- **Intermediate housing; and**
- **Affordable rent**

The affordable housing element of developments should focus primarily on the delivery of smaller units. However, there may be locations or changes in market conditions that warrant a different breakdown to deliver a scheme that best meets local needs in relation to the relevant settlement. The precise mix to be provided should be developed through discussions with the Strategic Housing Team.

To help meet the needs of the elderly developers should adhere to standards such as ‘Lifetime Homes’ in accordance with **BDP10 Homes for the Elderly.**

To create mixed and balanced communities affordable housing should be distributed throughout new developments and not be visually distinguishable from market housing.

When a development site is brought forward for planning consent on a piecemeal basis i.e. involving a parcel of land for development which is part of a larger site, Bromsgrove District Council will assess ‘affordable housing’ targets for each part of the site on a pro-rata basis having regard to the overall requirements generated by the whole site.

3.94 Key Policy Strengths

- 3.95 The assessment of this policy assumes that the policy refers purely to the provision of affordable housing within wider housing developments and therefore focuses on the ‘affordability’ element rather than the physical impacts of building new houses. The impacts of building housing in general are covered under other policies.
- 3.96 The policies key strength is that it will help to address the high level of need for affordable housing. Providing affordable housing is an important means of reducing social exclusion for those, largely local and younger residents on lower incomes, who cannot afford to buy houses as prices have been raised by higher income commuters working in the conurbation and living in Bromsgrove.
- 3.97 The provision of affordable housing as part of mixed-use sites can lead to greater vibrancy and distinctiveness in communities and can lead to an improved sense of well-being for people previously excluded from the housing market.

3.98 Key Policy Weaknesses

- 3.99 None

3.100 Recommendations for Mitigation

3.101 None

BDP9 Rural Exception Sites

BDP9.1 Exceptionally, affordable housing will be allowed in or on the edge of settlements in the Green Belt where a proven local need has been identified. In accordance with the Settlement Hierarchy (BDP2) Bromsgrove Town and the large settlements are not acceptable locations for rural exception housing.

BDP9.2 Every application for affordable housing under this policy must contain a Local Housing Needs Survey. This survey should be completed prior to the submission of any planning application and identify the following:

- a. A genuine need to live within the village – A local connection will be required for this e.g. employed/live within the village or need to give or receive support from a close family member who lives in the village;
- b. A financial need for affordable housing – The survey should identify individuals who are unlikely to be able to get a sufficient mortgage to purchase a property on the open market that meets the basic needs of their family; and
- c. The type and tenure of affordable housing – The survey should gather information ascertaining the size of the property required and whether social rented, intermediate or affordable rent accommodation is needed

BDP9.3 The following sequential test will be applied to sites:

- i. In the first instance sites should be located within existing settlement boundaries
- ii. Where there is not possible sites should be adjacent to the village boundary

BDP9.4 Under no circumstances will housing be considered on sites that are detached from settlements that appear as isolated housing developments in the open countryside.

BDP9.5 Any proposals should be proportionate to the size of the settlement in question and therefore it is considered that schemes should not generally be larger than 15 units. Under no circumstances will schemes be permitted where the number of units exceeds the need identified in the Housing Needs Survey.

BDP9.6 Whilst the Council has a preference for 100% affordable housing schemes, where it can be robustly justified

through a viability appraisal the inclusion of other tenures within a scheme may be acceptable. The majority of any scheme should always consist of affordable housing and viability appraisals should highlight that the amount of any market housing included is minimised so that only sufficient finance is raised to provide the required cross-subsidy without leaving a residual profit.

3.102 Key Policy Strengths

3.103 The policies key strength is that it intends to contribute towards the provision of affordable housing to meet identified needs, specifically in rural areas where the levels of unmet need are highest. Providing affordable housing is an important means of reducing social exclusion for those, largely local and younger residents on lower incomes, who cannot afford to buy houses as prices have been raised by higher income commuters working in the conurbation and living in Bromsgrove.

3.104 The policy permits the inclusion of some market housing within rural exception schemes in certain circumstances. The development of mixed tenure sites can lead to greater vibrancy and distinctiveness in communities and can lead to an improved sense of well-being for people previously excluded from the housing market.

3.105 The provision of some additional housing within rural communities could help to maintain key rural facilities and services such as shops and bus services. This would maintain the vitality and viability of settlements.

3.106 Key Policy Weaknesses

3.107 Any applications approved under this policy would almost certainly result in the loss of some greenfield and Green Belt land. This could potentially damage the landscape character and affect biodiversity.

3.108 Recommendations for Mitigation

- 3.109 It is recommended that a sequential test is included as one of the things that applicant needs to do if affordable housing is to be developed in the Green Belt.

BDP10 Homes for the Elderly

BDP10.1 Bromsgrove District Council will encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location.

BDP10.2 The Council aims to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances and developers should therefore seek to adhere to standards such as 'Lifetime Homes' on all new dwellings, so that they can be readily adapted to meet the needs of those with disabilities and the elderly, as well as assisting independent living at home.

BDP10.3 The Council will, through the identification of sites and/or granting of planning consents in sustainable locations, provide a wide range of elderly accommodation including the development of residential care homes, close care, 'extra care' and assisted care housing; and in particular Continuing Care Retirement Communities which encompass an integrated range of such provision. Sites should be sustainable by virtue of their location and there will be a preference for sites within defined settlements. Where such sites are not available regard will be paid to the potential for development to be self-contained to reduce travel requirements and the availability and accessibility of public transport.

3.110 Key Policy Strengths

- 3.111 This main strength of this policy is it actively promotes the provision of housing for the needs of the elderly. The ageing population in Bromsgrove is expected to continue for a number of years, which as a result will mean accommodation will be needed for the older residents of Bromsgrove. The policy will attempt to contribute to the housing needs identified through housing surveys.
- 3.112 Providing housing that is more suitable to the elderly is an important means of reducing social exclusion through reducing barriers to housing for the older sectors of society. The policy will also contribute to the health and well-being of the elderly by adhering to 'Lifetime Homes' standards, allowing people to live in their homes longer.

3.113 The provision of residential care facilities also will have a direct impact on the health of the elderly, as well as reducing the fear of crime amongst this section of society. The policy also achieves sustainability objectives by providing sites in sustainable locations, reducing the need for the elderly to travel to key services, which can also have a positive effect on climate change.

3.114 Key Policy Weaknesses

3.115 The policy suggests that in exceptional circumstances, housing for the elderly may be allowed outside defined settlements where there is proven local need. This will potentially damage the landscape character and affect biodiversity of some countryside locations.

3.116 Recommendations for Mitigation

3.117 It is recommended that a sequential test is included as one of the things that an applicant needs to do if housing for the elderly is to be developed outside of defined settlements.

BDP11 Accommodation for Gypsies, Travellers and Travelling Showpeople

**BDP11.1 Safeguarding existing authorised sites;
Existing authorised sites for Gypsies and Travellers that are suitably located within the District will be safeguarded unless it is proven that they are no longer required to meet identified needs.**

**BDP11.2 Sustainable locations for Gypsy and Traveller accommodation;
Proposed sites should be in sustainable locations that provide good access to essential local facilities e.g. health and education. Sites should accord with the sustainable development principles set out in BDP1.**

BDP11.3 If additional sites are required land will be identified through a full Green Belt Review.

3.118 Key Policy Strengths

3.119 The policy's key strength is that it intends to contribute towards the provision of housing to meet specific needs, thereby reducing social exclusion. The policy addresses sustainability by highlighting that sites should have good access to essential facilities and there is also a clear link to BDP1 Sustainable Development Principles.

3.120 Key Policy Weaknesses

3.121 If a further site needs to be found to accommodate gypsies and travellers it is likely to be on a greenfield site within the Green Belt due to a lack of suitable alternatives on brownfield land. This would lead to a conflict with objectives EV2 and EV3 which seek to protect the countryside and enhance landscape character and quality.

3.122 Recommendations for Mitigation

3.123 None

BDP12 Sustainable Communities

BDP12.1 The Council will ensure provision is made for services and facilities to meet the needs of the community. It will also seek to retain existing services and facilities that meet a local need or ensure adequate replacement is provided. New developments that individually or cumulatively add to requirements for infrastructure and services will be expected to contribute to the provision of necessary improvements in accordance with BDP6.

BDP12.2 To ensure that new development contributes to the provision of sustainable and inclusive communities to meet long term needs, the Council will seek to ensure community facilities are provided to meet local needs by:

- a) Supporting the provision of new facilities for which a need is identified in locations accessible to the community served**
- b) Supporting improvements to existing facilities to enable them to adapt to changing needs**
- c) Resisting the loss of existing facilities unless it can be demonstrated that:
 - i) There is no realistic prospect of the use continuing for operational and/or viable purposes**
 - ii) The service or facility can be provided effectively in an alternative manner or on a different site**
 - iii) The site has been actively marketed for a period of not less than 12 months or made available for a similar or alternative type of service or facility that would benefit the local community**
 - iv) There are overriding environmental benefits in ceasing the use of the site.****

BDP12.3 When applying these tests to specific proposals the Council will have full regard to the specific characteristics, needs, service priorities and objectives of the service and/or organisation concerned.

3.124 Key Strengths

- 3.125 The policy focuses on protecting essential local facilities and ensuring that new developments contribute to creating a better balance of facilities, services and infrastructure within settlements. The policy has clear benefits for addressing social exclusion in rural areas by aiming to ensure that settlements maintain a range of local and accessible facilities.
- 3.126 The policy enables the development of vibrant and locally distinctive communities. Maintaining services and facilities in local centres may reduce the need for people to travel and hence reduce energy use and air pollution.
- 3.127 The form of local service provision will take into account the impact of the proposal, the nature of the settlement and the needs of the community. Development proposals will be required to provide or contribute to the provision of facilities, infrastructure and services and other forms of environmental and social requirements, that are necessary to make a scheme acceptable in planning terms. All forms of development should achieve a net benefit to the local community taking account of its needs and aspirations. The nature and scale of any planning requirements will be related to the type of development and its potential impact on the area.

3.128 Key Weaknesses

- 3.129 There are no clear adverse impacts of the policy; however, the strong linkages to BDP6 requiring developer contributions for the provision of facilities, infrastructure and services and other forms of environmental and social requirements may limit the viability of a scheme.

3.130 Recommendations for Mitigation

- 3.131 If circumstances arise where the viability of a scheme is compromised by the level of developer contributions it will be necessary for the applicant to demonstrate this and thus enable a lower level of contribution to be negotiated.

BDP13 New Employment Development

BDP13.1 The Council will seek to maintain a balanced portfolio of sites by promoting the following:

- a. New technology opportunities at Bromsgrove Technology Park and Longbridge**
- b. Office and mixed use schemes within Bromsgrove Town Centre**
- c. A range and choice of readily available employment sites to meet the needs of the local economy**
- d. Economic development opportunities within Bromsgrove Town and Large Settlements including within the Town Expansion**

Sites and Other Development Sites identified as suitable for employment use in BDP5A and B

- e. **Sustainable economic development in rural areas through proportionate extensions to existing business or conversion of rural buildings taking into account the potential impact on the openness and the purposes of including the land in Green Belt. Proposals that can demonstrate significant benefits to the local economy and/or community will be considered favourably**
- f. **The accommodation of waste management facilities within designated employment sites in accordance with the Waste Core Strategy for Worcestershire**
- g. **Appropriate skills development, training and the creation of jobs for local residents as part of the promotion of employment sites.**

3.132 Key Policy Strengths

- 3.133 The policy has key strengths in terms of promoting employment and economic growth. The promotion of 'new technology' opportunities could also be instrumental in diversifying the economy with industry which is usually of lower environmental impact than more traditional manufacturing industry. Assuming employment is taken up by local people, this can have many positive effects; increasing levels of income for local people; promoting vibrant and sustainable communities through locating employment opportunities near to housing and transport infrastructure; enabling a greater choice in travel modes and potentially a reduction in commuting distances; reducing car traffic and hence vehicular emissions, energy use and greenhouse gas emissions.
- 3.134 Focusing growth in urban areas, where there is a larger proportion of brownfield land, means that regeneration of previously developed land is more likely and this potentially can lead to contaminated land remediation. The development of land at Longbridge is adjacent to the existing settlement of Birmingham and is therefore considered to be sustainable.
- 3.135 Employment development in rural areas should help to maintain the vibrancy of village communities and could help to provide jobs for local people.

3.136 Key Policy Weaknesses

- 3.137 Some employment development is promoted on the strategic sites, other development sites and also in rural areas which will lead to the use of some greenfield land. This could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. A detailed site selection process has been undertaken with regards to the strategic sites and other development sites and these are considered to be the most suitable sites around the district.

The impact on any rural sites will need to be assessed on a site by site basis.

3.138 Recommendations for Mitigation

3.139 None

BDP14 Designated Employment

BDP14.1 The regeneration of the District will continue through maintaining and promoting existing employment provision in sustainable, accessible and appropriate locations (as identified on the Policies Map).

BDP14.2 Proposals for the expansion, consolidation or extension to existing commercial and industrial uses in non Green Belt will need to ensure the scale and nature of the activity is appropriate for the area in which it is located.

BDP14.3 Bromsgrove District Council will safeguard employment areas that:

- a) Are well located and linked to the main road and public transport network; and
- b) Provide, or are physically and viably capable of providing through development, good quality modern accommodation attractive to the market; and
- c) Are capable of meeting a range of employment uses to support the local economy.

BDP14.4 Proposals that result in the loss of employment land for non-employment uses, such as housing, will not be considered favourably unless applicants can adequately demonstrate that:

- i) The proposal would not have an adverse impact upon the quality and quantity of employment land within the local area; and
- ii) There would be a net improvement in amenity (e.g. 'non conforming' uses close to residential areas); and
- iii) The site has been actively marketed for employment uses for a minimum period of 12 months, providing full and detailed evidence or where an informed assessment has been made as to the sustainability of the site and/or premises to contribute to the employment land portfolio within the District (as part of this assessment, consideration should be given to the appropriateness for subdivision of premises); or

- iv) **The new use would result in a significant improvement to the environment, to access and highway arrangements, or sustainable travel patterns which outweighs the loss of employment land; and**
- v) **The site/premises are not viable for an employment use or mixed use that includes an appropriate level of employment. A development appraisal should accompany proposals to clearly demonstrate why redevelopment for employment purposes is not commercially viable.**

BDP14.5 In line with the NPPF, planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where the above criteria is justified and there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

3.140 Key Policy Strengths

- 3.141 The policy has key strengths in terms of promoting employment and economic growth. The maintaining and promoting of existing employment provision will enhance the employment opportunities for local people in locations already proven to be sustainable and appropriate. Assuming employment is taken up by local people, this can have positive effects by increasing levels of income for local people. These already established employment locations can also promote vibrant and sustainable communities as employment opportunities are near to housing and transport infrastructure. This also enables a greater choice in travel modes and potentially a reduction in commuting distances. This can have knock-on effects on reducing car traffic and hence vehicular emissions, energy use and greenhouse gas emissions.
- 3.142 Focussing growth in existing employment areas, where there is a larger proportion of brownfield land, means that regeneration of previously developed land is more likely and this potentially can lead to contaminated land remediation. The existing employment sites have also been taken out of the Green Belt during the Local Plan process; therefore development would not have detrimental effects to this issue.
- 3.143 Restricting the change of use of existing employment land, results in more land being available for employment provision, which in turn reduces the need for greenfield land for development. This will also have positive environmental and biodiversity related benefits to the area as less greenfield land is required.

3.144 Key Policy Weaknesses

3.145 Although the use of existing employment sites will result in the majority of development on brownfield land, some areas will still occur on Greenfield land. Impacts upon biodiversity are not known as they tend to be localised and very much dependant upon the specific sites developed. However, whilst it is generally better for development to be located away from greenfield sites, some existing employment sites may have ecological value and should be protected.

3.146 Recommendations for Mitigation

3.147 None

BDP15 Rural Renaissance

BDP15.1 The Council will support proposals that satisfy the social and economic needs of rural communities by encouraging:

- a) Development that contributes to diverse and sustainable rural enterprises within the District**
- b) New agricultural dwellings of an appropriate scale for the use of people in agricultural activities where a genuine need exists (occupancy conditions will apply). The District Council will not remove an agricultural occupancy condition unless it is satisfied that the property is no longer required for the holding or the agricultural needs of the area**
- c) The conversion of suitably located/constructed buildings (For example timber stables and steel portal frame buildings are not suitable for conversion)**
- d) Affordable housing on rural exception sites in line with BDP9**
- e) Appropriate development of infill sites and previously developed land within existing settlements that enhance the vitality of rural communities**
- f) Limited extension(s), alteration or replacement of existing buildings where the extension(s) or alterations are not disproportionate to the size of the original building, and in the case of a replacement building the new building is not materially larger than the building it replaces (in line with BDP4)**
- g) Rural diversification schemes, as well as the provision of live-work units and the principle of home working**
- h) Re-use of historic farmsteads to promote them as assets in the landscape**
- i) Sport, recreation and/or tourism related initiatives appropriate to a countryside location. For example in relation to Avoncroft Museum on the Hanbury Road, the Council will support activities and operations where these are clearly relevant to the primary function of the site.**
- j) Proposals for new buildings in association with equine development, such as stables and field shelters where new**

buildings are kept to a minimum necessary and consist only of essential facilities (for example small stables) genuinely required on a parcel of land, which preserves the openness of the Green Belt. Unless exceptional circumstances are demonstrated, these developments are to be sited within close proximity to existing rural buildings

k) Small scale renewable energy projects and business to serve the industry

l) Improvement of public transport links to service centres and employment areas, as well as development that reduces the need to commute

BDP15.2 The Council intends to prepare Supplementary Planning Documents to provide detailed guidance on the conversion of rural buildings, occupancy conditions as well as the design of agricultural buildings.

BDP15.3 In all cases development should be designed to be sustainable, consistent with requirements of Policy BDP12 and BDP19; should not conflict with the environmental protection and nature conservation policies of the District Plan but should seek to enhance the environment; and should provide any necessary mitigating or compensatory measures to address harmful implications. Within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this policy will still need to be justified by very special circumstances.

3.148 Key Policy Strengths

3.149 Allowing employment development in rural areas will help to support the rural economy, especially in the field of diversification and growth of new businesses which support existing leisure and tourism. This is important for rural regeneration as the agricultural sector is gradually shrinking in employment and wealth. The diversification can improve accessibility to services and the well-being of the local population.

3.150 The provision of affordable housing to meet local needs can allow a greater proportion of the rural population to stay and work more locally, with positive benefits for traffic generation and climate change.

3.151 The policy promotes sport and recreation in countryside locations which can benefit health and well-being. Encouraging more development in rural locations and improvements to public transport would mean shorter distances for rural communities to travel, thus encourage more sustainable modes of transport and positively impact on the health and well-being of the population. Along with the provision of small renewable energy projects, this would also have positive environmental effects on the climate change.

- 3.152 The conversion of suitable buildings and re-use of historic farmsteads can promote them as assets in the landscape, utilise PDL and help to conserve buildings of architectural and historical value.
- 3.153 There are numerous economic advantages to this policy. Development that contributes to rural enterprises, the provision of rural diversification schemes, and sport, recreation and tourism initiatives will all widen the employment opportunities in the rural areas of the District. The provision of agricultural dwellings and live-work units allows those with the skills for certain practices to stay in close proximity to their place of work.

3.154 Key Policy Weaknesses

- 3.155 However, beyond a certain point, it is likely that such environmental spin offs will be outweighed by increased commuting into rural areas, as well as traffic impacts from delivery vehicles and customers. Also, there is likely to be some landscape, biodiversity, noise, air quality, water quality impact from a wider spread of economic development in the open countryside. Although this policy could encourage applications for development in the Green Belt, special circumstances would need to be justified, as all inappropriate development would be refused.

3.156 Recommendations for Mitigation

- 3.157 In all cases development should be designed to be sustainable, consistent with requirements of Policy BDP12 and BDP19; should not conflict with the environmental protection and nature conservation policies of the District Plan but should seek to enhance the environment; and should provide any necessary mitigating or compensatory measures to address harmful implications. Within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this policy will still need to be justified by very special circumstances.

BDP16 Sustainable Transport

BDP16.1 Development should comply with the Worcestershire Local Transport Plan 3 policies, design guide and car parking standards, incorporate safe and convenient access and be well related to the wider transport network.

BDP16.2 Contributions from developers will be sought for new development in respect of investment in public transport, pedestrian, cycle and highways infrastructure as detailed by the draft Bromsgrove Infrastructure Delivery Plan in conjunction with policy BDP6 Infrastructure Contributions.

BDP16.3 The Council will support the use of low emission vehicles including electric cars through encouraging the provision of charging points in new developments.

BDP16.4 The Council will continue to work with key stakeholders to support significant improvements in, and increase usage of, passenger transport, for example, ensuring an integrated and regular bus service is provided which will connect residential areas to the railway station, with the Town Centre acting as the focal hub and supporting the enhancement of railway infrastructure and the relocation and improvement of facilities at Bromsgrove Railway Station.

BDP16.5 The improvement of car parking and cycling provision at stations will be supported where appropriate and in accordance with other policies contained within this Plan.

BDP16.6 Infrastructure for pedestrians and cyclists, for example access routes and cycle parking, will be provided in a safe and sustainable environment within the context of green infrastructure, as an integral feature of proposed development. Developments which would worsen walking and cycling access and exacerbate motor vehicle dependence should not be permitted.

BDP16.7 Retail and employment development should make proper provision for freight delivery and collections and should consider using sustainable methods of freight transport.

BDP16.8 The Council will encourage the use of travel plans where applicable to secure the provision of sustainable travel choices, both to new developments and to extensions of existing sites, regardless of use.

BDP16.9 Developments which generate significant travel demands must include a transport statement or transport assessment, being fully informed by guidance, and have easy access to existing or proposed public transport links.

3.158 Key Policy Strengths

3.159 The use of the private motor car dominates above all other modes in Bromsgrove. Central to this policy is the encouragement of a modal shift from use of the private motor car to more sustainable travel methods such as walking, cycling and increased use of public transport and encouraging green travel methods within new development. In so doing this policy complements policy BDP22 by reducing carbon emissions. A further strength is that it aims to encourage a cultural change in residents. By reducing the reliance of the population on the private motor car, it prepares for the inevitable depletion of non-

renewable energy sources i.e. fossil fuels, or at least relieves the burden on such resources until design technology can deliver viable energy alternatives to power private motor vehicles. Thus this policy attempts a flexible approach to future proofing the District to the inevitable future changes in travel modes.

3.160 Encouraging greater use of electric and plug-in hybrid vehicles by promoting electric vehicle charging points in new developments without making developments unaffordable will also directly reduce carbon emissions and improve air quality and a reduction in private car travel will also relieve congestion. The use of sustainable travel modes will have health benefits for the local population.

3.161 The encouragement of walking and cycling and making provision in new development for such activities will reinforce the strengthening of the green infrastructure network. This will have knock on effects on biodiversity, as will an improvement in air quality, and also on health and well-being.

3.162 The policy also supports reducing the need to travel by designing sustainable communities and supporting home-working where appropriate. This also may have an impact on improved health.

3.163 Key Policy Weaknesses

3.164 As Bromsgrove District Council is not the Highway Authority the Council's ability to directly influence service providers is limited.

3.165 It also cannot be denied that for the foreseeable future, until a culture change can be effected, people and industry will be reluctant to forsake the convenience and choice that independent car travel offers. A cultural step change is required which may be difficult to bring about and in the best case scenario is only likely to take place gradually.

3.166 The District is 91% Green Belt and comprises one main town and a number of settlements ranging in size and largely dispersed over a large rural area. At present public transport is neither reliable nor has adequate penetration or frequency. A vast improvement in public transport is required to bring about modal shift which will require significant investment in infrastructure in the present climate of economic recession.

3.167 Recommendations for Mitigation

3.168 It is recognised that the District Plan will not contain the answers to all issues, some of them essentially being outside the scope of planning. However by flagging up such issues and raising awareness this in itself may provide a catalyst for change. One such example is that the success of the policy depends greatly on the Worcestershire County Council Local Transport Plan 3.

- 3.169 The policy aims to support local centres with new development and home-working, therefore to a certain extent reducing the need to travel at source.
- 3.170 The LPA can use its influencing powers with other service providers to advocate and support sustainable travel modes and modal shift in new developments. It will continue to support development in sustainable locations thus reducing the need to travel.
- 3.171 The policy supports community transport measures which provide a certain level of public transport penetration into rural areas.

BDP17 Town Centre Regeneration

BDP17.1 The Town Centre, as shown on the Policies Map, represents an area where significant change and conservation is needed along with a planning framework to guide and promote future development. All new development is required to be appropriate, in terms of scale, quantity and use, to the character and function of the Town Centre.

BDP17.2 Bromsgrove Town Retail Capacity

BDP17.2.1 Bromsgrove District has a likely need for additional comparison floorspace of about 16,283m² and limited need for further convenience floorspace up to 2030. Although where positive effects on the viability of regeneration schemes can be demonstrated, further convenience floorspace maybe allowed in such circumstances.

BDP17.2.2 Bromsgrove Town Centre will continue to be the main retail centre of the District with extended Primary and Secondary Shopping Zones being the focus. As such:

- a) A1 Uses will remain the predominant use for ground floor premises in the Primary Shopping Zone in order to maintain the retail vitality and viability of the Primary Shopping Zone and wider Town Centre.**
- b) Other A class uses will be supported throughout the Secondary Shopping Zone. Development outside A Class Uses in Secondary Shopping Zones and will be considered where there is no adverse impact to the retail viability of the Town Centre.**
- c) Retail development will be generally resisted in other areas of the designated Town Centre unless it can be demonstrated that proposals will not have an adverse impact on the viability and vitality of the primary or secondary shopping zones.**
- d) A wide range of appropriate town centre uses would be supported at first floor level in the Town Centre such as office, retail and residential.**

The Council will:

- e) Continue to support markets in the Town Centre and provide for specific facilities within the public realm to ensure that a range of different markets can contribute to the overall vitality of the Town Centre.**
- f) Support proposals to deliver high quality housing which provides a mix of unit sizes and tenure, contributing to the districts overall affordable housing provision. This includes retirement living accommodation on Recreation Road; development of vacant premises above shops on and surrounding the High Street; residential development within mixed use schemes.**
- g) Continue to support small specialist shops, whilst creating opportunities for new retailers to enter the Town; and seek to offer new opportunities for people to work in the Town by providing an enhanced Town Centre which provides flexible business spaces available to accommodate a wide range of employment uses, as well as dedicated B1 office developments. Existing employment sites will be the focus of new employment developments.**
- h) Protect and enhance all existing public open spaces within the Town Centre with specific proposals for enhancements on The High Street, The Spadesboune Brook and The Recreation Ground.**
- i) Seek to improve the range of the evening economy uses within the Town Centre, to include a mix of entertainment uses for all groups, including sport, leisure and culture, a choice of bars, cafes and restaurants. New opportunities for community events will be explored including community focused leisure and cultural development and potential for a new Civic Centre whether stand alone or part of a mixed use scheme. There will a focus on achieving a safe, balanced and socially responsible evening economy and therefore no proposal will be permitted where, either on its own or cumulatively with other uses, creates an unacceptable impact on neighbouring uses by reason of noise pollution, light pollution or disturbance.**

BDP17.3 Movement

- a) Sustainable travel will be promoted by improving pedestrian priority, linkages and mobility within and across the Town Centre; improving pedestrian and cycle linkages in particular between Bromsgrove Railway Station and the Town Centre, and improving key junctions including Birmingham Road/Stourbridge Road.**
- b) Significant improvements in public transport, will be encouraged particularly to bus services in order to provide an integrated and regular bus service which will connect new and existing residential areas to the**

Railway Station, with the Town Centre acting as the focal transport hub.

- c) Town Centre Car Parking will be restructured to offer a network of fewer, more efficient car parks at key locations, opportunities for developing smaller more evenly distributed car parks will be considered.**
- d) The proposals will contribute towards ensuring accessibility for all.**

BDP17.4 Public Realm

Measures to ensure an attractive and safe Town Centre is created will be encouraged by implementing a new public realm scheme and complementary design and conservation policies. The High Street will be the focus of public realm improvements.

BDP17.5 Urban Design and Conservation

The design of new development should be of the highest quality and respect the historic environment within which it sits. New proposals should encourage more sympathetic and high quality infilling schemes. All development proposals should meet the following principles:

- a) Include high standards of architecture and design, using high quality sustainable materials and building methods.**
- b) The sensitive redevelopment of sites which currently detract from the character and appearance of the Town Centre, with new buildings that add to the evolution of the area whilst respecting the scale, height, massing, alignment and materials of adjacent historic buildings**
- c) New developments should respect the historic Town Centre street pattern, the established building line, historic spaces between buildings and the overall sense of place.**
- d) New buildings are to frame streets and public spaces providing natural surveillance, and preserving and exploiting important views into, within and out of the Town Centre**
- e) Design proposals at gateway locations such as the Historic Market Site, Parkside Cross roads and the Stratford Road/ Windsor Street/Strand area to reflect their prominence and importance to the character of the Town Centre.**
- f) On specified opportunity sites perimeter blocks are to be used that positively address roads, walkways and public spaces and all ground floors should contain active frontages.**
- g) When redeveloping shopfronts particular regard should be had to retaining surviving historic details, respecting established fascia lines, reducing illumination levels wherever possible, avoiding the use of external security measures.**

BDP17.6 Natural Environment

Opportunities will also be encouraged in new schemes to mitigate against and adapt to the effects of climate change, for example, renewable energy and recycling. This will include the

naturalisation of parts of the Spadesbourne Brook and improved open spaces like the Recreation Ground and Crown Close to improving the quality and value of open spaces in the Town Centre.

BDP17.7 Bromsgrove Town Centre Development Sites
 Ten development sites have been identified in Bromsgrove Town Centre. The sites provide an opportunity to stimulate development and secure a long term future for Bromsgrove.

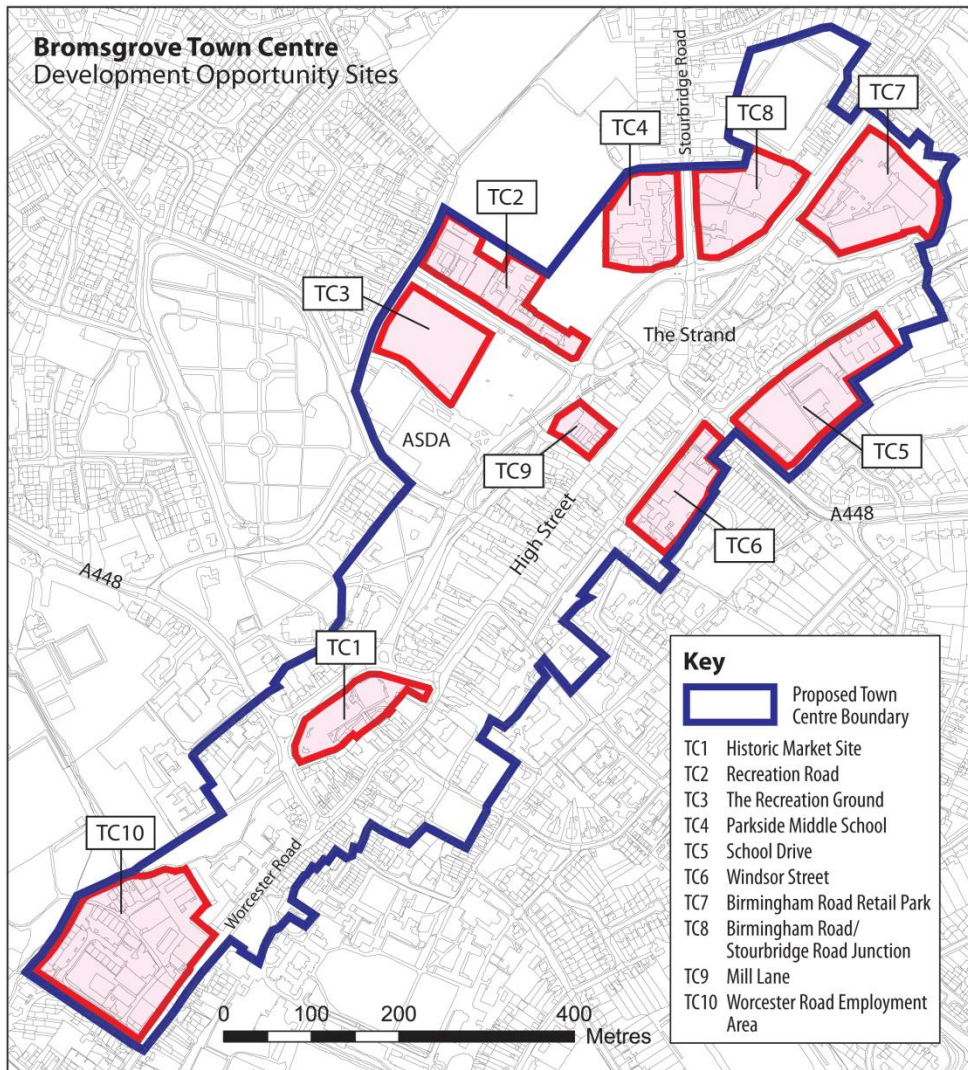


Table X: Town Centre development sites

3.172 A separate SA has been carried out on each of the ten sites identified within this policy (see appendix D).

3.173 Key Policy Strengths

- 3.174 The regeneration of Bromsgrove Town Centre has the potential to create employment for local people and promote economic growth, particularly if Bromsgrove Town becomes more established as a retail centre for the District. This can help to improve the vitality of the Town Centre and have knock-on benefits in terms of marketing Bromsgrove as a good place to live, work and do business. The policy performs strongly against the social objectives by providing affordable housing, improving the health and well-being of the population and providing civic areas for people to meet and socialise.
- 3.175 The regeneration of the Town Centre will have many wide ranging benefits such as an improvement in quality and access for all to local services and facilities, which is likely to include leisure and cultural facilities, healthcare, education and employment opportunities as well as a mix of housing types/tenures. The policy supports the regeneration of the Town Centre which is likely to have a positive impact on reducing levels of crime by increasing activity and natural surveillance which reduces fear of crime.
- 3.176 The promotion of the Town Centre for retail development ensures that future development is in the most sustainable location in the district where people have the opportunity to use public transport. By providing a full range of services and facilities in the town centre it will be possible to reduce people's need to travel and lead to a reduction in car journeys which will provide environmental benefits. Regenerating the town centre with new developments will raise the energy efficiency of the buildings due to the tightening Building Regulations.
- 3.177 The policy supports the regeneration of historic heritage as a large proportion of the Town Centre is located within a designated Conservation Area and there are many statutorily Listed Buildings within this area. There are also a significant amount of ancient monuments and archaeological remains. Furthermore promoting development away from the rural areas has the effect of providing the countryside and rural landscape with some protection.
- 3.178 Opportunities will be grasped in the regeneration process to enhance biodiversity for instance initiatives such as the naturalisation of parts of the Spadesbourne Brook. By concentrating resources on regeneration this inevitably maximises the use of previously developed land (PDL) and reduces the need to travel to more distant service centres offering similar facilities outside the District. It is likely that brownfield and potentially contaminated sites may be redeveloped and remediated if development is focussed towards urban areas.
- 3.179 The policy highlights that an element of employment development will be provided which will encourage additional inward investment in the town and boost the local economy.

3.180 Key Policy Weaknesses

- 3.181 The policy may have adverse effects for existing local centres in the District as local residents may prefer to travel to Bromsgrove Town if the retail offer improves. This could mean that local centres become underused and therefore impact on the viability of some local shops.
- 3.182 If more people visit the town centre traffic congestion, associated noise and air pollution may increase unless measures are taken to encourage public transport use.
- 3.183 Some areas of the District are remote with poor public transport and therefore regeneration will inevitably encourage car travel from such locations.

3.184 Recommendations for Mitigation

- 3.185 It is likely that these unsustainable trips would have occurred anyway and possibly to locations outside the district thereby losing local investment. Therefore this weakness is of potential economic benefit.
- 3.186 Finance gained through Section 106 Agreements on large town centre developments should be invested in improving public transport and the road network. In addition transport assessments should be undertaken for major new developments to fully assess any potential implications.

BDP 18 Local Centres

18.1 Within the areas defined on the Policies Map the District Council will allow proposals for retail development (Class A Uses) at ground floor level and retail, office, residential or any other appropriate town centre use at upper floor level. These areas are defined as Local Centres for shopping purposes in accordance with the provisions of Policy BDP2.

18.2 The District Council will only allow retail proposals which are capable of being integrated with the existing shopping frontages and which do not extend the shopping area. Planning permission for new local shops will be granted provided they are of an appropriate scale and it can be demonstrated that they will not undermine the vitality or viability of existing village facilities or those in Local centres and that there are no adverse impacts on residential amenity and road safety.

18.3 Throughout the District, the loss of a shop or service falling within Class A Use will be resisted unless it is demonstrated to be unviable or not required by the community. It may be considered appropriate for a non-retail related facility or service, where there is a proven need and where the development has overwhelming benefits for the local centre and the community. Applications for alternative uses of land or buildings will be treated on their merits having regard to market signals and the relative need for different

land uses to support sustainable Local centres and their communities.

3.187 Key Policy strengths

- 3.188 This policy is specifically concerned with retaining the prominence of Class A Uses at a ground floor level and retail, office or residential use at upper floor level within Local Centres. It also strives to resist the loss of a shop or service falling within Class A Use. These mechanisms mean this policy aids numerous social objectives in terms of sustainability.
- 3.189 The provision of mixed used in Local Centres, with particular regard for retail facilities, mean these areas become more sustainable. People would be less likely to travel further afield for certain facilities and services, allowing more sustainable travel choices. This in turn can have effect on the health and well-being of local communities as they are more likely to walk or cycle to the centres. As cars could potentially be used less, there are also environmental advantages to this policy as there are possible improvements to air quality and the effects of climate change.
- 3.190 Creating active frontages and complimenting uses above retail units can reduce crime and anti-social behavior by providing natural surveillance there is also the potential for vacant buildings to be used for local retail facilities, which is an effective use of land and would help to retain the retail character of the centres.

3.191 Key policy weaknesses

- 3.192 There are no identified adverse impacts of the policy.

3.193 Mitigation measures

- 3.194 None

BDP19 High Quality Design

BDP 19 .1 The Council will deliver high quality people focused space through:

- a. Requiring developments to use appropriate tools and follow relevant guidance and procedure to achieve good design;**
- b. Preparing a Design Guide Supplementary Planning Document;**
- c. Ensuring residential development achieve the highest standard of Building for Life;**
- d. Ensuring all affordable housing to meet the Code for Sustainable Home Level 6 and all market housing to meet Code Level 4 now and Code Level 6 by 2016 or the equivalent level(s) as set out in**

- the transitional arrangement of the national housing standards or other successor schemes;
- e. Ensuring all non-residential developments to meet BREEAM 'very good' standard;
 - f. Ensuring development enhances the character and distinctiveness of the local area;
 - g. Supporting all major developments that help facilitate interactions between future occupants;
 - h. Promoting developments to include new Public Art;
 - i. Creating and enhancing gateway locations and key approach corridors as well as protecting and enhancing important local and longer-distance visual corridors;
 - j. Ensuring developments are accessible to all users;
 - k. Ensuring permeable, safe and easy to navigate streets layout;
 - l. Avoiding road-dominated layouts by supporting the design of streets to follow the user hierarchy: 1) pedestrian; 2) cyclists; 3) public transport users; 4) specialist service vehicles (e.g. emergency services, waste, etc.); 5) other motor traffic;
 - m. Requiring residential developments to provide sufficient functional space for everyday activities, meet people's needs and expectations from their homes, and to enable flexibility and adaptability through meeting the internal environment standards in Standards and Quality in Development: A good practice guide;
 - n. Development of garden land will be resisted unless it fully integrates into the residential area, is in keeping with the character and quality of the local environment;
 - o. Ensuring developments meet the 'Secured by Design' standard;
 - p. Ensuring all trees that are appropriate (e.g. in terms of size, species, conditions and predicted climate) be retained and integrated within new development;
 - q. Ensuring development incorporates sufficient, appropriate soft landscaping and measures to reduce the potential impact of pollution (air, noise, vibration, light, water) to occupants, wildlife and the environment;
 - r. Ensuring development is made suitable for the proposed final use, for instance, in terms of land contamination and, where relevant, does not create an unacceptable risk to controlled waters. The Council will determine whether reports detailing for example, site history; a preliminary risk assessment and where appropriate; a site investigation and remediation scheme along with long term monitoring and maintenance proposals, will need to be submitted in support of any planning application. Such reports will be prepared in accordance with best practice guidance.
 - s. In relation to air quality all new developments with a floor space greater than 1000sqm or 0.5 hectare or residential developments of 10 or more units must not increase nitrogen dioxide (NO₂), particulate matter (PM₁₀) and carbon dioxide (CO₂) emissions from transport and should be accompanied by an assessment of

the likely impact of the development on local air quality and comply with current best practice guidance.

- a. All planning applications meeting the above criteria should be accompanied by an assessment of the likely impact of the development on local air quality and comply with current best practice guidance. The applicant will also take into account the cumulative impacts of validated developments in the local area. Additionally, the assessment should consider the impact of local air quality on the proposed development.**
- b. Development with the potential to result in significant impact on air quality, either cumulatively or individually will be resisted unless appropriate measures to mitigate the impact of air pollutants are included. Development will be expected to contribute to the provision of adequate mitigation measures in accordance with BDP6.**
- t. Development proposals should maximise the distance between noise sources (for example motorways) and noise sensitive uses (such as residential), whilst also taking into account the implications of the existing night time use of the locality.**
- u. Ensuring a feasible and viable management plan is available for all the facilities and provisions arising from the development;**
- v. Ensuring development make the best use of land in accordance with BDP7 Housing Mix and Density**

BDP 19.2 For large scale developments, developers will need to prepare Design Codes for the area, which would then serve to inform all developments in that area as they come forward.

3.195 Key Policy Strengths

3.196 This is a strong policy which has many positive features with respect to sustainability and the SA objectives. Principally these include: the development of quality living environments that respect the landscape, townscape and heritage of their receiving environments. This can have many social benefits in terms of creating vibrant and locally distinctive communities, encouraging safety by design and hence improving resident's sense of good health and well-being. The policy also promotes tree plantings and retaining trees that already exist on-site to help reduce the impacts of pollutants. These built environment benefits can also have positive effects on the economy and regeneration of the Bromsgrove Town Centre and Longrbidge as they assist the marketing of the District as a good place to work and do-business. This can encourage the creation of new businesses and investment in the District and hence improve economic growth in the long-term.

3.197 Key Policy Weaknesses

3.198 There are no clear weaknesses to this policy.

3.199 Recommendations for Mitigation

3.200 None

BDP 20 Managing the Historic Environment

20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all heritage assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.

20.2 The District Council will support development proposals which sustain and enhance the significance of heritage assets including their setting. This includes:

- a. Designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens.**
- b. Non- designated heritage assets including (but not limited to) those identified on the local list and assets recorded in the Historic Environment Record.**
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads.**
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces.**
- e. Archaeological remains of all periods from the earliest human habitation to modern times.**

- f. **Historic transportation networks and infrastructure including roads, trackways, canals and railways.**

20.3 Development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.

20.4 Applications to alter, extend, or change the use of heritage assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.

20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for heritage assets, particularly those at risk.

20.6 Any proposal which will result in substantial harm or loss of a designated heritage asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.

20.7 Consideration will be given to the designation of new conservation areas. In order to define and protect the special character of conservation areas, the District Council will produce and regularly review character appraisals and management plans for designated conservation areas, and where necessary

introduce Article 4 Directions based on an assessment of local identity and uniqueness.

20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it will be a material consideration in determining applications for development within that conservation area.

20.9 Development within or adjacent to a conservation area should preserve or enhance the character or appearance of the area.

20.10 The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area's character or appearance will be resisted.

20.11 Outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and the relationship with adjacent properties.

20.12 The District Council will update the current draft local heritage list and formally adopt it. It would include all heritage assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Worcester Birmingham and canal which runs the length of the District, to name but a few.

20.13 The District Council will support development that:

- i. Retains heritage assets on the local list .**
- ii. Involves sympathetic alterations and extensions to heritage assets on the local list**

- iii. Does not have a detrimental impact on the setting or context of Heritage assets on the local list.**

20.14 In considering applications that directly or indirectly affect locally listed buildings, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the locally listed building.

20.15 The District Council will encourage opportunities to develop Green Infrastructure networks that can enhance the amenity value of the historic environment (refer to BDP24 Green infrastructure).

20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.

20.17 Applications likely to affect the significance of known or potential heritage assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential heritage assets.

20.18 Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record.

20.19 The District Council will continue to undertake studies to inform local decision making and support the future growth of the Worcestershire Historic Environment Record. They will also encourage Neighbourhoods to address issues of character, heritage and design in their Neighbourhood Plans.

20.20 The District Council will embrace opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings and where appropriate their modification to reduce carbon emissions and secure sustainable development without harming the significance of the heritage asset or its setting.

3.201 Key Policy strengths

3.202 The policy is very specific in the protection and enhancement of heritage in the District and as such, it does not impact upon many of the SA objectives. The District has a wealth of heritage assets that afford protection. The protection and enhancement of such assets can add to the vibrancy and local distinctiveness of the District and also acts as a cultural and recreational resource. Indirectly the enhancement of the heritage resource can also form an educational resource as well as the preservation of material assets.

3.203 The policy seeks to manage the historic environment of the District thereby ensuring that it is protected for future generations to learn from and enjoy. As custodians of both the historic built environment and natural landscapes the policy does not seek to “preserve it in aspic” but seeks to respect its place in history whilst welcoming complimentary new development where appropriate. The historic environment contributes to a sense of pride and quality of life and enriches people’s understanding of the diversity and changing nature of their community. Many areas have a rich historic legacy which contributes to local identity. Historic places can be a powerful focus for community action.

3.204 Conservation is based upon the fundamental principle of reuse and this is generally considered more sustainable than demolition and rebuilding. Demolition and construction account for a significant amount of the total annual waste produced in the UK.

3.205 Preservation of the historic environment gives an area its local distinctiveness and can have economic benefits for example, depending on the buyer a refurbished historic character property may attain a higher price on the market than an equivalent more modern and larger property.

3.206 Development in sensitive areas can often require the reuse of building materials to ensure that they compliment the surrounding environment. This supports the waste hierarchy that is identified in objective EV5.

3.207 Key policy weaknesses

3.208 In some cases the layout and efficiency of historic buildings may be considered unsuitable and inefficient by modern day standards.

3.209 Historic buildings may in some cases be more costly to restore in terms of required materials and techniques. There are potential financial implications of delivering development that enhances the character and appearance of historic environment as the most appropriate external materials can be more expensive. This could limit the economic viability of developments and persuade developers to invest elsewhere. However, in the most sensitive settings the protection and enhancement of heritage should outweigh any financial constraints.

3.210 Mitigation measures

3.211 The historic environment should be viewed as contributing to the uniqueness of Bromsgrove and as a valuable educational resource for

future generations to understand social history. It also has the potential to contribute towards tourism and economic growth.

BDP 21 Natural Environment

BDP 21.1 The Council will seek to achieve better management of Bromsgrove's natural environment by expecting developments to:

- a) Protect, restore, enhance and create core areas of high nature conservation value (including nationally and locally protected sites and irreplaceable nature resources such as sites with geological interest, ancient woodlands and habitats of principle importance), wildlife corridors, stepping stones and buffer zones.**
- b) Take appropriate steps to maintain the favourable conservation status of populations of protected species.**
- c) Protect, restore and enhance other features of natural environmental importance, in line with local environmental priorities.**
- d) Design-in wildlife, maximise multi-functionality in line with BDP24 Green Infrastructure and provide appropriate management, ensuring development follows the mitigation hierarchy and achieves net gains in biodiversity.**
- e) Contribute towards the targets set out for priority habitats and species, the environmental priorities of the Local Nature Partnership, participating in the biodiversity offsetting scheme or its replacement, and connect to the Nature Improvement Area(s), the Living Landscape schemes or their equivalents, as appropriate.**
- f) Deliver enhancement and compensation, commensurate with their scale, which contributes towards the achievement of a coherent and resilient ecological network.**
- g) Protect and enhance the distinctive landscape character of Bromsgrove, as identified in the Worcestershire Landscape Character Assessment, and take account of the Worcestershire Landscape Character Assessment Supplementary Guidance.**
- h) Contribute to the conservation and enhancement of geodiversity, in line with the objectives and actions in the Worcestershire Geodiversity Action Plan, where appropriate.**
- i) Adopt good environmental site practices as appropriate, including in the form of a Construction Environmental Management Plan (CEMP) where appropriate.**

3.212 Key Policy Strengths

- 3.213 The policy positively contributes to the environmental objectives which seek to protect and enhance landscape character and quality, areas of open greenspace, geodiversity, biodiversity and the quality of water, soil and air. It also helps reduce causes of and adapt to the impacts of climate change.
- 3.214 The policy has largely positive environmental impacts, although some positive social impacts could also be realised. The protection and enhancement of natural assets can add to the vibrancy and local distinctiveness of the District and also acts as a cultural and recreational resource. For example, the enjoyment of the natural environment has recognised health and well-being benefits, give people pride in their local areas. The emphasis on biodiversity compensation and the requirement for good environmental site practice are likely to have positive impacts on the natural environment.

3.215 Key Policy Weaknesses

- 3.216 There are no identified adverse impacts of the policy.

3.217 Recommendations for Mitigation

- 3.218 None.

BDP 22 Climate Change

BDP 22.1 The Council will deliver viable low carbon climate resilient developments through:

- a. Encouraging development in existing buildings to achieve consequential energy efficiency improvements**
- b. Requiring allowable solutions to be linked with projects within the District in the first instance, followed by the County and then Region**
- c. Ensuring developments and infrastructure are planned to avoid increased vulnerability to the range of impacts and take advantage of the opportunities arising from climate change, having regard to the intended lifetime of the development. Where developments and infrastructure are brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, .**
- d. Ensuring developments are in locations well-served by public/ sustainable transport, existing local facilities and infrastructure.**
- e. Ensuring the construction and design of developments as well as future occupants of the developments will follow the energy, waste management hierarchies and other relevant guidance. Where relevant, developments must comply with the Worcestershire Waste Core Strategy.**
- f. Supporting developments to incorporate zero or low carbon energy generation technologies, especially installations that**

- improve the energy security of developments in the rural areas. Where there is a firm delivery plan of zero or low carbon energy generation scheme, developments nearby are expected to provide infrastructure/ to connect to the zero/ low-carbon energy scheme.**
- g. Supporting zero or low carbon energy generation schemes when adverse impacts are addressed satisfactorily.**

3.219 Key Policy Strengths

- 3.220 The policy is clearly focused towards contributing to addressing the causes and potential impacts of climate change. Whilst the positive implications are delivered at a local scale, they would contribute to the wider goal of addressing global climate change.
- 3.221 The policy has many positive inferences upon the SA objectives. These include promoting the health and well-being of the population through seeking to reduce the need to travel by car (and hence encouraging alternative potentially less polluting or healthier forms of travel such as walking or cycling). The support given by the policy for development in sustainable locations is also likely to have positive impact on the vitality and viability of local services, facilities and centres and the policy seeks to reduce the need to travel by car which will have a number of wider benefits for the environment such as reducing traffic related noise and air pollution.
- 3.222 The policy also strongly supports the development of renewable energy, energy conservation, sustainable waste management, sustainable construction and design that allows developments to adapt to the changing climate.

3.223 Key Policy Weaknesses

- 3.224 The policy has uncertain impacts on a number of objectives. They are all mainly related to renewable energy schemes. There are known negative impacts of some renewable energy schemes on the natural and historic environment should the schemes not be designed properly.

3.225 Recommendations for Mitigation

- 3.226 To ensure relevant policies provide enough protection for the natural environment and historic environment (i.e. BDP20 Managing the Historic Environment; BDP21 Natural Environment).

BDP23 Water Management

BDC23.1 The Council will deliver safe developments with low environmental impact through:

- a. Supporting developments that take into account of the Severn River Basin Management Plan and contribute to delivering the Water Framework Directive objectives.**

- b. Supporting developments that follow the water conservation hierarchy. All market housing developments should achieve at least the water category of the Code for Sustainable Homes Level 4 by 2013 and Level 6 after 2016. Affordable housing should at least achieve the water category of Code Level 6 from 2013 onwards. Where standards currently exist for a particular non-domestic building type in BREEAM, maximum points should be scored on water and a minimum of 25% water savings for any other development.**
- c. Ensuring development addresses flood risk from all sources, follow the flood risk management hierarchy when planning and designing development, and do not increase the risk of flooding elsewhere. Where inappropriate developments in areas at risk of flooding are necessary after the sequential test is applied, appropriate designs, materials and escape routes that minimise the risk(s) and loss should be incorporated.**
- d. Requiring all developments to work with the Lead Local Flood Authority and SuDS Approval Body and pay necessary regard to the Local Flood Risk Management Strategy and its evidence.**
- e. Requiring all major developments to engage with Severn Trent Water at the earliest opportunity to ensure that sufficient capacity of the sewerage system (i.e. wastewater collection and treatment) is available to accommodate the development.**
- f. Supporting developments that protect and enhance water quality. This includes ensuring the phasing of development is in line with the completion of the required infrastructure and non-mains drainage will follow the foul drainage hierarchy with appropriate management plans in place.**
- g. Requiring developments to set aside land for Sustainable Drainage Systems (SuDS) and follow the SuDS management train concept. This includes maximising opportunities for restoring watercourses, deculverting, delivering multiple benefits in line with BDC24 Green Infrastructure and ensuring that an appropriate buffer zone is provided between the watercourse and any development.**

3.227 Key Policy Strengths

3.228 The policy aims to reduce flood risks to developments and improve the water environment so that it remains as a sustainable resource for years to come. The policy performs well against the social objective of improving people's health and quality of life and very strongly against the environmental objectives such as reducing flood risks to developments, contributing to conserving and enhancing biodiversity, sustainable/ efficient use of resources, protecting the water quality and reducing the causes of and adapting to climate change. It is also considered that the policy will help support the promotion of new industries and technologies that help achieve better water management.

3.229 Key Policy Weaknesses

3.330 Effect on the historic environment is uncertain as the policies have both positive and negative impacts on them. For example, reduce flood risks to the historic assets will help preserving them but unsympathetic design may affect the settings and characters of the historic environment.

3.331 Recommendations for Mitigation

3.332 To ensure BDP20 Managing the Historic Environment provides enough protection for the historic environment.

BDP24 Green Infrastructure

BDP24.1 The Council will deliver a high quality multi-functional Green Infrastructure network by:

- a. Ensuring developments adopt a holistic approach to deliver the multiple benefits and vital services of Green Infrastructure, with priorities determined by local circumstances**
- b. Requiring development to improve connectivity and enhance the quality of Green Infrastructure.**
- c. Requiring development to provide for the appropriate long term management of Green Infrastructure.**
- d. Requiring development to have regard to and contribute towards, the emerging Worcestershire Green Infrastructure Strategy, any local GI Strategy and where available, the GI Concept Plans. For large scale development, developers will need to prepare a Concept Plan for the area, which would then serve to inform all developments in that area as they come forward.**

3.333 Key Policy Strengths

3.334 The policy emphasises on the holistic approach to deliver the multiple benefits and vital services of Green Infrastructure, it therefore performs well against many of the objectives. Socially, the policy is likely to create a pleasant local environment, improve the health and well-being of the local population, improve accessibility to facilities and services and improve sustainable transport links. Environmentally, the policy is likely to enhance biodiversity and geodiversity, ensure efficient use of land, safeguarding the landscape character, enhancing the historic environment, reducing the causes of and adapting to the impact of climate change as well as enhancing the quality of water, soil and air. Although not referred to in the objective, the policy could potentially increase the tourism offer in the District and the County.

3.335 Key Policy Weaknesses

3.336 The policy performs well against many of the objectives but in reality, there could be a trade-off among the objectives depending on local circumstances.

3.337 Recommendations for Mitigation

3.338 None.

BDP25 Health and Well-Being

BDP25.1 Bromsgrove District Council will support proposals and activities that protect, retain or enhance existing sport, recreational and amenity assets, lead to the provision of additional assets, or improve access to facilities, particularly by non-car modes of transport. This will include maintaining greater access to and enjoyment of the countryside. The Council will ensure all new residential developments meet and contribute towards the qualitative, quantitative and accessibility standards set for the open space, sport and recreation facilities in the District (as follows):

Typology	Quantity Standard (hectare per 1000 population)	Accessibility Standard (travelling time to the facility)
Parks and gardens	0.26	Walk: 15 minutes (720m) Drive: 15 minutes
Natural and Semi Natural Open Space	0.44	Walk: 15 minutes
Amenity Green Space	0.42	Walk: 10 minutes (480m)
Provision for Children	0.027	Walk: 10 minutes
Provision for Young People	0.03	Walk: 15 minutes
Outdoor Sports Facilities	1.67	Walk: 10 minutes (grass pitches) Drive: <ul style="list-style-type: none">▪ 15 minutes (tennis courts/ bowling greens)▪ 20 minutes (synthetic pitches, golf courses and athletics tracks)
Allotments	0.19	Walk: 20 minutes (960m)

BDP25.2 It will be impractical and inappropriate to deliver all the open space typologies on every site as the quality of sites varies and enhancement will be based on the conditions of the relevant facilities at the time. Where provision standards are not available, contributions will be negotiated in accordance with the

recommendations in the Open Space, Sport and Recreation Assessment Study and the requirements at the time.

BDP25.3 The Council will not permit the loss or displacement of existing indoor and outdoor open space, sport and recreation facilities (including both designated and undesignated areas on the Policies Map) to other uses unless it can be demonstrated through up-to-date and robust evidence that:

- a) There is a proven surplus of provision and the site is no longer needed, or is unlikely to be required in the future; or**
- b) The benefit of the development to the community outweighs the harm caused by the loss of the facility; or**
- c) An alternative facility of an equal quantity and quality or higher standard will be provided in at least an equally convenient and accessible location to serve the same local community**

BDP25.4 In such circumstances, the Council will require appropriate compensatory measures for the loss in the form of equivalent or improved facilities and/or financial contributions from developers.

BDP25.5 The Council will support opportunities for healthy and active lifestyles through:

- i) Working with partners of the Worcestershire Health and Well-Being Board to explore new ways to improve opportunities for healthy and active lifestyles**
- ii) Providing high-quality walking and cycling routes**
- iii) Providing excellent access to sport, leisure and recreation facilities**
- iv) Promoting and supporting initiatives for local food-growing, such as allotments, as well as urban agriculture.**

BDP25.6 Concentrations of A5 hot food takeaway uses in particular can be detrimental to the health of communities in the District. Proposals for hot food takeaways (Class A5) will only be permitted where:

- a) The proposed use will not result in the proportion of units within the designated centre or frontage being hot food takeaways exceeding 5% (updated figures for each local centre will be published annually within the Council's AMR)**
- b) The proposed use will not result in more than two A5 units located adjacent to each other**
- c) The proposed use will maintain at least two non A5 units between individual and/or groups of hot food takeaways.**

BDP25.7 With regard to proposals which fall outside the designated town centre or local centres (in line with the boundaries established in BDP17 and BDP18), planning

permission for hot food takeaways will be resisted where proposals:

- i) Fall within 400m of the of the boundary of a first, middle or high school**
- ii) Fall within 400m of a park or youth centred facility.**

3.339 Key Policy Strengths

3.340 .The policy's major strength is in improving the health and well-being of Bromsgrove's population. The policy requires the retention and enhancement of open space for recreation and amenity and the resulting improved living environment would help to improve the health and well-being of the population. The environmental benefits of maintaining or enhancing open space are wide reaching. Whilst some recreational areas, such as sport pitches, have little biodiversity value, well designed parks and gardens can contribute greatly to conserving and enhancing ecological diversity through habitat provision and the maintenance or creation of wildlife corridors. Open space can also be beneficial in terms of preserving landscape and townscape, which is particularly important in terms of preserving the historic setting of heritage features or conservation areas. The policy also has potential to minimise flood risk through maintaining areas of undeveloped green space that will enable precipitation to infiltrate the soil and reduce run-off.

3.341 Increasing access to leisure and recreation facilities, and maintaining greater access to the countryside not only has social benefits but promotes non-car modes of transport which has environmental advantages. The provision of high-quality walking and cycling routes will also contribute to the health and well-being of the population. The policy also goes further by promoting partnership working to explore new ways to improve opportunities for healthy and active lifestyles.

3.342 Reducing the over-concentration of any use type that detracts from the ability to adopt healthy lifestyles, such as hot food takeaways, can also actively assist in the health and well-being of communities. Also restricting A5 uses around schools and parks restricts the access children have to convenience foods that are high in fat and salt. The promotion and support of local food growing initiatives is not only sustainable, but encourages healthy food options.

3.343 Key Policy Weaknesses

3.344 There are no identified weaknesses to this policy

3.345 Recommendations for Mitigation

3.346 None

4 Assessment of Cumulative Effects

4.1 Assessment of Cumulative Effects

4.2 The SEA Directive requires that the cumulative effects of the plan to be assessed. The tables below summarise the cumulative effects of all of the Bromsgrove District Plan policies against each of the SA Objectives.

Table 4-1 SA Objective SO1: Provide decent affordable housing for all, of the right quality and tenure and for local needs, in clean, safe and pleasant local environment

Receptors:

- Human Population
- Housing Market

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	Only those policies that relate specifically to housing provision BDP3, BDP5, BDP7, BDP8, BDP9 and BDP10 are likely to have the greatest affect this objective. Other policies such as rural renaissance may improve the conditions for appropriate housing provision in rural areas and those policies relating to high quality design and location of growth may also have implications for the creating a safe and pleasant environment. On balance it is considered that there would be an overall positive cumulative impact on housing provision for local needs.
BDP2 – Settlement Hierarchy	++	
BDP3 – Future Development	++	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	++	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	++	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	++	
BDP8 – Affordable Housing	++	
BDP9 – Rural Exception Sites	++	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	+	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	0	
BDP14 – Designated Employment	0	
BDP15 – Rural Renaissance	+	
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	0	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	0	

Table 4-2 SA Objective SO2: To improve the health and well-being of the population and reduce inequalities in health

Receptors:
Human population
Levels of health/well-being

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A large number of policies contribute positively to the achievement of an improvement in the health and well-being of the population, whether it is through improving natural and living environments, including air quality, or more directly through BDP25 which focuses solely on health and well-being. On balance, there would be an overall positive cumulative impact in terms of improving health and well-being of the population through the Bromsgrove District Plan.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	0	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	+	
BDP8 – Affordable Housing	?	
BDP9 – Rural Exception Sites	?	
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	+	
BDP12 – Sustainable Communities	+	
BDP13 - New Employment Development	0	
BDP14 – Designated Employment	0	
BDP15 – Rural Renaissance	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	+	
BDP22 – Climate Change	+	
BDP23 – Water management	+	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	++	

Table 4-3 SA Objective SO3: Improve the vitality and viability of Town Centre, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio economic status or educational attainment

Receptors:
Human population

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A vast majority of the policies relate to either provision of services and opportunities for culture, leisure and recreation, or the location of new development within easy access to existing facilities. Consequently, it is likely that the Bromsgrove District Plan will have a positive cumulative impact upon the objective.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	+	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	+	
BDP8 – Affordable Housing	+	
BDP9 – Rural Exception Sites	+	
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	+	
BDP12 – Sustainable Communities	+	
BDP13 - New Employment Development	+	
BDP14 – Designated Employment	+	
BDP15 – Rural Renaissance	+	
BDP16 – Sustainable Transport	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	+	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	+	

Table 4-4 SA Objective SO4: Reduce crime, fear of crime and anti-social behaviour

Receptors:
Human population
Crime statistics

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	0	Some of the policies have the potential to reduce crime rates and the fear of crime, although the extent of this will depend upon how the policies are implemented locally. Overall there is a positive cumulative impact upon reducing crime and the fear of crime.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	0	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	+	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	+	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	0	
BDP14 – Designated Employment	0	
BDP15 – Rural Renaissance	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	++	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	0	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	0	
BDP25 – Health and Well Being	+	

Table 4-5 SA Objective SO5: Increase sustainable travel choices and move towards more sustainable travel

Receptors:

Human population

Transportation network

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	++	Policies relating to the location of development, sustainable development/communities and sustainable transport provision all contribute to this objective. The Bromsgrove District Plan is likely to result in a positive cumulative impact upon the objective.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	+	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	+	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	+	
BDP12 – Sustainable Communities	+	
BDP13 - New Employment Development	+	
BDP14 – Designated Employment	+	
BDP15 – Rural Renaissance	++	
BDP16 – Sustainable Transport	++	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	+	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	+	

Table 4-6 SA Objective SO6: To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community

Receptors:

Human population

Local communities

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	0	A small number of policies are considered to encourage community participation through the creation of environments which people are proud of. The Bromsgrove District is likely to result in a positive cumulative impact upon the objective.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	0	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	0	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	0	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	0	
BDP14 – Designated Employment	0	
BDP15 – Rural Renaissance	0	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	0	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	0	
BDP25 – Health and Well Being	0	

Table 4-7 SA Objective EV1: To conserve and enhance biodiversity and geodiversity

Receptors:
 District's ecology
 Designated sites of nature conservation
 BAP species and habitats
 Aquatic ecosystems

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A number of policies aim to have positive effects upon conserving and enhancing biodiversity in the District, most notably in rural areas. However, there is some uncertainty as many biodiversity impacts relate to site specific development. Nonetheless, it is considered on balance that the Bromsgrove District Plan would lead to a likely cumulative positive impact upon the objective.
BDP2 – Settlement Hierarchy	?	
BDP3 – Future Development	?	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	0	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	?	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP14 – Designated Employment	?	
BDP15 – Rural Renaissance	?	
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	0	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	++	
BDP22 – Climate Change	?	
BDP23 – Water management	+	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	+	

Table 4-8 SA Objective EV2: Ensure efficient use of land through safeguarding of mineral resources, the best and most versatile agricultural land. Land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.

Receptors:

Countryside

Green spaces

Green Belt

Agricultural land

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	The performance of the policy is mixed with a poor performance against housing related policies due to the loss of greenfield land for development. However, many of the policies aim to protect green space and the countryside and as such, the Bromsgrove District Plan is likely to have an overall positive cumulative impact upon this objective.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	- -	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	-	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	- -	
BDP6 – Infrastructure Contributions	0	
BDP7 – Housing Mix & Density	?	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	-	
BDP10 – Homes for the Elderly	-	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	-	
BDP12 – Sustainable Communities	?	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP13 - New Employment Development	-	
BDP14 – Designated Employment	-	
BDP15 – Rural Renaissance	+	
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	?	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	+	
BDP22 – Climate Change	+	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	++	

Table 4-9 SA Objective EV3: Safeguard and strengthen landscape and townscape character and quality

Receptors:
District's open space
Green Belt

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A number of policies place a strong emphasis upon protection of the District's landscapes, either directly, or through policies relating to good design or the focus on the regeneration on the town centre. The policies relating to housing or employment do not perform well against this objective due to development on greenfield land. However, on balance the Bromsgrove District Plan is likely to have positive cumulative effects upon the objective.
BDP2 – Settlement Hierarchy	-	
BDP3 – Future Development	-	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	-	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	-	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	?	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	-	
BDP10 – Homes for the Elderly	?	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	-	
BDP12 – Sustainable Communities	?	
BDP13 - New Employment Development	-	
BDP14 – Designated Employment	-	
BDP15 – Rural Renaissance	?	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	++	
BDP22 – Climate Change	0	
BDP23 – Water management	?	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	++	

Table 4-10 SA Objective EV4: Conserve, protect and enhance the historic, architectural, cultural and built environment heritage and seek well-designed, high quality built environment in new development proposals

Receptors:
 District's ecology
 Designated sites of nature conservation interest
 BAP species and habitats
 Aquatic ecosystems

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A number of policies place a strong emphasis upon protection of the District's heritage, either directly, or through policies relating to good design. On balance the Bromsgrove District Plan is likely to have positive cumulative effects upon the objective.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	0	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	0	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	?	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP13 - New Employment Development	?	
BDP14 – Designated Employment	0	
BDP15 – Rural Renaissance	+	
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	?	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	++	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	?	
BDP23 – Water management	?	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	0	

Table 4-11 SA Objective EV5: To manage waste in accordance with the waste hierarchy 1) Prevention, 2) Preparing for reuse, 3) Recycling, 4) Other recovery, 5) Disposal

Receptors:
 Countryside
 Green spaces
 Green Belt
 Agricultural land

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	In many instances policies will have a neutral impact on waste management but the climate change policy for instance can make a significant impact on waste management within the district. On balance, the Bromsgrove District Plan is likely to result in a positive cumulative impact upon waste issues.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	0	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	0	
BDP14 – Designated Employment	0	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP15 – Rural Renaissance	0	
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	?	
BDP18 – Local Centres	0	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	++	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	0	
BDP25 – Health and Well Being	0	

Table 4-12 SA Objective EV6: Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas

Receptors:

Human population

New and existing properties

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	All of the policies related to the natural environment and the retention of open space perform well against this objective. Most relevant is BDP23 which directs development to areas of low flood risk. The Bromsgrove District Plan would have a positive cumulative impact upon this objective.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	0	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	0	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	0	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	0	
BDP14 – Designated Employment	0	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP15 – Rural Renaissance	0	
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	0	
BDP18 – Local Centres	0	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	+	
BDP23 – Water management	++	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	+	

Table 4-13 SA Objective EV7: Promote resource efficiency and energy generated from renewable energy and low carbon sources

Receptors:
 Climate change
 Natural Resources

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A number of policies specifically contribute to the achievement of this objective by promoting development in the most sustainable locations or specifically encouraging techniques and methods that impact positively on climate change. The Bromsgrove District Plan is likely to have a positive cumulative impact upon the objective.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	0	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	0	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	+	
BDP9 – Rural Exception Sites	+	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	+	
BDP14 – Designated Employment	+	
BDP15 – Rural Renaissance	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	0	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	+	
BDP23 – Water management	+	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	0	

Table 4-14 SA Objective EV8: Protect and enhance the quality of water, soil and air

Receptors:
Air quality
Human Population

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A number of policies specifically contribute to the achievement of this objective. On balance, the Bromsgrove District Plan is likely to have a positive cumulative impact upon the objective.
BDP2 – Settlement Hierarchy	?	
BDP3 – Future Development	0	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	0	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	0	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	+	
BDP13 - New Employment Development	?	
BDP14 – Designated Employment	?	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP15 – Rural Renaissance	0	
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	+	
BDP22 – Climate Change	+	
BDP23 – Water management	+	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	0	

Table 4-15 SA Objective EV9: Reduce causes of and adapt to the impacts of climate change

Receptors:
 Human population
 Climate change
 Natural resources

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	A number of policies specifically contribute to the achievement of this objective with most the relevant being BDP22. On balance, the Bromsgrove District Plan is likely to have a positive cumulative impact upon the objective.
BDP2 – Settlement Hierarchy	0	
BDP3 – Future Development	0	
BDP4 - Green Belt	+	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	+	
BDP9 – Rural Exception Sites	+	
BDP10 – Homes for the Elderly	+	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	+	
BDP13 - New Employment Development	+	
BDP14 – Designated Employment	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP15 – Rural Renaissance	++	
BDP16 – Sustainable Transport	+	
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	++	
BDP22 – Climate Change	++	
BDP23 – Water management	++	
BDP24 – Green Infrastructure	+	
BDP25 – Health and Well Being	0	

Table 4-16 SA Objective EC1: Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural

Receptors:
 Human population
 District's economy
 Labour market

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	+	Some policies provide directly for the development of skills and/or education. On balance there would be an overall positive cumulative impact in terms of quality educational opportunities for all through the Bromsgrove District Plan.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	+	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	+	
BDP14 – Designated Employment	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP15 – Rural Renaissance	+	
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	++	
BDP18 – Local Centres	+	
BDP19 – High Quality Design	0	
BDP20 – Management of The Historic Environment	0	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	0	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	0	
BDP25 – Health and Well Being	0	

Table 4-17 SA Objective EC2: Promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives

Receptors:
District's economy

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	0	Both of the employment policies provide directly for the development of new technologies and/or resource efficient technologies and in addition some may have an indirect positive impact. On balance there would be an overall positive cumulative impact in terms of the development of new technologies through the Bromsgrove District Plan.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	+	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	0	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	++	
BDP14 – Designated Employment	++	
BDP15 – Rural Renaissance	+	
BDP16 – Sustainable Transport	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	0	
BDP19 – High Quality Design	+	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	+	
BDP23 – Water management	+	
BDP24 – Green Infrastructure	0	
BDP25 – Health and Well Being	0	

Table 4-18 SA Objective EC3: To raise the skills levels and qualifications of workforce and quality of education opportunities for all

Receptors:
 Human population
 District's economy
 Labour market

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP1 – Sustainable Development principles	0	None of the policies provide directly for the development of skills and/or education although a number may have an indirect positive impacts primarily through the location of development in sustainable locations that are near educational establishments. On balance there would be an overall positive cumulative impact in terms of the quality of educational opportunities for all through the Bromsgrove District Plan.
BDP2 – Settlement Hierarchy	+	
BDP3 – Future Development	+	
BDP4 - Green Belt	0	
BDP5A – Bromsgrove Town Expansion Sites	+	
BDP5B – Other Development Sites	n/a	
RCBD1 – Redditch Cross Boundary Development	+	
BDP6 – Infrastructure Contributions	+	
BDP7 – Housing Mix & Density	0	
BDP8 – Affordable Housing	0	
BDP9 – Rural Exception Sites	0	
BDP10 – Homes for the Elderly	0	
BDP11 – Accommodation for Gypsies, Travellers and Showpeople	0	
BDP12 – Sustainable Communities	0	
BDP13 - New Employment Development	+	
BDP14 – Designated Employment	+	
BDP15 – Rural Renaissance	+	

Core Strategy Policy	Assessment	Commentary and Overall Assessment
BDP16 – Sustainable Transport	0	
BDP17 – Town Centre Regeneration	+	
BDP18 – Local Centres	0	
BDP19 – High Quality Design	0	
BDP20 – Management of The Historic Environment	+	
BDP21 – Natural Environment	0	
BDP22 – Climate Change	0	
BDP23 – Water management	0	
BDP24 – Green Infrastructure	0	
BDP25 – Health and Well Being	0	

5 Analysis of Policy Performance

5.1 It is important to compare the performance of the Bromsgrove District Plan policies to not only identify the strongest policies within the strategy but also highlight where policies do not perform so well against certain types of objectives. For example, a policy on open space may perform strongly against environmental objectives but have a weaker impact on economic objectives.

5.2 To undertake this comparison the following scoring system has been used:

++ = 2

+ = 1

0/? = 0

- = -1

-- = -2

5.3 The comparison table is included as appendix B. The Table identifies that the following 3 policies had the highest overall scores against the SA objectives:

- CP19 High Quality Design (17)
- CP15 Town Centre Regeneration (25)
- BDP1 Sustainable Development Principles (15)

5.4 *BDP19 High Quality Design*

5.5 This policy achieved a high score against the SA objectives performing best against the environmental and social objectives. This highlights how good design can deliver a range of social benefits including

creating vibrant and locally distinctive communities, encouraging safety by design, minimise car usage and hence improving resident's health and well-being.

5.6 The policy on high quality design has the ability to deliver a variety of environmental benefits including the creation of living environments that respect the landscape, enhance built heritage, incorporate measures to reduce the impact of climate change and reduce CO2 emissions by encouraging more sustainable lifestyles. The policy also promotes tree planting and retaining trees that already exist on-site to help reduce the impacts of pollutants.

5.7 There are also some economic benefits from high quality design as high quality built environments can assist the marketing of the District as a good place to work and do-business. This can encourage the creation of new businesses and investment in the District and hence improve economic growth in the long-term.

5.8 *BDP17 Town Centre Regeneration*

5.9 This policy also achieved a high score against the SA objectives however the policies performance was more consistent against the social, economic and environmental objectives and therefore could be considered to be the most balanced policy.

5.10 The regeneration of Bromsgrove Town Centre has the potential to have a significant economic impact on the town through the creation of employment for local people and promote economic growth, particularly if Bromsgrove Town becomes more established as a retail centre for the District. This can help to improve the vitality of the Town Centre and have knock-on benefits in terms of marketing Bromsgrove as a good place to live, work and do business.

- 5.11 This policy has the ability to deliver a range of social benefits. The policy aims to deliver housing in the Town Centre which will help meet local needs. This has the added benefit of creating a level of natural surveillance in the Town Centre will help to reduce crime and the fear of crime. The regeneration should lead to an increased range of services and facilities available to residents which will lead to more people visiting the Town Centre rather than making less sustainable trips to other centres outside the District. The Town Centre regeneration has involved regular consultation with residents and is therefore likely to engender a sense of pride and ownership.
- 5.12 The policy also performs well against environmental objectives. This is primarily because development is focused away from greenfield land ensuring the protection natural landscapes and biodiversity. However, there are also some direct benefits such as the naturalization of the Spadesbourne Brook and the opportunity to enhance the appearance and setting of the conservation area and a number of listed buildings.
- 5.13 *BDP1 Sustainable Development Principles*
- 5.14 This policy performed particularly well against social, environmental and economic objectives due to the wide over-arching nature of the policy.
- 5.15 The policy has a direct impact on the achievement of a number of the environmental objectives as the quality of the natural environment is a key consideration. This means that there could be positive impacts on biodiversity, landscape and also improved green infrastructure linkages. The policy also addresses flood risk and climate change. The policy also performs well against EV6 as there is a specific reference to the protection of historic assets.
- 5.16 The policy also performs strongly against social objectives. The policy will ensure proposals have access to public transport and local facilities

and services. This increased accessibility should help to reduce social exclusion.

5.17 The policy also performs well against some economic objectives. The economic benefits of development for the district are a key consideration. This could benefit the knowledge driven economy.

6 Conclusions

- 6.1 This report constitutes the assessment of the Bromsgrove District Plan and makes a number of recommendations for each policy throughout. The comparison and assessment of District Plan policies has highlighted that best performing policies are follows:
- High Quality Design
 - Town Centre Regeneration
 - Sustainable Development Principles
- 6.2 The policy on High Quality Design achieved a high overall score highlighting the many social and environmental benefits of good design. However, it could be argued that the most balanced policy is on Town Centre Regeneration as it performs consistently well against social, environmental, economic objectives. The regeneration of the town centre has economic benefits through the creation of jobs and the attraction of inward investment. This delivers social benefits by providing access to a wider range of facilities and services, developing housing for local needs which has the added benefit of leading to greater natural surveillance in the town centre which could reduce crime levels. The environmental benefits are also significant although less direct. The focus of development in the town centre protects greenfield land, natural landscapes and biodiversity. The regeneration of the town centre could also lead to improvements to the historic environment with enhancements to the setting of the town centre conservation area.
- 6.3 The analysis undertaken highlights that all policies achieved an overall positive score against the sustainability objectives. This identifies the overarching sustainability gains that will be delivered when the Bromsgrove District Plan is adopted. The detailed assessment also tested all of the policies together against each SA objective in turn. This

has shown that the Bromsgrove District Plan has a cumulative positive impact against each of the sustainability objectives.

6.4 Key Recommendations

6.5 Whilst the policies performed well against SA objectives there are opportunities for further improvement. Many of the recommendations in this report constitute minor changes of wording to the policies in order to add strength or clarity to them. These changes have been duly made before the submission of the Bromsgrove District Plan.

6.6 The onus is on successful monitoring of controls and regulations on individual proposals to ensure that individual sites are not developed in an unsustainable manner. The annual monitoring of SA indicators will highlight the performance of Bromsgrove District Plan policies to ensure the expected social, economic and environmental improvements are taking place. This will also identify any areas of weakness and appropriate interventions could then be made.

Appendix A

Assessment matrices

BDP1 Sustainable Development Principles		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The presumption in favour of sustainable development may mean that a higher proportion of applications could be looked upon favourably, some of which could include a proportion of affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy promotes development that has good access to services.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The policy promotes development that has good access to services.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy does not directly affect this objective
SO5 Increase sustainable travel choices and move towards more sustainable travel	++	The policy will ensure that new development has good access to public transport options.

BDP1 Sustainable Development Principles		
SA Objectives	SA Effects	Commentary
patterns		
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	This policy does not directly address community involvement
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The policy clearly highlights the importance of protecting and enhancing biodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The policy clearly highlights the importance of protecting and enhancing biodiversity. The policy also highlights that the presumption in favour of sustainable development does not override Green Belt policy.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The importance of green infrastructure is highlighted within the policy.
EV4 Conserve, protect and enhance the architectural,	+	The policy takes into account the importance of historic assets.

BDP1 Sustainable Development Principles		
SA Objectives	SA Effects	Commentary
cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	This policy includes a specific reference to the waste hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	This policy highlights that proposals should have regard to the level of flood risk.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The policy highlights that new proposals should have regard to the causes and impacts of climate change. This could be achieved through energy generation from renewable sources.
EV8 Protect and enhance the quality of water, soil and air	+	The policy highlights the importance of infrastructure providers such as Severn Trent being able to accommodate growth without a reduction in water quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	The policy promotes development in the most suitable and sustainable locations that could increase the use of public transport and potentially reduce emissions.
Economic Objectives		

BDP1 Sustainable Development Principles		
SA Objectives	SA Effects	Commentary
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	The policy seeks to improve economic conditions in the area which could benefit the knowledge driven economy.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not directly affect this objective
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not directly affect this objective

BDP 2 Settlement Hierarchy		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles. The policy promotes rural exception schemes to deliver affordable housing in rural areas.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	Development is encouraged in sustainable locations and there are likely to be positive benefits in terms of human health and well-being.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This policy aims to allocate growth in areas with a certain level of existing services and infrastructure. New growth is likely to support the retention of such services and may support new local services and facilities being provided to cater for increased population.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	The policy has no clear effect on this objective
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	0	Housing is being distributed in sustainable locations which may reduce the need to travel and increased numbers may mean that provision of public transport becomes more viable, encouraging more people to choose more sustainable modes of transport.
SO6 To provide opportunities for communities to participate and contribute to	0	The same opportunities for consultation and community involvement apply to each area.

BDP 2 Settlement Hierarchy		
SA Objectives	SA Effects	Commentary
decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The distribution of housing may have implications on biodiversity and geodiversity but the implications are at present unknown and would need to be addressed on a site by site basis.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	0	The policy promotes the use of brownfield land but there is only a limited amount of suitable brownfield land meaning that a high percentage on new housing will be built on greenfield land. There is also likely to be some agricultural land loss. The settlement hierarchy seeks to ensure growth is focussed in sustainable locations thereby minimising Green Belt land take.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The loss of greenfield land required to meet housing needs may impact upon landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development	0	The presumption in favour of development of urban areas has the potential to adversely impact upon the historic urban environment, although this would entirely depend upon exactly where and how sites were developed. In contrast, enhancement of an historic setting may occur as a result of development. This policy is therefore likely to have a neutral impact.

BDP 2 Settlement Hierarchy		
SA Objectives	SA Effects	Commentary
proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	No clear links between the locations of growth and waste management. Waste minimisation measures can be incorporated in any location.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	The location of development will have an impact on flood risk but can be addressed on site by site basis through the use of water management measures such as SuDS, water recycling, use of permeable surfaces and rainwater harvesting.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Focussing development in and around Bromsgrove Town which is better connected by public transport and the proximity of people to jobs and services encourages walking and cycling instead of private car use. This may result in a decrease in greenhouse gas emissions and energy use. Also due to the concentrations of growth this may render renewable energy schemes more economically viable. All areas can promote the use of zero or low carbon energy generation technologies.
EV8 Protect and enhance the quality of water, soil and air	?	All development has the potential to impact upon water quality and increase demand for water usage, particularly in the targeted urban areas. This does not mean that individual sites cannot be developed without affecting water quality. Water use must be managed in a sustainable manner, regardless of whether it is an urban or rural area.
EV9 Reduce causes of and adapt to the impacts of climate change	0	All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The settlement hierarchy ensures that development will generally occur in the most sustainable locations where there is frequent public transport. Reduced car usage could

BDP 2 Settlement Hierarchy		
SA Objectives	SA Effects	Commentary
		reduce emissions and impact positively on this objective.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	Growth will be primarily located in Bromsgrove Town. This could attract inward investment and therefore boost the local economy and create jobs. A more limited amount of associated employment is likely to be generated in rural areas.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	Increased growth levels may stimulate the economy and increase job choice and educational opportunities.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The settlement hierarchy ensures that development will occur in sustainable locations that have good access in educational opportunities. Therefore thee could be a positive impact on this objective.

BDP3 Future Housing and Employment Growth		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy attempts to address housing needs in both Bromsgrove and Redditch.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	This policy has no direct effect on this objective.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Housing development in the district is likely to increase the population which could lead to further people using facilities in the Town Centre and local centres. This could improve the vitality and viability of these centres.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy has no direct effect on this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Housing levels proposed are derived from the principle of being able to provide new housing in sustainable locations in the first instance.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect	0	This policy has no direct effect on this objective

BDP3 Future Housing and Employment Growth		
SA Objectives	SA Effects	Commentary
their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The levels of housing growth may have implications for biodiversity and geodiversity. However the implications are at present unknown and would need to be addressed on a site by site basis.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	--	The policy results in the loss of significant amounts of both greenfield and Green Belt land.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The loss of greenfield land required to meet housing needs may impact upon landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	This policy has no direct effect on this objective

BDP3 Future Housing and Employment Growth		
SA Objectives	SA Effects	Commentary
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	There are no clear links between the amount of housing growth and waste management
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy has no direct effect on this objective. The location of development will be relevant but can be addressed by water management techniques such as SuDs, recycling and other innovative methods.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	This policy has no direct effect on this objective.
EV8 Protect and enhance the quality of water, soil and air	0	This policy has no direct effect on this objective.
EV9 Reduce causes of and adapt to the impacts of climate change	0	This policy has no direct effect on this objective.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	Increased levels of growth could attract inward investment and therefore boost the local economy and create jobs.
EC2 promote and	+	The policy promotes employment growth a proportion of

BDP3 Future Housing and Employment Growth		
SA Objectives	SA Effects	Commentary
support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives		which is likely to be in the new technology sector.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Increased growth level may stimulate the economy and increase job choice and educational opportunities.

BDP4 Green Belt		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy acknowledges that the District has not identified sufficient land to accommodate needs till the end of the plan period and beyond, which will have an impact on the provision of affordable housing. However, a Green Belt Review is proposed in the policy to prevent any shortfall. The policy will therefore lead to the provision of further affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	Protection of the Green Belt from inappropriate development, preservation of the countryside and the opportunities for rural leisure activities which it provides are likely to have benefits for health and also preserve accessibility to the countryside.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The proposed Green Belt Review will lead to the identification of sites for development on the edge of settlements. These sites will be well located to access local services and facilities. Green Belt policy will prevent unsustainable development in isolated rural locations.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	The policy has no direct effect on this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The proposed Green Belt Review will lead to the identification of sites for development on the edge of settlements. These sites will be well located to access public transport.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in	0	The policy itself has no direct effect on this objective.

BDP4 Green Belt		
SA Objectives	SA Effects	Commentary
the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	Many of the biodiversity and geodiversity rich areas in the District fall within the Green Belt. The policy focuses on preserving the Green Belt. Although some Green Belt will be lost to development through the Green Belt Review this can be done without harming biodiversity. With the vast majority of areas remaining untouched it is considered that the policy is likely to have a positive impact on conserving biodiversity and geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The policy aims to protect the Green Belt from inappropriate development. Although the policy highlights the need for a Green Belt review meaning some Green Belt land will be lost to development. Efforts have been made to maximise the use of brownfield land prior to the Green Belt Review. All the best and most versatile agricultural land in the District is within the Green Belt. Overall the policy therefore has a positive impact on this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The policy aims to protect the Green Belt from inappropriate development. One of the purpose of Green Belt is to preserve the setting and special character of historic towns. Also, most of the areas assessed in the Worcestershire Landscape Character Assessment are within the Green Belt. The policy therefore is likely to have a positive impact on this objective.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	+	This policy will prevent inappropriate development in the Green Belt. Many of the Districts Rural villages are “washed over” Green Belt, some are conservation areas and some contain listed buildings. The policy will also protect more remotely lying historic farmsteads which are historic assets. This policy will therefore afford added protection for these buildings. The policy will also protect the historic landscape which is albeit not directly the aim behind this objective.
EV5 To manage waste in accordance with the waste hierarchy: 1)	0	The policy has no direct effect on this objective.

BDP4 Green Belt		
SA Objectives	SA Effects	Commentary
prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal		
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	The policy has no direct effect on this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The policy has no direct effect on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	The policy will protect the Green Belt which comprises approximately 91% of the District and surrounds all the settlements. Therefore protection of such a large proportion of the environment is likely to protect the quality of water soil and air.
EV9 Reduce causes of and adapt to the impacts of climate change	+	The policy protects the countryside from inappropriate development. Green space absorbs greenhouse gas and hence the policy is likely to have a positive impact on this objective.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The policy has no direct effect on this objective.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental	0	The policy has no direct effect on this objective.

BDP4 Green Belt		
SA Objectives	SA Effects	Commentary
technology initiatives		
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The policy has no direct effect on this objective.

BDP5A Bromsgrove Town Expansion Sites		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that 40% affordable housing will be delivered on expansion sites to help meet local needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	Bromsgrove Town is considered to be the most sustainable location for growth and therefore there are likely to be positive benefits in terms of human health and well-being.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The strategic sites will provide a range of facilities ensuring that all new residents have good access.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The policy addresses high quality design which could help to reduce crime and potentially the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The policy highlights that transport strategies will be developed for the expansion sites that maximise the use of sustainable modes of transport. The policy makes specific reference to the need for significant improvements in passenger transport with better links to the train station and the town centre.
SO6 To provide opportunities for communities to participate and	0	The policy has no effect on this objective

BDP5A Bromsgrove Town Expansion Sites

SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	The policy intends to provide opportunities for wildlife and retain hedgerows on the expansion sites. It is hoped that there wouldn't be a negative impact.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	All expansion sites are on greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. All realistic alternatives have been considered and these are the most appropriate sites around the town.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The loss of greenfield land around the town is required to meet housing needs may impact upon landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	0	The policy promotes high quality design which will ensure development retains the character of Bromsgrove. None of the expansion sites will have a direct impact upon any listed buildings or conservation areas.

BDP5A Bromsgrove Town Expansion Sites		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	The policy makes an explicit reference to the waste hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	There are small areas of flood risk within 2 of the expansion sites however the policy makes it clear that mitigation will be required to address these matters.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The policy promotes the use of zero or low carbon energy generation technologies. Maximising the use of sustainable modes of transport is also encouraged.
EV8 Protect and enhance the quality of water, soil and air	0	<p>Growth is focussed on Bromsgrove Town which is better connected by public transport and the proximity of people to jobs and services encourages walking and cycling instead of private car use, may result in a decrease in traffic congestion and air pollution.</p> <p>The policy highlights that air quality will need to be addressed due to the close proximity of the motorway.</p> <p>BROM2 falls within a Source Protection Zone (SPZ) and the site is sensitive to ground water pollution. A land contamination and pollution risk assessment will be required to address this matter.</p> <p>All development has the potential to impact upon water quality and increase demand for water usage but measures will be in place.</p>

BDP5A Bromsgrove Town Expansion Sites		
SA Objectives	SA Effects	Commentary
EV9 Reduce causes of and adapt to the impacts of climate change	+	<p>Focussing development on Bromsgrove Town which is better connected by public transport and the proximity of people to jobs and services encourages walking and cycling instead of private car use, may result in a decrease in greenhouse gas emissions and energy use.</p> <p>The use of renewable energy on site is promoted within the policy.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	An element of employment development is included within the expansion sites policy which will benefit the local economy.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	An element of employment development is included within the expansion sites policy which will benefit the local economy and create jobs.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Providing housing close to existing educational facilities gives people greater opportunities to obtain skills and qualifications.

RCBD1 Redditch Cross Boundary Development		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that a flexible range of house types is delivered with 40% being affordable housing on all expansion sites with tenures matched to help meet local needs. High quality and locally distinctive developments will ensure safe and pleasant environment. This score is consistent with RBC SA on RBC adjacent Strategic Sites where a significant positive effect is predicted.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The edge of Redditch Town is considered to be a sustainable location for growth and therefore the overall aim of the policy which is the development of new housing which meets local housing needs in these localities are likely to bring positive benefits in terms of human health and well-being. With the addition of the Redditch Cross Boundary Development Policy which includes an extension of Brockhill East into Bromsgrove District, the policy itself adds more beneficial effects including provision of recreation and open space.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	<p>The strategic sites will provide a range of facilities ensuring that all new (and existing) residents have good access to services and facilities. Improvements to passenger transport will result in better access to facilities in Redditch Town Centre thereby contributing to its vitality.</p> <p>With the addition of the Redditch Cross Boundary Development Policy which includes an extension of Brockhill East into Bromsgrove District, the policy itself adds more beneficial effects including seeking public transport and facilitating ease of access to Redditch town centre. Also more positive effects are felt with the addition of the policy because of the provision of new local retail facilities where there is current need to meet the demand of this number of future residents. The policy also includes the Foxlydiate site, where provision of new local retail facilities adjacent to the Webheath area add a positive effect</p>

RCBD1 Redditch Cross Boundary Development		
SA Objectives	SA Effects	Commentary
SO4 Reduce crime, fear of crime and anti social behaviour	+	The policy emphasises permeable and connected layouts ensuring high quality design which implicitly includes designing out crime principles and design that reduce fear of crime in the built environment. With the addition of the Redditch Cross Boundary Development Policy which includes an extension of Brockhill East into Bromsgrove District, the policy itself adds more beneficial effects including requirements for high quality design and other design principles.
SO5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	The policy highlights that transport strategies will be developed for the expansion sites that maximise the use of sustainable modes of transport.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The policy has no clear effect on this objective. Redditch SA scores a positive against this objective for all Redditch Strategic Sites. Assessing a sites sustainability and the policy sustainability will be different in this case because with a site, a planning application will be required which encourages include public participation and feedback.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	The policy sets out the need to provide a strategy and management plan for green infrastructure and ensure any potential adverse impacts on biodiversity and geodiversity would be satisfactorily protected .
EV2 Ensure efficient use of land through	--	All expansion sites are Green Belt land and land of good agricultural quality therefore it is inevitable that

RCBD1 Redditch Cross Boundary Development		
SA Objectives	SA Effects	Commentary
safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		development will result in some loss. However, all realistic alternatives have been considered and these are the most appropriate sites around Redditch Town.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The loss of land around the town is required to meet housing needs which may impact upon landscape character and quality. Design of new development should seek to mitigate this, improving townscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	The policy promotes high quality design which will ensure development retains the character of Redditch. There are a small number of historic assets and development would need to be sensitively designed so as not to adversely impact on the setting of these heritage assets.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse,	0	The policy makes refers to the need to ensure that sufficient capacity of the sewerage systems for wastewater collection. It also refers to the use of SuDS which embeds waste hierarchy principles.

RCBD1 Redditch Cross Boundary Development

SA Objectives	SA Effects	Commentary
3) recycling, 4) other recovery, 5) disposal		
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	There are small areas of flood risk within the 2 expansion sites however the policy makes it clear that mitigation will be required to address these matters.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	Maximising the use of sustainable modes of transport is encouraged in the policy as well as encouragement for a Green Infrastructure network which maximises biodiversity and recreation.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>The policy seeks to encourage improvements in passenger transport to make this a more attractive alternative than use of the private car, particularly for short trips. Also the proximity of people to jobs and services encourages walking and cycling instead of private car use and this may result in a decrease in traffic congestion and air pollution.</p> <p>Site 1 is located within a SPZ and there are records of historic land fill on the site meaning that this is a sensitive hydrogeological setting. An appropriate assessment of the pollution risks to controlled waters will be required to address this matter.</p> <p>All development has the potential to impact upon water quality and increase demand for water usage but mitigation measures will be in place to control this.</p>

RCBD1 Redditch Cross Boundary Development		
SA Objectives	SA Effects	Commentary
		With the addition of the Redditch Cross Boundary Development Policy which includes an extension of Brockhill East into Bromsgrove District, the policy itself adds more beneficial effects including mitigating against the development of a site, and encourages improvements in passenger transport.
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>The policy seeks to encourage improvements in passenger transport to make this a more attractive alternative than use of the private car, particularly for short trips. Also the proximity of people to jobs and services encourages walking and cycling instead of private car use and this may result in a decrease in greenhouse gas emissions and energy use.</p> <p>With the addition of the Redditch Cross Boundary Development Policy which includes an extension of Brockhill East into Bromsgrove District, the policy itself adds more beneficial effects including encouraging improvements in passenger transport.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	The Redditch SA for Webheath Strategic Site scores no effect for this as the objective is not related to the delivery of the site. The Redditch Cross Boundary Development Policy however scores positively because the sites are well located to access employment opportunities in Redditch as a whole. Also with the delivery of the Redditch Cross Boundary Policy, the objectively assessed needs for Redditch's housing growth can be met, and thus a job balance can be achieved, a labour supply sustained, employment can be met without increasing reliance on out-commuting and the working age population can be better sustained by meeting housing needs.
EC2 promote and support the development of new technologies of high	+	The sites are well located to access employment opportunities in Redditch. The delivery of the Redditch Cross Boundary Policy enables the objectively assessed needs for Redditch's housing growth to be met, and thus demand for employment

RCBD1 Redditch Cross Boundary Development		
SA Objectives	SA Effects	Commentary
value and low impact especially resource efficient technologies and environmental technology initiatives		continues be sustained and churn within the employment market will also continue, offering opportunities for high value and low impact, resource efficient employment redevelopment.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Providing housing close to existing educational facilities and providing educational facilities as part of new development gives people greater opportunities to obtain skills and qualifications.

Summary

There are differences in the way Bromsgrove and Redditch Councils assess the policies in their respective plans through the Sustainability Appraisal process. The assessment of the Redditch Cross Boundary Development Policy has been completed in order to complement the Bromsgrove SA and has been checked for consistency with aspects of the Redditch SA, such as the Strategic Site appraisal of the Brockhill East Strategic Site and Webheath Strategic Site within Redditch. Although the scoring is expressed in a different way in the assessments, there are generally consistencies in the way in which effects are predicted against the SA Objectives. Where a score against an Objective appears to be different, the commentary in the BDC SA above and the Assessment of Options in the RBC SA explains how they are judged to be consistent.

BDP6 Infrastructure Contributions		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	Developer contributions towards affordable housing will be sought.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy has the potential to contribute towards this health and well being objective in that it will seek contributions from developers towards infrastructure provision including health facilities.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This policy positively contributes towards this objective as it advocates adequate infrastructure, including local services and facilities, should exist to support new development at an appropriate stage of development.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Developer contributions could be sought towards policing and community safety schemes, which are directly related to reducing crime and fear of crime levels.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	This policy is likely to secure developer contributions in new developments towards transport infrastructure.
SO6 To provide opportunities for communities to	0	This policy does not directly impact on this objective

BDP6 Infrastructure Contributions		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	This policy is likely to attract developer contributions towards environmental mitigation, biodiversity and air quality all of which are likely to have a positive impact on this objective.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	0	This policy does not directly affect this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	This policy has the potential to safeguard landscape character and quality via developer contributions towards environmental mitigation
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	+	This policy has the potential to conserve the historic environment by attracting developer contributions towards the public realm.

BDP6 Infrastructure Contributions		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	This policy is likely to secure developer contributions in new developments towards waste management infrastructure.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	The policy does not directly impact on this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The policy does not directly impact on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	This policy has the potential to protect and enhance the quality of water, soil and air quality via developer contributions towards environmental mitigation.
EV9 Reduce causes of and adapt to the impacts of climate change	+	This policy has the potential to reduce causes of and adapt to the impacts of climate change via developer contributions towards air quality and environmental mitigation
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst	+	This policy will secure developer contributions in new developments towards education/skills infrastructure.

BDP6 Infrastructure Contributions		
SA Objectives	SA Effects	Commentary
ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy is unlikely to impact on this objective
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The Community Infrastructure Levy is likely to secure developer contributions in new developments towards education/skills infrastructure.

BDP7 Housing Mix and Density		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	This policy will fulfil this objective as it promotes a mix of housing types which cater for the needs of all, such as singles, couples, families, young people, elderly and people with special needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	This policy will bring people from different incomes and different social groups together. This will promote better understanding and hence harmony and well-being among different groups.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This policy will bring people from different incomes and different social groups together, so everyone will have equitable access to local services and facilities.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Creating mixed communities may improve relationships between different groups of people and with people living different lifestyles this will improve the levels natural surveillance in areas and potentially deter crimes.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The efficient use of land will reduce the need to travel and improve the viability of local services such as corner shops.
SO6 To provide opportunities for communities to participate and contribute to	0	This policy does not provide opportunities for community participation.

BDP7 Housing Mix and Density		
SA Objectives	SA Effects	Commentary
decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	This policy does not contribute to biodiversity and geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	?	The policy focuses on the need to build smaller properties and ensuring the efficient use of land. Making the best use of land will reduce the level of greenfield development land required, which helps to minimise landscape impact.
EV3 Safeguard and strengthen landscape and townscape character and quality	?	Making efficient use of land could mean that the level of greenfield development land required is reduced, which could help to minimise landscape impact.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development	0	The emphasis on a high quality design outcome means there should not be a harmful impact on the historic environment.

BDP7 Housing Mix and Density		
SA Objectives	SA Effects	Commentary
proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not impact on waste management.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not address flood risk.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	This policy does not address the energy efficiency issue of development.
EV8 Protect and enhance the quality of water, soil and air	0	This policy does not affect the quality of water, soil and air.
EV9 Reduce causes of and adapt to the impacts of climate change	0	This policy does not address the causes and impacts of climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban	0	This policy does not affect the development of a knowledge driven economy.

BDP7 Housing Mix and Density		
SA Objectives	SA Effects	Commentary
and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not affect the development of new technologies.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not affect the skills levels and qualifications of workforce.

BDP8 Affordable Housing		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The provision of affordable housing to meet local needs is the objective of this policy.
SO2 To improve the health and well-being of the population and reduce inequalities in health	?	The provision of affordable housing does not directly affect health although it could be argued that if people can afford a decent place to live then this could improve their well-being. The level of certainty would be low.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The provision of affordable homes can reduce social exclusion through reducing barriers to housing for poorer sectors of society.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy has no direct impact upon this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	0	This policy has no direct impact upon this objective.
SO6 To provide opportunities for communities to participate and	0	This policy does not provide opportunities for community participation.

BDP8 Affordable Housing		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	This policy has no direct impact on biodiversity and geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	0	The policy has no direct impact on this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	0	The policy has no direct impact on this objective.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	0	The provision of affordable housing itself as part of a wider mixed-use development is unlikely to affect this objective.

BDP8 Affordable Housing		
SA Objectives	SA Effects	Commentary
development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not affect the waste management.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not impact on flood risk.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Affordable housing schemes need to achieve at least Level 3 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units.
EV8 Protect and enhance the quality of water, soil and air	0	This policy does not impact on water, soil and air quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Affordable housing schemes need to achieve at least Level 3 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. This policy can therefore directly reduce causes of and adapt to the impacts of climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst	0	This policy has no impact on the development of a knowledge driven economy.

BDP8 Affordable Housing		
SA Objectives	SA Effects	Commentary
ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not promote the development of new technologies.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy has no impact on raising the skills levels and qualifications of workforce.

BDP9 Rural Exception Sites		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The provision of affordable housing to meet local needs is the objective of this policy.
SO2 To improve the health and well-being of the population and reduce inequalities in health	?	The provision of affordable housing does not directly affect health although it could be argued that if people can afford a decent place to live then this could improve their well-being. The level of certainty would be low.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The provision of affordable homes can reduce social exclusion through reducing barriers to housing for poorer sectors of society. It can also help to maintain the vitality and viability of services and facilities in rural settlements.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy has no direct impact upon this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	0	This policy has no direct impact upon this objective.
SO6 To provide opportunities for communities to participate and contribute to	0	This policy does not provide opportunities for community participation.

BDP9 Rural Exception Sites		
SA Objectives	SA Effects	Commentary
decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	This policy has no direct impact on biodiversity and geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	The policy suggests that in exceptional circumstances, affordable housing may be allowed in or at the edge of a rural settlement in the Green Belt where there is a proven local need. This would adversely affect the protection of the Green Belt.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The policy suggests that in exceptional circumstances, affordable housing may be allowed in or at the edge of settlement in the Green Belt where there is a proven local need. This could lead to the development of greenfield land of high landscape character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development	0	The provision of affordable housing itself as part of a wider mixed-use development is unlikely to affect this objective.

BDP9 Rural Exception Sites		
SA Objectives	SA Effects	Commentary
proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not affect the waste management.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not impact on flood risk.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Affordable housing schemes need to achieve at least Level 3 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units.
EV8 Protect and enhance the quality of water, soil and air	0	This policy does not impact on water, soil and air quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Affordable housing schemes need to achieve at least Level 3 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. This policy can therefore directly reduce causes of and adapt to the impacts of climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share	0	This policy has no impact on the development of a knowledge driven economy.

BDP9 Rural Exception Sites		
SA Objectives	SA Effects	Commentary
the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not promote the development of new technologies.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy has no impact on raising the skills levels and qualifications of workforce.

BDP10: Homes for the Elderly		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	Provision of housing that meets the local needs of the elderly is the objective of this policy.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The provision of homes for the elderly can directly affect the health of the ageing population as there are accommodation choices that are more appropriate to older people. The provision of Lifetime Homes would also allow older people to live in their homes longer, which can have positive impacts on health and well-being.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Provision of homes for the elderly can reduce social exclusion through reducing barriers to housing for the older sectors of society.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The provision of homes for the elderly in retirement communities can reduce the fear of crime among older people.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The identification of sites and/or granting of planning consents in sustainable locations can reduce the need for elderly people to travel to key services.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their	+	The provision of close care and continuing care retirement communities can encourage the elderly to participate and contribute to local decision making.

BDP10: Homes for the Elderly		
SA Objectives	SA Effects	Commentary
neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	This policy has no direct impact on biodiversity and geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	The policy allows for development to occur outside of defined settlements in exceptional circumstances, which could lead to a loss of greenfield or Green Belt land.
EV3 Safeguard and strengthen landscape and townscape character and quality	?	The policy allows for development to occur outside of defined settlements in exceptional circumstances. These could potentially impact on landscape and townscape character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	The provision of homes for the elderly itself or as part of a wider mixed-use development is unlikely to affect this objective.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other	0	This policy does not affect the waste management hierarchy.

BDP10: Homes for the Elderly		
SA Objectives	SA Effects	Commentary
recovery, 5) disposal		
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not directly affect this objective
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	Although Lifetime Homes standards form part of the Code for Sustainable Homes, this policy itself does not require these standards and therefore is unlikely to affect this objective.
EV8 Protect and enhance the quality of water, soil and air	0	This policy does not impact on water, soil and air quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	The identification of sites and/or granting of planning consents in sustainable locations can reduce the need for elderly people to travel to key services, thus having a positive effect on climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	This policy has no impact on the development of a knowledge driven economy.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental	0	This policy does not promote the development of new technologies.

BDP10: Homes for the Elderly		
SA Objectives	SA Effects	Commentary
technology initiatives		
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy has no impact on raising the skills levels and qualifications of workforce.

BDP11 Accommodation for Gypsies, Travellers and Travelling Showpeople		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	This policy has a positive contribution towards this objective.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	Providing a permanent site for travellers close to health care facilities could improve their health and well-being.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This policy makes a positive contribution towards reducing inequality in the provision of facilities.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	By making provision for gypsies, travellers and showpeople this may reduce the incidence of unlawful pitching.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	By making permanent pitches available this policy has the potential to reduce the need to travel.
SO6 To provide opportunities for communities to participate and	0	This policy does not provide opportunities for community participation.

BDP11 Accommodation for Gypsies, Travellers and Travelling Showpeople		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	The provision of accommodation for gypsies, travellers and showpeople is unlikely to impact on this objective.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	If further sites are required they are likely to be greenfield sites within the Green Belt due to the lack of available alternatives.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	If further sites are required they are likely to be greenfield sites within the Green Belt due to the lack of available alternatives. This could cause harm to landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	0	No likely impact on this objective.

BDP11 Accommodation for Gypsies, Travellers and Travelling Showpeople		
SA Objectives	SA Effects	Commentary
development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The provision of accommodation for gypsies, travellers and showpeople is unlikely to impact on this objective.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	The provision of accommodation for gypsies, travellers and showpeople is unlikely to impact on this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The provision of accommodation for gypsies, travellers and showpeople is unlikely to impact on this objective.
EV8 Protect and enhance the quality of water, soil and air	0	This policy is unlikely to impact on this objective
EV9 Reduce causes of and adapt to the impacts of climate change	0	This policy is unlikely to impact on this objective
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share	0	This policy is unlikely to impact on this objective

BDP11 Accommodation for Gypsies, Travellers and Travelling Showpeople		
SA Objectives	SA Effects	Commentary
the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy is unlikely to impact on this objective
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy is unlikely to impact on this objective

BDP12: Sustainable Communities		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The objective relating to affordable housing is not specifically relevant to this policy as it relates to the wider aims of developing sustainable communities.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy has the potential to contribute towards this health and well-being objective in that it promotes the retention of essential local facilities and relates to BDP6 ensuring contributions from developers towards infrastructure provision. BDP6 is likely to secure developer contributions in new developments towards health facilities.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This policy positively contributes towards this objective as it advocates adequate infrastructure should exist to support new development at the time of construction and promotes the retention of essential local facilities.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy has no direct impact upon this objective although it advocates adequate infrastructure should exist to support new development. Improvements in provision of and access to facilities should promote social well-being which in turn may reduce fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	This policy actively seeks an improved balance between housing, employment and community facilities in settlements which could reduce the need for people to travel by car.
SO6 To provide	0	Whilst this policy does not directly contribute towards

BDP12: Sustainable Communities		
SA Objectives	SA Effects	Commentary
opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		this objective, resisting the loss of essential local facilities may assist in promoting local community cohesion.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	This policy does not directly affect this objective.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	?	This policy has the potential to encourage the reuse of vacant buildings for example for essential local facilities but it does not specifically refer to protecting Green Belt, agricultural land etc.
EV3 Safeguard and strengthen landscape and townscape character and quality	?	This policy has the potential to encourage the reuse of vacant buildings for example for essential local facilities but it does not specifically refer to protecting landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well	?	This policy has the potential to conserve the historic environment by encouraging the reuse of buildings for local facilities which may be of historic interest, however, it does not explicitly refer to the objective.

BDP12: Sustainable Communities		
SA Objectives	SA Effects	Commentary
designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not directly affect this objective
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not directly address this objective although all new development is expected to adopt sustainable development principles.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	This policy does not directly affect this objective
EV8 Protect and enhance the quality of water, soil and air	+	A reduction in the need to travel (by supporting local retail facilities) has the potential to improve air quality
EV9 Reduce causes of and adapt to the impacts of climate change	+	This policy actively seeks an improved balance between housing, employment and community facilities in settlements. By achieving this balance more people may be encouraged to use public transport, walking and cycling, therefore there is the potential to reduce carbon emissions.
Economic Objectives		

BDP12: Sustainable Communities

SA Objectives	SA Effects	Commentary
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	This policy does not directly affect this objective
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not directly affect this objective
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not directly affect this objective

BDP13 New Employment Development		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	This policy does not directly affect this objective
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	This policy does not directly affect this objective
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The promotion of a range of employment sites to meet the needs of the local economy has the potential to increase choice, reduce inequality and have a positive impact on provision and maintenance of facilities in local communities.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy does not directly affect this objective
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Focussing employment growth on Bromsgrove Town where public transport links are better than surrounding areas and locating growth in local centres in order to reduce commuting can have positive benefits in terms of improving accessibility and reducing dependence on the private car. Allowing limited employment development in rural areas may mean that local jobs are provided for local people. There will be significant employment generated at the Longbridge site. This site is well connected with Birmingham and Bromsgrove in terms of public transport.
SO6 To provide	0	This policy does not directly address community

BDP13 New Employment Development		
SA Objectives	SA Effects	Commentary
opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		involvement
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The impact on biodiversity/geodiversity is uncertain as impacts will be localised and very much dependent upon specific sites developed. However, it is likely to be better for growth to be centred in existing urban areas rather than in greenfield locations.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	Whilst the majority of employment development will be on brownfield sites within the existing urban area some will occur on greenfield land. The policy permits employment development on strategic sites, other development sites and some growth in rural areas. The loss of greenfield land conflicts with this environmental objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	Whilst the majority of employment development will be on brownfield sites within the existing urban area some will occur on greenfield land. Some will occur on strategic sites, other development sites and the policy also permits some growth in rural areas. The loss of greenfield land conflicts with this environmental objective.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well	?	Focussing growth predominantly on Bromsgrove Town has an uncertain impact on the historic environment as much of the Town Centre is designated as a Conservation Area. Thus the impact of this policy will be localised. However the emphasis on good design which pervades this strategy should have a positive impact on this objective.

BDP13 New Employment Development		
SA Objectives	SA Effects	Commentary
designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not directly affect this objective
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not directly address this objective although all new development is expected to adopt sustainable development principles. However any new development has the potential to increase surface water runoff and it is likely that this will be addressed on a case by case basis.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The location of employment growth in areas closer to housing and more accessible by public transport means that there is likely to be a positive benefit to reducing road traffic and hence energy use and greenhouse gas emissions. Furthermore the promotion of new technology may potentially include industries which address climate change.
EV8 Protect and enhance the quality of water, soil and air	?	This policy does not specifically affect this objective. However development and employment growth has the potential to adversely affect water quality and water resource use.
EV9 Reduce causes of and adapt to the impacts of climate change	+	The location of employment growth in areas closer to housing and more accessible by public transport means that there is likely to be a positive benefit of reducing road traffic and hence energy use and greenhouse gas emissions. Furthermore the promotion of new technology may potentially include industries which address climate change.
Economic Objectives		
EC1 Develop a	+	The development of the High Technology Corridor should

BDP13 New Employment Development		
SA Objectives	SA Effects	Commentary
knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		create skilled jobs that widen the employment base of the district. The policy also promotes the use of appropriate skills development and training as part of the promotion of employment sites.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	++	This policy specifically supports the development of new technology opportunities as part of the Central Technology Belt this includes Longbridge and Bromsgrove Technology Park.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The policy promotes appropriate skills development and training as part of the promotion of employment sites.

BDP14: Designated Employment		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	This policy does not directly affect this objective
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	This policy does not directly affect this objective
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The promotion of a range of employment sites to meet the needs of the local economy has the potential to increase choice, reduce inequality and have a positive impact on provision and maintenance of facilities in local communities
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy does not directly affect this objective
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Focussing employment growth in existing employment areas where public transport links are better than surrounding areas and locating growth in local centres in order to reduce commuting can have positive benefits in terms of improving accessibility and reduction of dependence on the private car. Allowing only very limited employment development in rural areas may mean that local jobs are provided for local people.

BDP14: Designated Employment		
SA Objectives	SA Effects	Commentary
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	This policy does not directly address community involvement
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The impact on biodiversity/geodiversity is uncertain as impacts will be localised and very much dependent upon specific sites developed. However, it is likely to be better for growth to be centred in existing employment areas than in greenfield locations
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	Whilst the majority of employment development will be on brownfield sites within the existing employment areas some will occur on greenfield land. The loss of greenfield land conflicts with this environmental objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	Whilst the majority of employment development will be on brownfield sites within existing employment sites some will occur on greenfield land. The loss of Greenfield land conflicts with this environmental objective.
EV4 Conserve, protect and enhance	0	This policy does not directly address historic built

BDP14: Designated Employment		
SA Objectives	SA Effects	Commentary
the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		environment heritage.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not directly affect this objective
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not directly address this objective although all new development is expected to adopt sustainable development principles. However any new development has the potential to increase surface water run-off and it is likely that this will be addressed on a case by case basis.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The location of employment growth in existing employment areas closer to housing and more accessible by public transport means that there is likely to be a positive benefit to reducing road traffic and hence energy use and greenhouse gas emissions. Furthermore the promotion of new technology may potentially include industries which address climate change.
EV8 Protect and enhance the quality of water, soil and air	?	This policy does not specifically affect this objective. However development and employment growth has the potential to adversely affect water quality and water resource use.

BDP14: Designated Employment		
SA Objectives	SA Effects	Commentary
EV9 Reduce causes of and adapt to the impacts of climate change	+	The location of employment growth in areas closer to housing and more accessible by public transport means that there is likely to be a positive benefit to reducing road traffic and hence energy use and greenhouse gas emissions. Furthermore the promotion of new technology may potentially include industries which address climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	The development of existing employment sites should create skilled jobs that widen the employment base of the district.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	++	This policy specifically supports the development of existing employment areas which includes new technology opportunities at Bromsgrove Technology Park.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The policy promotes appropriate skills development and training as part of the promotion of employment sites. The majority of employment sites are in existing employment areas therefore the positive impact will be greater in these locations.

BDP15: Rural Renaissance		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy allows affordable housing on rural exception sites in line with BDP9.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy promotes sport and recreation in countryside locations which can benefit health and well-being. Encouraging more development in rural locations would mean shorter distances for rural communities to travel, thus encourage more sustainable modes of transport such as walking and cycling and positively impact on the health and well-being of the population.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The policy supports the development of rural businesses which can contribute to a reduction in social exclusion in these areas. However, social inclusion is made up of many other aspects. Encouraging rural development can also have a positive effect on rural centres as they become more viable to the increased populations.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The policy supports the development of rural businesses which can contribute to a reduction in poverty. The increase in local businesses will lead to more human activities and hence improve natural surveillance and reduce opportunist crimes.
SO5 Increase sustainable travel choices and move towards more sustainable travel	++	The policy allows for an improvement of local facilities in the rural areas, as well as encouraging live/work units, this would mean shorter journeys to facilities. This will encourage more sustainable modes of transport such as walking and cycling and positively impact on the health and well-being of the

BDP15: Rural Renaissance		
SA Objectives	SA Effects	Commentary
patterns		population. The policy also advocates improvements of public transport links to service centres and employment areas.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The policy is unlikely to significantly affect this objective
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The creation of new businesses and housing may adversely affect biodiversity in rural areas if it is not developed appropriately. But the policy guards against impacts upon the environment of the locality, so no adverse impacts are likely or significant. Green Belt development would also need to be fully justified by very special circumstances.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The conversion of suitable buildings and re-use of historic farmsteads can maximise PDL and allow vacant units to be utilised. The policy could lead to an increase in applications in Green Belt locations however to gain approval schemes would need to be relatively small scale to be in keeping with the rural surroundings. Where significant harm would be caused an application is likely to be refused.
EV3 Safeguard and strengthen landscape and townscape character	?	The policy could lead to an increase in applications in Green Belt locations however to gain approval schemes would need to be relatively small scale to be in keeping with the rural surroundings. Where

BDP15: Rural Renaissance		
SA Objectives	SA Effects	Commentary
and quality		significant harm would be caused an application is likely to be refused.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	+	The conversion of suitable buildings and re-use of historic farmsteads can promote them as assets in the landscape and help to conserve buildings of architectural and historical value.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not directly address the issue of waste management.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not directly address the issue of flood risk management.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The policy allows for small scale renewable energy projects and businesses to serve the industry within rural locations.
EV8 Protect and enhance the quality of water, soil and air	0	This policy does not directly address this objective.

BDP15: Rural Renaissance		
SA Objectives	SA Effects	Commentary
EV9 Reduce causes of and adapt to the impacts of climate change	++	<p>The policy allows for an improvement of local facilities in the rural areas, as well as encouraging live/work units, this would mean shorter journeys to facilities. This will encourage more sustainable modes of transport such as walking and cycling and positively impact on the health and well-being of the population. The policy also advocates improvements of public transport links to service centres and employment areas, thus reducing the impact on climate change.</p> <p>The policy allows for small scale renewable energy projects which would have a positive effect on climate change.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	Development that contributes to rural enterprises, the provision of rural diversification schemes, and sport, recreation and tourism initiatives will all widen the employment opportunities in the rural areas of the District. The provision of agricultural dwellings and live-work units allows those with the skills for certain practices to stay in close proximity to their place of work.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	Development that contributes to rural enterprises and those that create rural diversification schemes could include new technologies. The provision of small scale renewable energy projects would also promote environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Increased employment opportunities in rural areas can increase the provision of jobs, which in turn can raise the skill levels of those in rural communities.

BDP16 Sustainable Transport		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	Whilst policy does not directly impact on provision of affordable housing by reducing the amount of travel /carbon emissions, it may contribute toward maintaining a clean safe and pleasant environment.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	By encouraging walking and cycling this will contribute positively towards the health and well being of residents.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The encouragement of a modal shift towards public transport may positively impact on the viability of services and increased penetration.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	No direct impact of policy in this respect.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	++	Policy directly advocates the reduction of need to travel and more sustainable travel patterns.
SO6 To provide opportunities for communities to	0	No direct impact of policy in this respect.

BDP16 Sustainable Transport		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	Policy advocates the importance of integration of green infrastructure which will have positive impact in terms of biodiversity. No direct impact on geodiversity identified. Relief in congestion will improve air quality and hence support life.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	Conservation of resources is central to policy. Reduction in need to travel may mean the construction of less road infrastructure and hence land take which may have been greenfield and hence protection of countryside. A reduction in the need to travel is a corollary of sustainable communities which will have ideally been based on principles of reusing previously developed land.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	Conservation of resources is central to policy. Reduction in need to travel may mean the construction of less road infrastructure and hence land take which may have been Greenfield and hence protection of countryside and hence landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment	0	No direct impact identified of policy in this respect.

BDP16 Sustainable Transport		
SA Objectives	SA Effects	Commentary
heritage and seek well designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	No direct impact identified of policy in this respect.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact identified of policy in this respect.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Policy advocates modal shift to greater use of public transport as opposed to private motor vehicle and also encourages the greater use of electric and plug-in hybrid vehicles which will contribute to conserving non renewable energy i.e. fossil fuels.
EV8 Protect and enhance the quality of water, soil and air	+	Reduction in carbon emissions is likely to arise from a reduction in travel by private car leading to improvements in air quality and also encouraging the greater use of electric and plug-in hybrid vehicles.
EV9 Reduce causes of and adapt to the impacts of climate change	+	A reduction in carbon emissions is likely to arise from encouraging more sustainable technologies and a reduction in travel by private car which directly impacts on the causes of climate change.
Economic Objectives		

BDP16 Sustainable Transport		
SA Objectives	SA Effects	Commentary
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	No direct impact identified of policy in this respect.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	The policy may indirectly have an impact as new technologies, including electric and hybrid vehicles, are developed to complement the cultural change of travelling less, homeworking more and maybe making travel by car more energy efficient using renewable energy sources.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact identified of policy in this respect.

BDP17 Town Centre Regeneration		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	Policy supports provision of a mix of housing, including affordable homes, in the town centre which is a sustainable location and therefore accessible.
SO2 To improve the health and well-being of the population and reduce inequalities in health	++	<p>The policy supports the regeneration of the town centre which will encourage an improved provision of facilities provide a better environment leading to a better quality of life and the proposal for a leisure led scheme on School Drive will directly provide health benefits.</p> <p>By encouraging walking and cycling this will contribute positively towards the health and well-being of residents.</p>
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	<p>This policy scores highly as it directly supports the regeneration of Town Centre which will lead to an increase in the vitality and the viability of the Town Centre for all.</p> <p>This policy will protect and enhance all existing open spaces, provide a new community focused leisure and cultural development. This will improve the quality of and equitable access to local services and facilities to residents and employees in the District.</p>
SO4 Reduce crime, fear of crime and anti-social behaviour	++	<p>The policy supports the regeneration of the Town Centre which is likely to have a positive impact on reducing levels of crime i.e. by increasing activity/natural surveillance which reduces fear of crime.</p> <p>In addition measures to ensure an attractive and safe Town Centre is created will be encouraged by implementing a new public realm scheme.</p> <p>The policy promotes active frontages and avoiding</p>

BDP17 Town Centre Regeneration		
SA Objectives	SA Effects	Commentary
		the use of external security measures which are likely to reduce crime and the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	++	<p>The policy may mean that more local people will visit the Town Centre rather than making unsustainable trips out of the District. However it is recognised that due to the dispersed nature of the district long journey distances/times may be inevitable and there may be closer centres outside of the District.</p> <p>The policy directly advocates the reduction of need to travel and more sustainable travel patterns. The policy actively encourages greater access to the town centre by public transport, cycling and walking.</p> <p>By seeking significant improvements to public transport particularly to bus services to connect new and existing residential areas to the Railway Station, with the Town Centre acting as the focal transport hub more sustainable travel opportunities will be available for people travelling to the Town Centre.</p>
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	++	The regeneration of the Town Centre has been identified in numerous surveys as being of great concern to residents. Its regeneration is therefore likely to engender a sense of pride, social responsibility and ownership.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	<p>Opportunities to enhance biodiversity are recognised as part and parcel of Town Centre regeneration and conversely focussing on the town centre will a not impact on rural biodiversity/geodiversity.</p> <p>Naturalisation of parts of the Spadesbourne Brook and improved open spaces like the Recreation Ground and Crown Close will contribute towards enhancing biodiversity in the Town Centre.</p>
EV2 Ensure efficient	++	Town Centre regeneration by its very nature will preserve the countryside as activity will be focussed

BDP17 Town Centre Regeneration		
SA Objectives	SA Effects	Commentary
use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		on the Town Centre and making the best of existing resources in the Town Centre which includes its green spaces/public realm. The policy encourages the development of brownfield sites.
EV3 Safeguard and strengthen landscape and townscape character and quality	++	Town Centre regeneration by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	++	<p>A large proportion of the Town Centre is a conservation area which is seen as a positive asset to be enhanced as part of the regeneration process. Its historic heritage is what makes Bromsgrove Town Centre unique and therefore high quality design of new development will be sought to enhance its setting. Focussing development on urban areas has the effect of protecting the historic landscape.</p> <p>The policy seeks to ensure that development respects the historic character of the Town Centre including a number of measures e.g. respecting historic street patterns, building line, preserving and exploiting important views.</p> <p>The policy ensures materials are used that have a positive effect on the character and appearance of the Conservation Area. Street furniture and landscaping will ensure the linear open nature of the High Street. The use of lighting will enhance the high quality historic and modern architecture on the High Street.</p>
EV5 To manage waste in accordance	?	Retail outlets can produce significant amounts of waste. If more people visit a regenerated town centre

BDP17 Town Centre Regeneration		
SA Objectives	SA Effects	Commentary
with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal		more litter is likely to be generated and management measures will need to be put into place accordingly.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact identified of policy in this respect.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Opportunities to use renewable energy in Town Centre regeneration will be optimised wherever feasible. Regenerating the Town Centre may result in fewer car journeys and hence a reduction in carbon emissions.
EV8 Protect and enhance the quality of water, soil and air	+	Improvements to traffic circulation in the Town Centre may relieve congestion and hence air quality. Town Centre regeneration may result in fewer car journeys as the Town Centre is well served by public transport. However it is not certain that people will always use public transport.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Focussing development in Bromsgrove Town which is better connected by public transport and the proximity of people to jobs and services encourages walking and cycling instead of private car use, may result in a decrease in greenhouse gas emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban	++	The policy supports the regeneration of Town Centre which will encourage improved provision of facilities which includes education.

BDP17 Town Centre Regeneration		
SA Objectives	SA Effects	Commentary
and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	The policy supports the regeneration of Town Centre which will encourage employment opportunities a proportion of which is likely to be in the new technology sector. The major employment is likely to be in retail and office sectors.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The policy supports the regeneration of the Town Centre which will encourage improved provision of facilities which includes education.

BDP18: District and Local Centres		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy advocates that residential use would be appropriate at upper floor levels. This could consist of some elements of affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy has the potential to contribute towards this health and well-being objective in that it allows District and Local centres to be sustainable locations by providing a number of services and also it promotes the retention of essential local facilities (Class A Use).
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This policy positively contributes towards this objective as it advocates maintaining the retail infrastructure of District and Local centres and promotes the retention of essential local facilities (Class A Use).
SO4 Reduce crime, fear of crime and anti-social behaviour	+	By retaining the prominence of Class A Uses in District and Local centres, particularly at ground level frontages, will increase activity and thus contribute to the natural surveillance. This in turn would create less opportunity for crime and anti-social behaviour.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	By retaining the prominence of Class A Uses on ground floor level and other uses on upper floor level would allow more sustainable District and Local centres. People would be less likely to travel further afield for certain facilities and services, which allows more sustainable travel choice.
SO6 To provide opportunities for	+	Having an active District or Local centre that is utilised by local communities can encourage pride

BDP18: District and Local Centres		
SA Objectives	SA Effects	Commentary
communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		within the local area and promote a social responsibility among residents.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	This policy does not directly affect this objective.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	?	This policy has the potential to encourage the reuse of vacant buildings for example for essential local retail facilities but it does not specifically refer to protecting Green Belt, agricultural land etc.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	This policy has the potential to encourage the reuse of vacant buildings for example for essential local retail facilities but it does not specifically refer to protecting landscape character and quality. Retaining the prominence of A Class Uses would keep to the retail character of the local centres.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment	?	This policy has the potential to conserve the historic environment by encouraging the reuse of buildings for local facilities which may be of historic interest.

BDP18: District and Local Centres		
SA Objectives	SA Effects	Commentary
heritage and seek well designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy does not directly affect this objective
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This policy does not directly affect this objective
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	This policy does not directly affect this objective
EV8 Protect and enhance the quality of water, soil and air	+	A reduction in the need to travel (by supporting local retail facilities) has the potential to improve air quality
EV9 Reduce causes of and adapt to the impacts of climate change	+	By retaining the prominence of Class A Uses on ground floor level and other uses on upper floor level would allow more sustainable District and Local centres. People would be less likely to travel further afield for certain facilities and services, which allows more sustainable travel choices and thus reducing cause of climate change.

BDP18: District and Local Centres

SA Objectives	SA Effects	Commentary
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	By retaining the prominence of Class A Uses on ground floor level and other uses on upper floor level would allow a balanced mix of employment opportunities within District and Local Centres.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not directly affect this objective
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not directly affect this objective

BDP 19 High Quality Design		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy promotes high quality design through layout, form, detailing and contribution to the character of the area including measures to reduce opportunities for crime. It also supports socially inclusive development.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	An improvement in the design of urban and rural living environments, such as requiring development to provide sufficient functional space and avoiding road-dominated layouts, can have a gradual positive effect upon quality of life and health and well-being.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The policy promotes high quality design and requires developments to be accessible to all users, thus improving the quality and accessibility of services and facilities to all.
S4 Reduce crime, fear of crime and anti social behaviour	++	This policy aims to reduce crime and fear of crime through designing environments which reduce opportunities for crime, disorder and anti-social behaviour (e.g. requiring development to meet the Secured by Design standard) which in the longer term should impact on fear of crime.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	The policy states that new developments should be easy to move through and around. There is also a user hierarchy for the design of streets so that vehicles do not over dominate schemes.
S6 To provide opportunities for communities to participate and	+	The policy supports development that helps facilitate interaction between future occupants. It also promotes development that builds on the aspirations of the local community. This will help build social responsibility in the local community.

BDP 19 High Quality Design		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	+	The policy promotes development that builds on local distinctiveness and character. It also requires residential developments to meet a certain level of the Code for Sustainable Homes and BREEAM by which developments could perform well by meeting the ecological criteria.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The policy requires development to make the best use of land. It also requires development to use appropriate tools such as Building for Life and follow relevant guidance and procedures. It also requires residential developments to meet a certain level of the Code for Sustainable Homes. Ensuring efficient use of resources is one of the important elements of the tools and guidance.
E3 Safeguard and strengthen landscape and townscape character and quality	+	The policy requires development to enhance the character and distinctiveness of the local area. It also requires development to use appropriate tools such as Building for Life and follow relevant guidance. Responding to the local character and townscape is one of the important elements of the tool.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	+	The policy promotes high quality design and encourages developments to enhance the character and distinctiveness of the local area including the historic environment.

BDP 19 High Quality Design		
SA Objectives	SA Effects	Commentary
development proposals.		
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	The policy requires development to use appropriate tools such as Building for Life and follow relevant guidance. Providing convenient, dedicated bin and recycling storage is emphasised in the Building for Life tool and considered in the Standards and Quality in Development. The policy also requires residential developments to meet a certain level of the Code for Sustainable Homes and BREEAM by which developments are required to meet a minimum level in the waste category.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	The policy requires residential developments to meet a certain level of the Code for Sustainable Homes by which developments are required to meet a minimum standard in the water and surface water run-off categories.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The policy requires developments to consider a range of design topics and use appropriate tools, follow relevant guidance and procedures to achieve high quality design.
E8 Protect and enhance the quality of water, soil and air quality	+	The policy requires development to adopt measures to reduce the potential impact of pollutions (air, noise, light, water) to occupants, wildlife and the environment. The policy also requires residential developments to meet a certain level of the Code for Sustainable Homes and BREEAM by which developments are required to meet a minimum level in the waste category.
E9 Reduce causes of and adapt to the impacts of climate change	+	This policy encourages permeable, safe and easy to navigate street layouts and support street layout design to follow the user hierarchy, which will encourage more sustainable movement. The policy requires developments to meet a certain level of the Code for Sustainable Homes and BREEAM by which developments are required to meet a minimum standard in the energy efficiency category.
Economic Objectives		
EC1 Develop a	0	This policy does not specifically affect this objective although high quality design could link to well researched

BDP 19 High Quality Design		
SA Objectives	SA Effects	Commentary
knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		products/ principles.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	This policy does not specifically affect this objective although by requiring developments to meet a certain level of the Code for Sustainable Homes and BREEAM is likely to increase the demand for lower environmental impact materials and support the development of new high value and low impact technologies. High quality built environments can assist the marketing of the District as a good place to work and do-business. This can encourage the creation of new businesses and investment in the District and hence improve economic growth in the long-term
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not directly affect this objective.

BDP20 Managing the Historic Environment		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	No direct impact of this policy has been identified in this respect.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	No direct impact of this policy has been identified in this respect.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	No direct impact of this policy has been identified in this respect.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	No direct impact of this policy has been identified in this respect.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	0	No direct impact of this policy has been identified in this respect
SO6 To provide opportunities for communities to participate and	+	The historic environment contributes to a sense of pride and local identity and enriches people's understanding of the unique culture and evolving nature of their community. Many areas have a rich

BDP20 Managing the Historic Environment		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		historic legacy which contributes to local distinctiveness and is an important local educational resource. Historic places can be a powerful focus for community action and act as a tangible representation of an areas social history..
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The historic landscape is likely to be rich in biodiversity. Also the preservation of heritage assets and their settings can contribute to preserving local habitats. The policy seeks to encourage opportunities to develop Green Infrastructure networks that can enhance the amenity value of the historic environment.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	Proactive conservation of the historic environment includes encouraging reuse of vacant buildings and may contribute to preserving habitats, hence biodiversity. Also the historic landscape of the District will also have Green Belt protection and is likely to be in agricultural use.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The preservation of the character, particularly the historic landscape character is an important element of this policy
EV4 Conserve, protect and enhance the architectural, cultural and historic environment	++	This is the central objective of this policy.

BDP20 Managing the Historic Environment		
SA Objectives	SA Effects	Commentary
heritage and seek well designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	The reuse of historic buildings, conversion of buildings reusing existing materials and the use of salvaged materials in traditional style is implicit in this policy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact of this policy has been identified in this policy.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The policy seeks to reduce carbon emissions by securing sustainable development.
EV8 Protect and enhance the quality of water, soil and air	0	No direct impact on policy has been identified in this respect
EV9 Reduce causes of and adapt to the impacts of climate change	+	The policy seeks to mitigate the effects of climate change by seeking the reuse of historic buildings and where appropriate their modification to reduce carbon emissions and secure sustainable development.
Economic Objectives		

BDP20 Managing the Historic Environment		
SA Objectives	SA Effects	Commentary
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	No direct impact of this policy has been identified in this respect
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	The conservation of the historic environment is likely to be consistent with low impact technology. The policy also seeks to sustain field systems woodlands and historic farmsteads.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	No direct impact although the District has a rich historic legacy which is an important local educational resource. Historic buildings and spaces are a key component of our shared cultural identity and are a visual representation of how we used to live and work. Heritage assets can therefore be a valuable educational resource for future generations to understand social history

BDP 21 Natural Environment		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The policy is unlikely to have a direct impact on this objective, although restoring and creating a wildlife network, design-in wildlife, protecting the landscape character can arguably create a more pleasant local environment for a development.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	A high quality natural environment will provide a healthy living environment to people and may encourage more people to undertake outdoor activities which will have positive impacts on this objective.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	The policy is unlikely to have a direct impact on this objective.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	The policy is unlikely to have a direct impact on this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	0	The policy is unlikely to have a direct impact on this objective.
SO6 To provide opportunities for communities to participate and	0	The same opportunities for consultation and community involvement apply to each area. The policy itself has no direct effect on this objective.

BDP 21 Natural Environment

SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	++	One of the main purposes of the policy is to conserve and enhance biodiversity and geodiversity in the District. The policy therefore has a positive impact on this objective.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The policy seeks to protect, restore and enhance habitats of biodiversity and geodiversity (including brownfieldS). The policy also aims to manage all landscape types, which covers all the countryside in the District. The policy will therefore have positive impacts on this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	++	One of the main purposes of the policy is to protect and enhance the distinctive landscape character in the District.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	0	The policy is unlikely to have a direct impact on this objective.

BDP 21 Natural Environment		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The policy is unlikely to have a direct impact on this objective, although the requirement to adopt good environmental site practices may lead to a better management of construction waste.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	The policy is unlikely to have a direct impact on this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The policy is unlikely to have a direct impact on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	Protection of the natural environment will generally have an overall positive impact on this objective. The requirement to adopt good environment site practices will also have positive impact on the objective.
EV9 Reduce causes of and adapt to the impacts of climate change	++	The policy requires developments to protect, restore and enhance core areas, corridors, stepping stones and buffer stones for wildlife. This will help wildlife to move across landscape and better adapt to the impacts of climate change. Also, the requirement to adopt good environment site practices will help reduce causes of climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the	0	The policy is unlikely to have a direct impact on this objective.

BDP 21 Natural Environment		
SA Objectives	SA Effects	Commentary
infrastructure and skills base whilst ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The policy is unlikely to have a direct impact on this objective.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The policy is unlikely to have a direct impact on this objective.

BDP22 Climate Change		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The Affordable Housing Viability Study shows that it is viable to require affordable housing to meet the Code for Sustainable Homes Level 6 now and market housing to meet the same level by 2016. It is therefore unlikely that this policy will have any impact on this objective.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy requires development to be in locations well-served by existing local facilities, infrastructure and public/sustainable transport. This encourages alternatives to car travel and hence improving air quality. Also, some sustainable means of transport such as walking and cycling are likely to have positive health benefits.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The policy requires development to be in locations well-served by existing local facilities, infrastructure and public/sustainable transport. The sustainable location of development will improve accessibility to services and facilities and have positive impact on the viability and vitality of centres.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	The policy has no direct effect on this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	This policy encourages sustainable development and reduces the need to travel.
SO6 To provide opportunities for communities to participate and	0	The same opportunities for consultation and community involvement apply to each area.

BDP22 Climate Change		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The effect on this objective is uncertain. By requiring development and infrastructure to avoid the increased vulnerability to the range of impacts of climate change and take advantage of the opportunities arising from the changing climate, reduced damage to habitat could result (e.g. reduced number of water pollution incidents due to less flooding incidents). However, renewable energy generation scheme such as wind turbine and energy crops may affect biodiversity if not considered and designed properly.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The policy requires development to meet the Code for Sustainable Homes and BREEAM. Both encourage the prudent use of resources by requiring low environmental impact construction and design.
EV3 Safeguard and strengthen landscape and townscape character and quality	?	Renewable energy generation scheme such as wind turbine, solar farm, energy crops may affect the landscape character and quality if not designed properly.
EV4 Conserve, protect and enhance	?	Reducing car traffic and carbon emissions can be beneficial to preserving historic sites and their settings.

BDP22 Climate Change		
SA Objectives	SA Effects	Commentary
the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		However, inappropriate renewable energy schemes may affect the historic environment and historic landscape character if not designed properly
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	++	Requiring the construction and design of development to follow the waste management hierarchy and comply with the Waste Core Strategy will strongly contribute to this objective.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	Ensuring developments and infrastructure are planned to avoid the increased vulnerability to the range of impacts of climate change will include avoiding inappropriate development in high flood risk area. The policy will therefore have positive impact on this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The policy supports development to reduce energy use and move away from fossil fuel through following the energy hierarchy and promoting low carbon energy generation. The policy therefore has positive impact on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	The policy encourages sustainable travel patterns with the aim of reducing carbon emissions which should also improve air quality. Requiring development to achieve Code for Sustainable Homes and BREEAM standard will also have positive effect on this objective.
EV9 Reduce causes of and adapt to the	++	This policy directly supports development which aims to reduce carbon emissions and supports developments that

BDP22 Climate Change		
SA Objectives	SA Effects	Commentary
impacts of climate change		follow the energy and waste management hierarchies and promotes renewable energy proposals etc. This policy also directs development away from high risks areas and take advantage of the opportunities arising from climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The policy has no clear significant effect on this objective although some employment may be created if new industries emerge specifically to address climate change. Also the environmental benefits brought about by the policy may improve the image of the District as a place to live and work.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	To avoid the increased vulnerability to the range of impacts and take advantage of the opportunities arising from climate change will require development of new technologies. This will have a positive impact on the promotion of new industries and technologies that address climate change.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The policy has no clear significant effect on this objective.

BDP23 Water Management		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	Part of the aims of the Code for Sustainable Homes are to reduce the use of potable water and to avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS. The Affordable Housing Viability Study shows that it's viable for affordable housing to meet Code level 6 now and market housing to meet the same standard by 2016. It is therefore unlikely that the policy will have negative impact on this objective.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	Flooding, poor water quality adversely impacts upon quality of life and can contribute to increased stress for people whose properties are at risk of flooding. There are also adverse health impacts associated with flooding and poor water quality and, therefore the policy is assessed as having a positive impact as it seeks to deter inappropriate development in high flood risk areas and deter development that would increase flood risk or associated pollution.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	This policy has no clear significant effect on this objective, although part of the Spadesbourne Brook falls within the Town Centre and de-culverting, naturalising the Brook will potentially improve the attractiveness of Town Centre and its vitality and viability.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	The policy has no clear significant effect on this objective, although requiring a buffer zone between watercourse and development will allow regular maintenance and potentially reduce the number of anti-social behaviour.
SO5 Increase sustainable travel	0	The policy has no clear significant effect on this objective.

BDP23 Water Management		
SA Objectives	SA Effects	Commentary
choices and move towards more sustainable travel patterns		
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	This policy requires development to reduce water use and protect and enhance water quality. The policy also require developments to set aside land for SuDS which generally is more biodiversity friendly than the traditional flood alleviation methods. This policy will therefore likely to have a positive impact on this objective.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	0	The policy has no clear significant effect on this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	0	The policy has no clear significant effect on this objective, although some SuDS technique may impact on the landscape character, e.g. attenuation ponds.
EV4 Conserve, protect	?	The effect of the policy on this objective is

BDP23 Water Management		
SA Objectives	SA Effects	Commentary
and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		uncertain. By deterring development that would increase flood risk would protect some historic buildings from flooding, but unsympathetic design may affect the settings, characters of the historic environment.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The policy has no clear significant effect on this objective.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	++	This policy would positively fulfil all elements of this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	This policy contributes positively to resource efficiency, for example through requiring developments to follow the water conservation hierarchy, address flood risk and contributing towards meeting the Water Framework Directive, which includes sustainable use of water bodies.
EV8 Protect and enhance the quality of water, soil and air	+	The policy supports developments that contribute to delivering the Water Framework Directive, which includes protecting, improving and sustainable use of water bodies. This will directly benefit water quality.
EV9 Reduce causes of and adapt to the impacts of climate change	++	The policy requires development to take into account of flood risks – a major impact of changing climate - and adopt measures that works with the natural processes. These will help development to adapt to the changing climate and reduce carbon

BDP23 Water Management		
SA Objectives	SA Effects	Commentary
		emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	This policy has no clear significant effect on this objective.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	This policy supports the promotion of new industries and technologies that help achieve better water management, such as improving water quality, reducing water usage and addressing flood risks.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy has no clear significant effect on this objective.

BDP24 Green Infrastructure		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy requires development to adopt a holistic approach to deliver the multiple benefits and vital services of Green infrastructure. It is therefore unlikely that the policy will have an impact on the viability/ provision of affordable housing. However, it is very likely that the policy will contribute towards creating/maintaining a pleasant environment
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy requires multi-functional green space such as retaining and enhancing open space for recreation and amenity, providing habitats for wildlife, reducing flood risks, improving accessibility, etc. The resulting improved living environment is likely to improve the health and well-being of the population.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The policy assesses development with a holistic approach and requires development to improve connectivity. This is likely to improve the vitality, viability and accessibility to local services and facilities.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	This policy has no clear significant effect on this objective, although better connectivity may improve usage of facilities and hence natural surveillance.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	This policy advocates the creation of green corridors which, in appropriate cases, could be used for recreational purposes and travel, by modes such as walking and cycling. It will therefore contribute positively to this objective.
SO6 To provide opportunities for communities to participate and	0	The same opportunities for consultation and community involvement apply to each area.

BDP24 Green Infrastructure		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The protection, enhancement and restoration of the Green Infrastructure assets will have a positive impact on biodiversity (for example green corridors) and geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	The policy emphasises on the multiple benefits (e.g. providing habitats for wildlife and at the same time improving water quality and providing amenity space for people) and vital services of Green Infrastructure which directly contributes positively to this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	Landscape character is considered as Green Infrastructure asset. As the policy aims to protect, enhance and restore the Green Infrastructure assets, this policy therefore contributes positively to this objective.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	+	Historic built environment and heritage assets are considered as Green Infrastructure assets. As the policy aims to protect, enhance and restore the Green Infrastructure assets, this policy therefore contributes positively to this objective.
EV5 To manage waste	0	This policy has no clear significant effect on this

BDP24 Green Infrastructure		
SA Objectives	SA Effects	Commentary
in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal		objective.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	The policy emphasises on the multiple benefits and vital services of Green Infrastructure and sustainable management of the water environment is one of the vital services of Green Infrastructure, hence this policy will contribute positively to this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	This policy requires development to use a holistic approach that acknowledges the multiple benefits and vital services of Green Infrastructure. This will ensure sustainable design for spaces that is sensitive to the locality.
EV8 Protect and enhance the quality of water, soil and air	+	This policy requires development to acknowledge the vital services of Green Infrastructure which includes the quality of water, soil and air. The policy therefore is likely to contribute positively towards this objective.
EV9 Reduce causes of and adapt to the impacts of climate change	+	This policy requires development to acknowledge the vital services of Green Infrastructure which includes mitigating the causes of (such as carbon sink) and adapt to the impacts of climate change (flood risk). This policy is therefore likely to contribute positively towards this objective.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	This policy has no clear significant effect on this objective.
EC2 promote and support the	0	This policy has no clear significant effect on this objective.

BDP24 Green Infrastructure		
SA Objectives	SA Effects	Commentary
development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives		
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy has no clear significant effect on this objective.

BDP25: Health and Well-Being		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The policy does not affect this objective
SO2 To improve the health and well-being of the population and reduce inequalities in health	++	<p>The policy requires the retention and enhancement of open space for sport, recreation and amenity and the resulting improved living environment would help to improve the health and well-being of the population. It also allows the provision of these facilities.</p> <p>It also aims to maintain greater access and enjoyment of the countryside, providing walking and cycling routes. The policy also looks to reduce concentrations of uses such as A5 that hinder health and well-being, especially in close proximity to schools and parks. Partnership work is also encouraged to improve opportunities for healthy and active lifestyles, as well as local food growing initiatives.</p>
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Controlling the number of A5 uses in centres can have a positive effect on the vitality of these centres. The maintenance and enhancement of open space and recreational facilities also contributes positively to this objective, as communities have greater access.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Reducing the over-concentration of A5 units can have a positive effect on reducing the fear of crime and reduces anti-social behaviour.

BDP25: Health and Well-Being		
SA Objectives	SA Effects	Commentary
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The Policy aims to provide excellent access to sport, leisure and recreation facilities, as well as providing high-quality walking and cycling routes, which increases sustainable transport patterns.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	This policy has no direct impact on this objective
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The retention and enhancement of open space has the potential for a positive impact on biodiversity (for example green corridors) and geodiversity
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	This policy contributes strongly to this objective as it looks to provide open space as part of developments, as well as retaining existing sport, open space and recreation areas. This in turn safeguards open space, which could also be of biodiversity value.
EV3 Safeguard and strengthen landscape and	++	This policy contributes strongly to this objective as it looks to provide open space as part of developments, as well as retaining existing sport,

BDP25: Health and Well-Being		
SA Objectives	SA Effects	Commentary
townscape character and quality		open space and recreation areas. This in turn safeguards open space, which could also be of landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	This policy has no direct impact on this objective.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	This policy has no direct impact on this objective.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	The policy has the potential to minimise flood risk through maintaining areas of undeveloped greenspace that will enable rainfall to permeate the soil and reduce run-off. It is also likely to reduce the actual number of properties at risk of flooding if new greenspace is created where previously there were impermeable surfaces.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	This policy does not directly affect this objective
EV8 Protect and enhance the quality	0	Although this policy does not directly affect this objective it is unlikely to have an adverse impact

BDP25: Health and Well-Being		
SA Objectives	SA Effects	Commentary
of water, soil and air		compared to other potentially damaging land uses for example industrial development.
EV9 Reduce causes of and adapt to the impacts of climate change	0	This policy has no direct impact on this objective
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	This policy does not directly affect this objective
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not directly affect this objective
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not directly affect this objective

Appendix B: Comparison of Assessment of BDP Policies against SA Objectives

BDP SA	1	2	3	4	5A	5B	RC BD 1	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
SOCIAL OBJECTIVES																												
SO1	1	2	2	1	2	n/a	2	1	2	2	2	2	1	0	0	0	1	1	1	1	1	0	0	0	0	1	0	
SO2	1	1	0	1	1	n/a	1	1	1	0	0	1	1	1	0	0	1	1	2	1	1	0	1	1	1	1	2	
SO3	1	1	1	1	1	n/a	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	0	0	1	0	1	1	
SO4	0	0	0	0	1	n/a	1	1	1	0	0	1	1	0	0	0	1	0	2	1	2	0	0	0	0	0	1	
SO5	2	0	1	1	1	n/a	1	1	1	0	0	1	1	1	1	1	2	2	2	1	1	0	0	1	0	1	1	
SO6	0	0	0	0	0	n/a	0	0	0	0	0	1	0	0	0	0	0	0	2	1	1	1	0	0	0	0	0	
sub total	5	4	4	4	6	n/a	6	5	6	3	3	7	5	3	2	2	6	5	11	6	7	1	1	3	1	4	5	
ENVIRONMENTAL OBJECTIVES																												
EV1	1	0	0	1	0	n/a	0	1	0	0	0	0	0	0	0	0	0	1	1	0	1	1	2	0	1	1	1	
EV2	1	0	-2	1	-1	n/a	-2	0	0	0	-1	-1	-1	0	-1	-1	1	1	2	0	1	1	1	1	0	1	2	
EV3	1	-1	-1	1	-1	n/a	-1	1	0	0	-1	0	-1	0	-1	-1	0	1	2	1	1	1	2	0	0	1	2	
EV4	1	0	0	1	0	n/a	0	1	0	0	0	0	0	0	0	0	1	0	2	0	1	2	0	0	0	1	0	
EV5	1	1	0	0	1	n/a	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	0	0	0	
EV6	1	0	0	0	0	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2	1	1	
EV7	1	1	0	0	1	n/a	0	0	0	1	1	0	0	0	1	1	1	1	1	1	0	1	1	0	1	1	1	0
EV8	1	0	0	1	0	n/a	0	1	0	0	0	0	0	1	0	0	0	1	1	1	1	0	1	1	1	1	0	
EV9	1	0	0	1	1	n/a	1	1	0	1	1	1	0	1	1	1	2	1	1	1	1	1	2	2	2	1	0	
sub total	9	1	-3	6	1	n/a	-2	6	0	2	0	0	-2	2	0	0	5	6	10	3	9	8	8	8	7	8	6	
ECONOMIC OBJECTIVES																												
EC1	1	1	1	0	1	n/a	1	1	0	0	0	0	0	0	1	1	1	0	2	1	0	0	0	0	0	0	0	
EC2	0	1	1	0	1	n/a	1	0	0	0	0	0	0	0	2	2	1	1	1	0	1	1	0	1	1	0	0	
EC3	0	1	1	0	1	n/a	1	1	0	0	0	0	0	0	1	1	1	0	1	0	0	1	0	0	0	0	0	
sub total	1	3	3	0	3	n/a	3	2	0	0	0	0	0	0	4	4	3	1	4	1	1	2	0	1	1	0	0	
grand total	15	8	4	10	10	n/a	7	13	6	5	3	7	3	5	6	6	14	12	25	10	17	11	9	12	9	12	11	

Appendix C

Sustainability Appraisal – BDP5B Other Development Sites

A Sustainability Appraisal has been carried out for each site identified within Table 3 of Policy BDP5B. Although most of the sites have already received planning permission it was considered prudent to record the sustainability scores of each of the other development sites within Bromsgrove.

1. Alvechurch

Comprises two small development sites located on the northern edge of the existing residential area of Alvechurch. The first site, which has an area of approximately 1.06 hectares, is located on the corner of Birmingham Road/Old Rectory Lane and is predominantly agricultural/grassland. The second site has an area of around 0.60 hectares, is predominantly grazing land and although there is significant woodland, no development will be acceptable on the wooded section. The site is located to the rear of houses on Oak Tree Close and fronting Birmingham Road, with a branch of the Worcester and Birmingham canal located to the western boundary, as shown on map 2 (page 29) and the development has now been completed.

Key Site Strengths

Both sites are in sustainable locations with good access to existing services, facilities and infrastructure within the settlement of Alvechurch. New housing in the settlement will help to maintain the vitality and viability of local services and facilities. Development on these sites would deliver some affordable housing which would help to meet local needs.

Both sites are located on the Birmingham Road close to public transport options. This will hopefully lead to the increased use of public transport and encourage healthier options such as walking and cycling. Development in accessible locations could lead to improvements in quality of life and also tackle social exclusion. Development of any site will need to address the issue of climate change through following the waste hierarchy and also the possibility of utilising low/zero carbon energy sources.

Key Site Weaknesses

There are very limited levels of brownfield land across the District and therefore both of the development sites proposed are greenfield. The sites are greenfield land and development could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. However Green Belt would not be utilised. Land behind Oak Tree Close and fronting Birmingham Road is adjacent to the Birmingham and Worcester Canal which is designated as a SWS and could be harmed by development. The site is located adjacent to the motorway and therefore air quality and noise could be a concern for any future development. The site therefore performs poorly against objective EV8.

Noise and air quality could be an issue for the site adjacent to the motorway. It is considered that further work will be required on this matter.

Development on Land to the East of Birmingham Road and Old Rectory Lane would impact significantly upon landscape character as the land is of high landscape sensitivity. The site is also within 300m of the River Arrow which is designated as a SWS and coniferous woodland which priority habitat within the Worcestershire BAP. These environmental assets could be harmed by development.

Recommendations for Mitigation

Noise and air quality studies should be undertaken before any planning application is submitted to see if any mitigation is required. Further investigative work should be undertaken on biodiversity matters. This should include gathering data from the Worcestershire Biological Records Centre. If development is proposed in this location buffer zones could be provided around the SWS to ensure that it is not harmed at Land behind Oak Tree Close and fronting Birmingham Road. If development is proposed an appropriate drainage strategy will be required to ensure that the SWS to ensure is not harmed at Land to the East of Birmingham Road and Old Rectory Lane.

2. Barnt Green 'White land'

Also included in the list of other development sites is land at Barnt Green, identified as an 'unzoned area' in the Bromsgrove District Local Plan (BDLP). The site has a developable area of approximately 5 hectares (this excludes Cherry Hill Coppice, the Barnt Green Inn and the cricket pitch) and is identified on map 3. At the Public Inquiry held into the Proposed Modifications of the BDLP the Inspector identified that the site¹¹ at Barnt Green was a suitable location for some ADR provision. Following a High Court challenge whereby the views of the Inspector were upheld and after due consideration, BDC now concur with this view. The boundary of the site has been redrawn to show the developable area and the remaining 'unzoned land' has been placed into the Green Belt as it should have been shown previously on the Proposals Map. At the time of writing the site has outline (11/0741) and reserved matters (13/0522) planning permissions for 88 dwellings and construction is due to commence in Spring 2014

Key Site Strengths

The site is within a sustainable location with good access to existing services, facilities and infrastructure within the settlement of Barnt Green. The site has good links to local retail, schools and health facilities. The good access to schools and the GP surgery could have benefits in terms of educational attainment and the general health and well-being of the population. This is enhanced by the close proximity to sports and recreation facilities and the adjacent cricket club.

¹¹ *As shown on plan*

New housing in the settlement will help to maintain the vitality and viability of local services and facilities. Development on this site would deliver some affordable housing which would help to meet local needs. The site is adjacent to the railway station with bus services also available nearby. This will hopefully lead to the increased use of public transport and encourage healthier options such as walking and cycling. Development in accessible locations could lead to improvements in quality of life and also tackle social exclusion. The development of any site will need to address the issue of climate change through following the waste hierarchy and also the possibility of utilising low/zero carbon energy sources.

Key Site Weaknesses

There are very limited levels of brownfield land across the District and therefore the development site proposed is on greenfield land. The site is currently greenfield land and development could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. However Green Belt would not be utilised.

The site performs poorly against EV4 due to the proximity of the Grade II listed Barnt Green Inn being adjacent as well as the neighbouring Conservation Area adjoining the site.

Although the site falls within flood zone 1 and therefore has the lowest risk of flooding, according to the Council's drainage engineer, Fiery Hill Road to the northwest of the site is subject to sewer flooding.

The site contains no statutory environmental designations but further work will be required to assess the wider biodiversity implications. The site is located adjacent to the conservation area and also contains a listed building. High quality design will be required to maintain the setting of the listed building and wider conservation area.

Recommendations for Mitigation

Further investigative work should be undertaken on biodiversity matters. This should include gathering data from the Worcestershire Biological Records Centre. Design guidance could be developed to ensure development does not harm the setting of the listed building or detract from character of the adjacent conservation area.

3. Catshill

This site is located to the north western edge of the residential area of Catshill, to the rear of houses fronting Stourbridge Road and bounded in part to the north by the M5. It totals some 6.04 hectares in area, is vacant and has a watercourse running through it, together with associated flood plain and is shown in map 4. This site now has reserved matters planning permission for 80 dwellings (12/0586) and is now under construction..

Key Site Strengths

The site is in a sustainable location with good access to existing services, facilities and infrastructure within the settlement of Catshill. New housing in the settlement will help to maintain the vitality and viability of local services and facilities. Development on this site would deliver some affordable housing which would help to meet local needs.

The site is located close to a bus stop which provides links to both Birmingham and Bromsgrove. This sustainable location will hopefully lead to the increased use of public transport and encourage healthier options such as walking and cycling. Development in accessible locations could lead to improvements in quality of life and also tackle social exclusion. The development of any site will need to address the issue of climate change through following the waste hierarchy and also the possibility of utilising low/zero carbon energy sources.

Key Site Weaknesses

There are very limited levels of brownfield land across the District and therefore the development site proposed is on greenfield land. The site is currently greenfield land and development could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. However Green Belt would not be utilised.

The site contains no statutory environmental designations but further work will be required to assess the wider biodiversity implications. There used to be a LWS within the site but due to a decrease in the quality of the site this designation was lost. Development of the site could be an opportunity to regain this local designation. Noise and air quality could be an issue for the site adjacent to the motorway. It is considered that further work will be required on this matter. The Battlefield Brook runs through the site and there is an area of flood risk associated with this. Mitigation will be required to address this matter. The Grade II listed Christ Church is located adjacent to the site and high quality design would be required to ensure development respected its setting.

Recommendations for Mitigation

Noise and air quality studies should be undertaken before any planning application is submitted to see if any mitigation is required. Further investigative work should be undertaken on biodiversity matters. This should include gathering data from the Worcestershire Biological Records Centre and also development should be seen as an opportunity to regain the LWS status. A detailed flood risk assessment will need to be undertaken before the submission of a planning application to ensure that appropriate mitigation is put in place.

4. Frankley

This site is located close to the boundary with Birmingham in the north western sector of the District. The site is approximately 6.66 hectares in area and is currently vacant. Restrictive covenants affect the site which limit both its use and developable area. See map 5 (page 32). A Flood Risk Assessment will be required to support any planning application proposing the development of this site which reflects the principles and recommendations within the Council's Level 2 Strategic Flood Risk Assessment.

Key Site Strengths

This site is affected by a restrictive covenant which limits its development potential in the short term but it could have long term development potential. It is located on the boundary with Birmingham. This site is in a sustainable location with good access to existing services, facilities and infrastructure abutting the boundary of Birmingham. New housing in this location would help to maintain the vitality and viability of local services and facilities. Development on this site would deliver some affordable housing which would help to meet local needs. The development of any site will need to address the issue of climate change. As it is located in a sustainable location this could help to reduce the number of car journeys and hence carbon emissions. Any new development would also follow the waste, water and energy hierarchies and seek to incorporate zero or low carbon energy in any new development. The current use of the land is scrubland with the possibility of some tipping. Therefore its development could alleviate potential land contamination and reduce crime levels in the form of illegal tipping.

Key Site Weaknesses

The site is covered by a restrictive covenant which limits its development potential in the short term. If this covenant could be lifted/ renegotiated the land could offer some development potential in the future. The site is currently greenfield land and development could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality. However, it has some mitigating factors in that it is enclosed on three sides by development thereby potentially limiting the wider impacts on landscape character.

The site does not contain any statutory environmental designations but further work will be required to assess the wider biodiversity implications.

Recommendations for Mitigation

Further investigative work would need to be undertaken on biodiversity matters if this site were to be brought forward for development. This should include gathering data from the Worcestershire Biological Records Centre.

5. Hagley

This large site, located to the south of Kidderminster Road (A456) and to the west of the A491, is almost 22 hectares in area, as indicated on map 5. It is predominantly agricultural land with some residential development to the

southern end of the site. Gallows Brook bisects the site. It is considered that this site could provide a sustainable mixed use development comprising community leisure, employment and residential development. The site is made up of 4 portions. At the time of writing one portion has outline (12/0593) and reserved matters (13/0398) planning permission for 175 dwellings and construction is expected to begin in Spring 2014. Outline planning permission for 70 dwellings has been approved on another portion (12/0875) and 38 dwellings are expected from the appeal site at Brook Crescent, whilst the remainder has capacity for approximately 18 dwellings. Any planning application proposing the development of the remainder of this site should be supported by a Flood Risk Assessment which reflects the principles and recommendations for the site within the Council's Level 2 Strategic Flood Risk Assessment.

Key Site Strengths

This site is in a sustainable location with good access to existing services, facilities and infrastructure. New housing in this location would help to maintain the vitality and viability of local services and facilities. The site area has the ability to deliver affordable housing and the opportunity to design out crime, this applies to all sites. Development on this site could also deliver some affordable housing helping to meet Bromsgrove's needs. The development of any site will need to address the issue of climate change. As it is located in a sustainable location and may incorporate on site employment provision this could help to reduce the number of car journeys and hence carbon emissions. Any new development would also follow the waste, water and energy hierarchies and seek to incorporate zero or low carbon energy.

Key Site Weaknesses

The site is currently greenfield land and development could be seen as being contrary to environmental sustainability objectives EV2 and EV3 that "seek to protect the countryside, green spaces, Green Belt and the best agricultural land and safeguard and strengthen landscape character and quality". However, designated Green Belt would not be utilised.

The development of the site would impact upon landscape character as the land is of medium landscape sensitivity. In addition the site contains a traditional woodland which is priority habitat within the Worcestershire BAP. This could be adversely affected by the development.

The site is 325m from Hagley Hall and its associated Historic Park which are Grade 1 listed. However, due to existing landscaping, the separation provided by the A491 and the potential for further mitigation through the planning application process it is not considered that the proposal will have an undue impact on these heritage assets.

Infrastructure capacity has been highlighted as a potential weakness in previous consultations. The impact of flooding in relation to Gallows Brook was unknown when the level 1 Strategic Flood Risk Assessment was carried out, as this watercourse had not been modelled. The site does not contain any statutory environmental designations but further work will be required to

assess any wider biodiversity implications. The site is located close to an Air Quality Management Area and any new development would have to take this into account in terms of design to ensure development did not impact adversely on the AQMA. Any new development is likely to have an impact on traffic flows.

Recommendations for Mitigation

The impact of any traffic flows generated by new development would require in depth examination to ensure new traffic movements would not impact adversely in this respect and incorporate adequate mitigation measures. Further investigative work would need to be undertaken on biodiversity matters if this site were to be brought forward for development. This should include gathering data from the Worcestershire Biological Records Centre.

If development is proposed in this location buffer zones could be provided around the traditional orchard to ensure that the BAP priority habitat is not harmed.

Further investigative work would also need to be undertaken on flooding and the level 2 Strategic Flood Risk Assessment, which is currently underway, includes for the modelling of Gallows Brook. This will assess the potential magnitude of flooding in this area and the likely impact of new development.

Undertake detailed Air Quality Assessment and consider the opportunities for mitigating any potential air quality impacts.

The capacity of local facilities including schools needs to be carefully considered. Discussions will be required with WCC to ensure adequate places are available in local schools and whether any changes are needed regarding catchment area criteria. Similarly research will be required to assess the impact of development on other local facilities such as GP surgeries to ensure that it is possible to provide adequate social infrastructure to cater for the influx of new residents.

Further work to assess the impact of the nearby heritage assets.

6. Ravensbank expansion site

This site is located to the south/east of the existing Ravensbank employment site and is approximately 10 hectares in area, as indicated on map 7 (page 34). The original employment site caters for Redditch Borough's needs and it is envisaged that this expansion site could provide additional capacity for Redditch's future needs on a similar basis.

Key Site Strengths

The site is within a sustainable location on the edge of Redditch, close to existing residential areas. Employment development in this location will improve access to jobs for local residents. The improved access to jobs locally may reduce the need for unsustainable long distance commuting. Bus services are available near to the site which should encourage more sustainable modes of travel. Some people will also have the opportunity to

walk or cycle to work at this employment site which could reduce CO2 emissions. Development in accessible locations could lead to improvements in quality of life and also tackle social exclusion. Employment development in this location could deliver a number of economic benefits for the town of Redditch. There is potential for the site to incorporate high technology firms and boost the knowledge driven economy. New employers on the site may also provide opportunities for employees to obtain skills and qualifications which could boost educational attainment in Redditch.

Key Site Weaknesses

There is insufficient land available within the boundary of Redditch and therefore the development site proposed is on greenfield land adjacent to Redditch. This could be seen as being contrary to environmental sustainability objective EV3 that seeks to safeguard and strengthen landscape character and quality. The site contains no statutory environmental designations but further work will be required to assess the wider biodiversity implications.

The site is 150m from Gorcott Hall (grade II* listed) and five other associated grade II listed buildings. Further work will be required to assess the potential impact on these heritage assets.

Recommendations for Mitigation

Further investigative work should be undertaken on biodiversity matters. This should include gathering data from the Worcestershire Biological Records Centre.

Further work is required to consider the impact on the historic environment and to determine any appropriate mitigation.

7. Wagon Works/St Godswalds Road

This development site is located south of existing residential development at Scaife Road, south/west of St Godswalds Road and in relative close proximity to Bromsgrove railway station, as shown on map 6. This site comprises almost 8 hectares of land and has planning permission for 181 dwellings following a reserved matters application (12/0708) and is now under construction

Key Site Strengths

The site is in a sustainable location with good access to existing services, facilities and infrastructure within Aston Fields. New housing will help to maintain the vitality and viability of local services and facilities in Aston Fields. Development on this site would deliver some affordable housing which would help to meet local needs. The site is located close to both bus and rail services which provide links to local destinations. This sustainable location will hopefully lead to the increased use of public transport and encourage healthier options such as walking and cycling. Development in accessible locations could lead to improvements in quality of life and also tackle social exclusion.

The development of any site will need to address the issue of climate change through following the waste hierarchy and also the possibility of utilising low/zero carbon energy sources.

Key Site Weaknesses

There are very limited levels of brownfield land across the District and therefore the development sites proposed is on greenfield land. Development could be seen as being contrary to environmental sustainability objective EV3 that seeks to safeguard and strengthen landscape character and quality. It is also likely that a number of trees will be lost to accommodate the development.

Recommendations for Mitigation

A comprehensive landscaping scheme should be agreed as part of any planning approval ensuring that replacement trees are located appropriately throughout the development.

8. Wythall

Comprises two development sites located to the north (Bleakhouse Farm) and east (Selsdon Close) respectively of the existing residential area at Wythall, as shown on map 7. The first site is approximately 6.3 hectares in area and the second smaller site has an area of approximately 3.1 hectares. At the time of writing the land at Bleakhouse Farm has outline planning permission for 178 dwellings (12/0912). Selsdon Close has planning permission and all 76 homes have now been completed. .

Key Site Strengths

These sites are in sustainable locations with good access to existing services, facilities and infrastructure including Wythall railway station. New housing in this location would help to maintain the vitality and viability of local services and facilities. Development on these sites would also deliver some affordable housing which could help to meet local needs.

The development of any site will need to address the issue of climate change. As they are located in sustainable locations close to the settlement of Wythall this could help to reduce the number of car journeys and hence carbon emissions. Any new development would also follow the waste, water and energy hierarchies and seek to incorporate zero or low carbon energy.

Key Site Weaknesses

The sites perform poorly against a number of the environmental objectives due to the development being on greenfield land but this is applicable to all of the sites however, in this instance the sites are not within the designated Green Belt. The development of the sites would impact upon landscape character as the land is of medium landscape sensitivity.

Recommendations for Mitigation

None.

Alvechurch		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that 40% affordable housing will be delivered on development sites to help meet local needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The development sites in Alvechurch are considered to be in sustainable locations and therefore there are likely to be positive benefits in terms of human health and well-being.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The development sites in Alvechurch are considered to be in sustainable location within walking distance of the local centre and therefore there are likely to be positive benefits in terms of human health and well-being.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Measures to design out crime can be incorporated into any large scale development
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The sites are located within good access to bus services. There is also a train station in Alvechurch.
SO6 To provide opportunities for communities to participate and	0	The policy has no effect on this objective.

Alvechurch		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	-	<p>An SWS is located adjacent to Land to the Rear of Oak Tree Close which would need to be protected. Further work would be required to determine if any notable or protected species are present on the site.</p> <p>Land to the East of Birmingham Road and Old Rectory Lane is within 300m of the River Arrow SWS and coniferous woodland is a priority habitat within the Worcestershire BAP. Further work would be required to determine if any notable or protected species are present on the site.</p>
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	--	Development on any of the areas will result in the loss of greenfield land.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	<p>Development on land to the Rear of Oak Tree Close would result in the loss of Greenfield land however in this instance the land is of low landscape sensitivity and therefore is resilient to change.</p> <p>Development on land to the East of Birmingham Road and Old Rectory Lane would result in the loss</p>

Alvechurch		
SA Objectives	SA Effects	Commentary
		of Greenfield land. In this instance the land is of high landscape sensitivity and therefore is not resilient to change.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	+	High quality design would be expected on any site. There are no listed buildings on or adjacent to the site and therefore no negative impact upon the historic environment.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Development on every site would be expected to follow the waste hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No flood risk is associated with either of the two Alvechurch sites.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	-	Land to the Rear of Oak Tree Close is adjacent to the motorway and therefore air quality could be a concern for occupiers of any proposed dwellings.

Alvechurch		
SA Objectives	SA Effects	Commentary
		All development has the potential to impact upon water quality and increase demand for water usage but measures will be in place.
EV9 Reduce causes of and adapt to the impacts of climate change	+	The sites are located close to public transport options and this could reduce car based travel and therefore reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	Neither of the sites in Alvechurch are expected to contain any employment development.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	Neither of the sites in Alvechurch are expected to contain any employment development.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Both sites are located close to the school in Alvechurch. This gives people greater opportunities to obtain skills and qualifications.

Barnt Green		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that 40% affordable housing will be delivered on development sites to help meet local needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	++	The development site in Barnt Green is considered to be in a sustainable location, within walking distance of the local centre and therefore there are likely to be positive benefits in terms of human health and well-being. Sports facilities are also less than 400m from the site and access to the adjacent Lickey Hills Country Park would encourage recreational walking. A cricket ground is also located adjacent to the site.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	The site in Barnt Green is located close to the local centre ensuring good access to local facilities. The site is less than 400m of retail facilities on Hewell Road and St. Andrews First School which are therefore within walking distance
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Measures to design out crime can be incorporated into any large scale development
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	++	The site is adjacent to Barnt Green train station and a bus stop is next to the site meaning that there are excellent opportunities to travel by sustainable modes of transport. The site is also within walking distance of local retail facilities which should reduce the need to use the private car to cater for everyday

Barnt Green		
SA Objectives	SA Effects	Commentary
		needs.
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The development of this site would have no effect on this objective.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	There are no statutory designations on the site, but the Lickey Hills Country Park is located on the opposite side of the road to the site which is a SWS. Further work would be required to determine if any notable or protected species are present on the site. The site is subject to a TPO and various trees would therefore be kept as part of any development.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	The site is on greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. The lack of brownfield land means that greenfield sites have to be used to meet housing targets. Although the development of this site will ensure that Green Belt land is not developed.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The site is on Greenfield land. The loss of greenfield land is required to meet housing needs and may impact upon landscape character and quality.

Barnt Green		
SA Objectives	SA Effects	Commentary
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	-	High quality design would be expected on any site. The Grade II listed Barnt Green Inn is adjacent to the site. The Barnt Green Conservation Area also adjoins the site. These factors would require development to be designed sensitively to take into account the setting of both.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Waste minimisation measures can be incorporated onto any site.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	The site falls within flood zone 1 and therefore has the lowest risk of flooding, however, according to the Council's drainage engineer; Fiery Hill Road to the northwest of the site is subject to sewer flooding. Development should follow the flood risk management hierarchy which will not increase the risk of flooding elsewhere.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	0	It is not considered that the development of this site would impact upon this objective.
EV9 Reduce causes of and adapt to the	+	The site is located close to public transport options and this could reduce car based travel and therefore

Barnt Green		
SA Objectives	SA Effects	Commentary
impacts of climate change		reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The site in Barnt Green is not expected to contain any employment development.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The site is not expected to contain any employment development.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The site is located close to the school in Barnt Green. This gives people greater opportunities to obtain skills and qualifications.

Catshill		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that 40% affordable housing will be delivered on development sites to help meet local needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	++	The development site in Catshill is considered to be in sustainable location within walking distance of local facilities and therefore there are likely to be positive benefits in terms of human health and well-being. The site is within 800m of a GP surgery and is less than 200m from Horsegrove Playing fields and North Bromsgrove Playing Fields. This is good access to sports and recreation which can promote healthy lifestyles.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	The site is within walking distance of Catshill's main local centre (less than 400m) and a similar distance from Catshill's schools.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	++	There are no train stations near the site; however the site is less than 100m from a regularly serviced bus stop along Stourbridge Road. The main local services including the local school and surgery are within walking distance. All these aspects reduce the need to travel by car.

Catshill		
SA Objectives	SA Effects	Commentary
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The development of this site would have no effect on this objective.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	--	There are a number of trees on the site, along with the Battlefield Brook running from north to south. Part of the area once had a SWS status but lost that designation, however the Wildlife Trust believes it has the potential to be restored.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	0	Development will result in the loss of greenfield land, however this site would have little effect on the purposes and integrity of the Green Belt. This site is an ADR and not designated Green Belt. The open space is dominated by urban influences and suffers from urban fringe problems such as trespass and fly tipping. The agricultural land quality is Grade 5 which is unsuitable for agriculture. A small part of the site is subject to a TPO. Although there is a loss of a greenfield land, the site has poor Green Belt credentials, along with the urban influences and poor agricultural grade, which result in development having a neutral effect on this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The site is on greenfield land. The loss of greenfield land is required to meet housing needs and may impact upon landscape character and quality.
EV4 Conserve, protect and enhance	-	High quality design would be expected on any site however this site is adjacent a Grade II Listed

Catshill		
SA Objectives	SA Effects	Commentary
the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		Church.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Development on every site would be expected to follow the waste hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	--	The Battlefield Brook runs through the site from north to south. The SFRA Level 1 indicates there are misalignments of the flood zone at the north end of the site and approximately 30% of the site is in Flood Zone 2 and approximately 35% is within Flood Zone 3.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	-	The site is directly adjacent to the motorway and therefore mitigation will be required to address noise and air quality.
EV9 Reduce causes of and adapt to the impacts of climate	+	The sites are located close to public transport options and this could reduce car based travel and therefore reduce CO2 emissions.

Catshill		
SA Objectives	SA Effects	Commentary
change		
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The site in Catshill is not expected to contain any employment development.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The site in Catshill is not expected to contain any employment development.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The site in Catshill is not expected to contain any employment development and therefore the impact will be neutral.

Frankley		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The site has a restrictive covenant which limits its development potential in the short term. It is located on the boundary with Birmingham but has long term development potential in which some affordable housing could be incorporated.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	Site has good access to GP surgeries available in Birmingham and open space in Bromsgrove.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Site has good access to local facilities in Birmingham and open space and countryside in Bromsgrove.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Development would potentially result in reduction in illegal tipping. Measures to design out crime can be incorporated into any large scale development
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Site is located in a sustainable location in relation to Birmingham in terms of access to local facilities and employment opportunities.
SO6 To provide opportunities for communities to participate and	0	The development of this site would have no effect on this objective.

Frankley		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	Impacts on biodiversity would need to be mitigated against in any development.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	This site is greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. The lack of brownfield land means that greenfield sites have to be used to meet housing targets. Although the development of this site will ensure that Green Belt land is not developed.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	<p>The land is currently used for open space and the restrictive covenant protects this, so in the short term open space provision would be preserved.</p> <p>The site is surrounded by development on three sides and therefore minimising significant wider adverse impacts on landscape character, but inevitably there would be a localised impact on landscape character.</p>
EV4 Conserve, protect and enhance the architectural, cultural and historic environment	+	No adverse impacts on the historic environment as a result of development have been identified. Further evidence will be gathered and assessed during process of consultation. The policy promotes high quality design which will ensure development retains

Frankley		
SA Objectives	SA Effects	Commentary
heritage and seek well designed, high quality built environment in new development proposals.		the character of Bromsgrove. The majority of the sites will not have a direct impact upon any listed buildings or conservation areas.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Any development would adhere to the waste management hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	Flood risk has not been identified as a constraint affecting this site.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	0	Policies in wider Core Strategy encourage the provision of SUDS in new development. All development has the potential to impact upon water quality. Soil quality is likely to be improved as part of new development. There is suspected current tipping on the site and this will need to be addressed and remedied in any new development.
EV9 Reduce causes of and adapt to the impacts of climate	+	Site is located in a sustainable position close to local facilities which should help to minimise adverse impact on carbon emissions. Policies within the wider Bromsgrove District Plan advocates incorporation of

Frankley		
SA Objectives	SA Effects	Commentary
change		low / zero carbon energy generation in new development.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The site in Frankley is not expected to contain any employment development.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The site in Frankley is not expected to contain any employment development.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Providing housing close to existing educational facilities gives people greater opportunities to obtain skills and qualifications.

Hagley		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that 40% affordable housing will be delivered on development sites to help meet local needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	This site is located relatively close to health facilities in Hagley but issues of capacity would need to be addressed in any new development, potentially on site.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	This site is located relatively close to local facilities in Hagley but issues of capacity such as at local schools would need to be addressed in any new development. This may involve changes to catchment area criteria at County Council level affecting Hagley schools. The development could include provision for community leisure facilities.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Measures to design out crime can be incorporated into any development.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	This site is located in a sustainable location close to Hagley. It is also suggested that some employment could be included in the development mix thereby reducing the need to travel to work. A transport impact assessment would need to be carried out to assess the impact of new development on existing travel patterns.
SO6 To provide opportunities for communities to	0	This particular policy has no clear affect on this objective.

Hagley		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	-	The site contains a traditional orchard which is a BAP priority habitat and a small number of trees are protected by a TPO. Further work would be required to determine if any notable or protected species are present on the site.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	--	Development site is located on greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. The lack of brownfield land means that greenfield sites have to be used to meet housing targets but this ultimately protects designated Green Belt land.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	This site is greenfield land. The loss of greenfield land is required to meet housing needs and any adverse impact upon landscape character and quality would need to be mitigated.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high	+	High quality design would be expected on any site. There are no listed buildings on the site although the site is 325m from Hagley Hall and its associated historic park. However, it has been demonstrated through the planning application process that development can take place without a negative impact upon the historic environment.

Hagley		
SA Objectives	SA Effects	Commentary
quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Any new development would adhere to the waste management hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	Gallows Brook runs through the site. This watercourse will be modelled to assess any flood risk impacts as part of the Level 2 Strategic Flood Risk assessment. Any new development would be required to incorporate the use of SUDS where feasible to manage surface water run off.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	-	The site is adjacent to an Air Quality Management Area (AQMA) which could have an adverse impact on air quality. It is important to note that this issue could be addressed through mitigation measures. All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be in place to manage water resources efficiently.
EV9 Reduce causes of and adapt to the	+	Site is located in a sustainable position close to local facilities. Furthermore as a mixed use scheme is

Hagley		
SA Objectives	SA Effects	Commentary
impacts of climate change		suggested this should assist in reducing the need to travel leading to a reduction in carbon emissions. Policies within the wider Bromsgrove District Plan advocate incorporation of low / zero carbon energy generation in new development.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	Mixed development use could contribute positively to supply of local labour force.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	Potential on site employment provision could have positive benefit for this objective.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Providing housing close to existing educational facilities gives people greater opportunities to obtain skills and qualifications. Potential on site employment provision could have positive benefit for this objective

Ravensbank		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	No affordable housing will be delivered on this employment site.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	The development of this site will not impact upon this objective.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	The development of the site will create jobs for people in Redditch.
SO4 Reduce crime, fear of crime and anti-social behaviour	0	The development of this site would have no clear affect on this objective.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	0	The site is well located on the edge of Redditch and therefore could be accessed by sustainable modes of transport.
SO6 To provide opportunities for communities to participate and	0	The development of this site would have no effect on this objective.

Ravensbank		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	?	The site contains no LWS's or SSSI's although further work is required to assess if there would be other biodiversity impacts. The policy highlights the need to retain and enhance important Green Infrastructure features.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	0	The site is on greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. The lack of brownfield land means that greenfield sites have to be used to meet development targets. Although the development of this site will ensure that Green Belt land is not developed.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The site is on greenfield land. The loss of greenfield land is required to meet employment needs and may impact upon landscape character and quality.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	-	The site is within 150m of Gorcot Hall (grade II* listed) and 5 other associated grade II listed structures. Sympathetic design and layout will be required to ensure proposals do not have any undue impact on the historic environment.

Ravensbank		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Development on every site would be expected to follow the waste hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No flood risk is associated within the site.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	0	The development of this site is not expected to impact upon this objective.
EV9 Reduce causes of and adapt to the impacts of climate change	0	Development could create jobs for people in Redditch and prevent some commuting to the Major Urban Area and therefore reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst	++	The development of the site could boost the knowledge driven economy.

Ravensbank		
SA Objectives	SA Effects	Commentary
ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	++	The site could incorporate high technology firms.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	New employers may give people in Redditch greater opportunities to obtain skills and qualifications.

Wagon Works/ St Godswalds Road		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	Affordable housing will form a significant part of the development of this site.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The development site to the south of Bromsgrove is considered to be in sustainable location within walking distance of local facilities in Aston Fields and therefore there are likely to be positive benefits in terms of human health and well-being.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The site is located close to local facilities in Aston Fields.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Measures to design out crime can be incorporated into any development
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The site is within walking distance of Bromsgrove Railway station and bus services are also available nearby to ensure that there are sustainable modes of transport available to residents.
SO6 To provide opportunities for communities to participate and	0	The development of this site would have no effect on this objective.

Wagon Works/ St Godswalds Road		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	There are currently no statutory designations on the site and an ecological survey has been undertaken as part of the planning application.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	The site is on greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. The lack of brownfield land means that greenfield sites have to be used to meet housing targets. Although the development of this site will ensure that Green Belt land is not developed.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The site is on greenfield land. The loss of greenfield land is required to meet housing needs and may impact upon landscape character and quality. Development is likely to lead to the loss of some trees within the site.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	0	The site is not within nor adjacent to a conservation area and no listed buildings are located nearby.

Wagon Works/ St Godswalds Road		
SA Objectives	SA Effects	Commentary
development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Development on every site would be expected to follow the waste hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No flood risk is associated within the site.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	0	The development of this site is not expected to impact upon this objective.
EV9 Reduce causes of and adapt to the impacts of climate change	+	The site is located close to public transport options and this could reduce car based travel and therefore reduce CO2 emissions. Sites are located close to Bromsgrove railway station which provides enhanced opportunities for sustainable travel.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst	0	The site is not expected to contain any employment development.

Wagon Works/ St Godswalds Road		
SA Objectives	SA Effects	Commentary
ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The site is not expected to contain any employment development.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The site is located close to the schools in South Bromsgrove. This gives people greater opportunities to obtain skills and qualifications.

Wythall		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	The policy ensures that 40% affordable housing will be delivered on development sites to help meet Bromsgrove's needs.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The sites are located relatively close to health facilities in Wythall but issues of capacity would need to be addressed in any new development, potentially on site. Evidence to be gathered as part of consultation process.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The sites are located relatively close to local facilities in Wythall but issues of capacity such as at local schools would need to be addressed in any new development.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Measures to design out crime can be incorporated into any development.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	++	The sites are located in a sustainable location close to Wythall which benefits from having a railway station.
SO6 To provide opportunities for communities to participate and	0	This particular policy has no clear affect on this objective.

Wythall		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	There are no statutory designations on or adjacent to the sites. Further work would be required to determine if any notable or protected species are present on the sites.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	Development site is located on greenfield land and therefore it is inevitable that this will result in the loss of greenfield land. The lack of brownfield land means that greenfield sites have to be used to meet housing targets. Designated Green Belt land would however not be utilised.
EV3 Safeguard and strengthen landscape and townscape character and quality	-	The sites are greenfield land. The loss of greenfield land is required to meet housing needs and any adverse impact upon landscape character and quality would need to be mitigated.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	+	High quality design would be expected on any site. There are no listed buildings on or adjacent to the site and therefore no negative impact upon the historic environment.

Wythall		
SA Objectives	SA Effects	Commentary
development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	Any new development would adhere to the waste management hierarchy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	Any new development would be required to incorporate the use of SUDS where feasible to manage surface water run off. There is no flood risk associated with the area.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Energy efficiency and energy from low carbon sources would be expected on all development sites.
EV8 Protect and enhance the quality of water, soil and air	0	Policies in wider Core Strategy encourage the provision of SUDS in new development. All development has the potential to impact upon water quality and will need to be mitigated against in any new development.
EV9 Reduce causes of and adapt to the impacts of climate change	++	<p>Development in these locations are close to bus and rail options which promotes travel by sustainable forms potentially reducing CO2 emissions.</p> <p>High quality design can help to tackle climate change through the careful orientation of buildings to achieve passive solar gain and conserve energy. SUDS can also be used to help conserve water e.g. water harvesting. However, these measures can be</p>

Wythall		
SA Objectives	SA Effects	Commentary
		applicable to any new development.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The site is not expected to contain any employment development.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The site is not expected to contain any employment development.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	There will be no impact on this objective.

Conclusion

The site specific assessments have highlighted the overall positive impact on sustainability. All sites are well located to encourage travel by sustainable modes of transport whether this is by bus and/or rail. This could reduce car based travel and have a positive impact on CO2 emissions. With the exception of Ravensbank, all of the sites will deliver affordable housing which will help to address the level of need across the District. All of the sites are well located in relation to the existing facilities in their particular settlement which will help to maintain the vitality and viability of local centres in the long term. The appraisal also highlights that none of the sites are in Green Belt locations.

On the downside the assessment highlights that each site is on greenfield land which could cause harm to the natural landscape. However, a lack of

brownfield options in the District means that the loss of some greenfield land is inevitable. A number of possible site specific concerns were also identified and these included the impact on noise and air quality, flooding, the historic environment, biodiversity and infrastructure capacity. Each site specific appraisal identifies appropriate mitigation measures that will need to be undertaken before sites are progressed to the planning application stage.

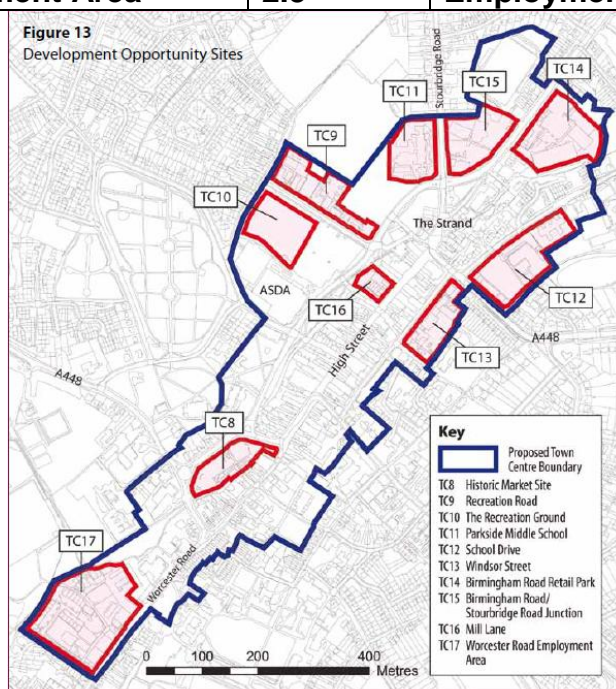
No fundamental reasons have been identified to prevent the allocation of these sites within the Bromsgrove District Plan.

Appendix D
SA of BDP17 Town Centre Regeneration sites

BDP17.8 Bromsgrove Town Centre Development Sites

Ten development sites have been identified in Bromsgrove Town Centre. The sites provide an opportunity to stimulate development and secure a long term future for Bromsgrove.

Reference	Town Centre Site	Area (hectares)	Suitable Use	Development status
BDP17.9	Historic Market Site	0.7	Retail led mixed use	Application pending
BDP17.10	Recreation Road	1.2	Residential (C3/C2)	Short- medium term
BDP17.11	Recreation Ground	1.1	Open space	N/A
BDP17.12	Parkside Middle School	0.7	Office led with public library	Application pending
BDP17.13	School Drive	1.6	Leisure led	Short-medium term
BDP17.14	Windsor Street	0.8	Retail led mixed use	Medium term
BDP17.15	Birmingham Road Retail Park	1.7	Retail - supermarket	Full planning permission
BDP17.16	Birmingham Road/ Stourbridge Road Junction	1.1	Office led mixed use	Long term opportunity
BDP17.17	Mill Lane	0.2	Retail led mixed use	Long term opportunity
BDP17.18	Worcester Road Employment Area	2.3	Employment led	Long term opportunity



Map 11: Town Centre development opportunity sites

A Sustainability Appraisal has been carried out for each of the ten sites identified within the Town Centre Regeneration policy.

BDP17.9 Historic Market Site

The Historic Market site is a major mixed use development opportunity which the Council will promote for comprehensive redevelopment.

The following principles for development will apply:

A. Retail led mixed use development scheme will be the primary land use.

B. Leisure uses such as cafés, restaurants, and a cinema may also be acceptable on the ground floor. Residential and office uses may be acceptable on upper floors.

C. Scale of development to preserve or enhance the surrounding Conservation Area with protection of notable views including the view to St Johns Church.

D. Where possible perimeter blocks should be used in line with Policy BDP15.5F.

E. Design proposals for the north eastern portion of the site (George House/ Blockbuster) must reflect both its prominence as the termination of the High Street and also as the gateway into the historic market site.

F. A flood risk assessment will be required to address flood risk from the Spadesbourne Brook and appropriate mitigation implemented where necessary. The watercourse must also be considered as part of the public realm element of any proposals, including provision for enhanced walking and cycling opportunities. G. All proposals will be required to contribute to public realm improvement to ensure this site is linked into the wider Town Centre.

H. All revised car parking proposals must be consistent with the wider car parking strategy for the Town Centre.

Key policy strengths

The redevelopment of the Market Hall site will deliver a number of social benefits. A mixed use scheme would increase the range of services and facilities in the town meaning that local people would have access to a wider range of services. The site has the potential to include some housing which could help meet local needs. The development would also increase activity in the area which would provide natural surveillance that could potentially reduce the possibility of crime.

The policy ensures that the development of the Market Hall site will retain the character of the adjacent conservation and protect important views St Johns Church so there should be a positive impact on the towns historic heritage.

Improvements to walking and cycling are highlighted and this should lead to more people using sustainable modes of transport. This could lead to people using cars less and therefore reduce carbon emissions.

The development of this site has the potential to create employment for local people and promote economic growth, particularly if a large national retailer is attracted to the site. This can help to improve the vitality of the Town centre

and have knock-on benefits in terms of marketing Bromsgrove as a good place to live, work and do business.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Key policy weaknesses

The site is within an area of flood risk due to the close proximity of the Spadesbourne Brook

Mitigation measures

The policy has been amended to specify the need for a Flood Risk Assessment and there is now specific guidance within the policy to ensure that flooding is reduced both on and around the site.

BDP17.10 Recreation Road

The Recreation Road site is a major residential development opportunity. The following development principles will apply

- A. The predominant land use will be independent retirement led residential units (C3) with inclusive optional care and support services, other acceptable uses are ancillary nursing care (C2) and limited general needs housing.**
- B. Development must have an active frontage onto Recreation Road, and respect the scale of the surrounding buildings and the setting of the adjacent Conservation Area.**
- C. Clear, safe pedestrian access must be provided to the recreation ground opposite.**
- D. 40% of all units will be required to be affordable housing.**

Key policy Strengths

This policy is site specific to Recreation Road, and focuses primarily on the provision of retirement led residential development and affordable housing. The policy meets a number of social objectives, as well as some environmental objectives. Population projections indicate that Bromsgrove has an ageing population and residential development along Recreation Road endeavours to provide housing suitable for the elderly. There is also a large need for affordable housing across the District, which this policy also strives to alleviate by require a figure of 40% affordable housing. The provision of affordable housing and homes for the elderly can reduce social exclusion through reducing barriers to housing for certain sectors of society.

The policy also requires development to respect the scale of surrounding buildings and have active frontages. This is not only to keep in character with the surrounding area, but also to create natural surveillance and reduce the fear of crime around the area.

In terms of environmental objectives, the policy promotes affordable housing, which needs to achieve at least Level 6 of the Code for Sustainable Homes. The high percentage of affordable units sought as part of this policy will lead to improvements in energy efficiency, thus reducing the causes and helping adapt to the impacts of climate change.

Key Policy Weaknesses

There are no clear weaknesses to this policy.

Recommendations for Mitigation

None

BDP17.11 Recreation Ground

The Recreation Ground will remain as open space, although enhanced to provide a more attractive and safe community resource. The following enhancements are proposed:

- A. New hard and soft landscaping which are consistent with public realm proposals for the High Street and the Spadesbourne Brook and which provide clear pedestrian linkages to other areas of the Town Centre.**
- B. The creation of a new distinctive multi-functional public event/performance space.**
- C. New children play facilities constructed with natural materials.**
- D. A fully accessible community garden which incorporates many high sensory elements.**

Key policy Strengths

The policy protects and enhances the existing open space and recreational facilities which clearly has many social and environmental benefits. Access to amenity open space encourages the uptake of recreational facilities and the provision of public event space helps people to get together and know each other. These can help to improve the health of the local population and add to the well-being and vibrancy of communities through creating an improved living environment.

The environmental benefits of safeguarding all of the green infrastructure assets are wide reaching. Whilst the existing ground has little biodiversity value, an enhanced community garden and new soft landscaping can contribute greatly to conserving and enhancing ecological diversity through habitat provision and maintenance or creation of wildlife corridors. The policy also has potential to minimise flood risk through maintaining areas of undeveloped greenspace that will enable precipitation to infiltrate the soil and reduce run-off which can lead to increased flood-risk.

The policy also attempts to make the best use of scarce resources via multi functionality principles.

Key Policy Weaknesses

No clear weaknesses to the policy have been identified.

Recommendations for Mitigation

None.

BDP17.12 Parkside Middle School

The former Parkside Middle School is a Grade II Listed Building and therefore would have to undergo sympathetic conversion for development potential to be realised. The following development principles will apply:

A. Change of use to Civic Centre, library and job centre with other associated uses if appropriate.

B. Full regard to the buildings listed status will be essential for all proposals.

C. Development will be required to contribute to the reinstatement of the avenue of lime trees on Market Street.

Key policy strengths

The policy promotes the conversion of the Parkside Middle School and planting an avenue of lime trees on Market Street. These can add to the local distinctiveness and enhance the historic heritage of the District, which also acts as a cultural and recreational resource. Indirectly the enhancement of the heritage resource can also form an educational resource as well as the preservation of material assets. The conversion would increase activity in the area which would provide natural surveillance that could potentially reduce the possibility of crime. The planting of lime trees can become habitats for wildlife and serve as a green corridor.

Converting the building into office use has the potential to create employment for local people and promote economic growth. This can help to improve the vitality of the Town Centre and have knock-on benefits in terms of marketing Bromsgrove as a good place to live, work and do business.

Development in a sustainable Town Centre location should lead to more people using sustainable modes of transport rather than travelling by car. This could lead to people using cars less and therefore reduce carbon emissions.

Converting an empty listed building inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets.

Key policy weaknesses

No clear weaknesses to the policy have been identified.

Mitigation measures

None.

BDP17.13 School Drive

The School Drive site is a major leisure development opportunity site within the Town Centre, which has an important role to play in integrating the Artrix, Bromsgrove North High School, NEW College and

the proposed replacement Fire and Police station into the Town Centre community.

Development should meet the following principles:

A. A leisure centre with associated parking and complementary uses including possible new public sector facilities will be the predominant use on site.

B. Residential development is considered acceptable.

C. The new leisure centre should contain, a swimming pool, fitness suite, multifunctional studios, sports hall facilities and ancillary uses such as café/ restaurant will also be acceptable.

D. Other small scale retail and commercial development could also be acceptable as part of a comprehensive scheme.

E. All buildings must have a frontage onto School Drive and where possible Stratford Road.

F. Proposals must be considered in tandem with other major development proposals on Windsor Street, and contribute positively to creating clear functional links between the Town Centre and uses further along School Drive.

Key policy strengths

The redevelopment of the School Drive site will have a number of social benefits to Bromsgrove Town Centre and the surrounding area. The policy has particular advantages to the health and well-being of the population as its main emphasis is on leisure development. The development will also increase the leisure opportunities across the District, which combined with small scale retail and commercial development, will improve the quality of and equitable access to local services and facilities.

The provision of residential dwellings as part of the redevelopment can also create the opportunity to provide affordable housing. This active mixed use development with active frontages would also assist in reducing crime and the fear of crime.

There are also a small number of economic benefits to the redevelopment of School Drive. A mixed use development will obviously help diversify Bromsgrove Town Centre and create more jobs. The location of the redevelopment will also enhance the links between North Bromsgrove High School, New College and the surrounding area. This can have a positive outcome on the skills and qualifications gained of the potential workforce.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Key policy weaknesses

No clear weaknesses to the policy have been identified.

Mitigation measures

None.

BDP17.14 Windsor Street

The Windsor Street site is a major mixed use development opportunity which has the ability to enhance and expand the Towns retail offer.

A. The northern end of the Windsor Street will be developed as a retail led mixed use scheme.

B. All development must respect the function, scale and massing of buildings on the High Street in order to complement rather than dominate the Town Centre's retail focus.

C. All development at ground level will contain active retail frontages onto Windsor Street and Stratford Road

D. Individual Retail floorspace footprints will need to be a minimum of 1000 m² to compensate for the lack of larger foot print buildings on the High Street

E. Other uses such as office and residential will be encouraged on upper floors.

F. Proposals must be considered in tandem with other major development proposals on School Drive.

Key policy strengths

The redevelopment of Windsor Street will have a number of social benefits to Bromsgrove Town Centre and the surrounding area. A mixed use scheme would increase the range of services and facilities in the town meaning that local people would have access to a wider range of services. The policy allows for other uses on upper floors for office and/or residential development, which could contribute to meet both local employment and housing needs. Possible residential development would create the opportunity for affordable housing. The policy particularly revolves around retail regeneration; this will improve the quality of and equitable access to retail facilities.

Increased activity due to redevelopment, combined with active retail frontages will provide natural surveillance that could potentially reduce the possibility of crime.

The policy ensures that the development of Windsor Road will retain the character of the adjacent Conservation Area by ensuring that all development will respect the scale and massing of the buildings on the High Street. This will also help conserve and enhance the historic built environment of the Town Centre.

Economically, the policy strives to enhance and expand the retail on offer on a mixed use development site, which will diversify the local economy and create jobs.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable

use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Key policy weaknesses

No clear weaknesses to the policy have been identified.

Mitigation measures

None.

BDP17.15 Birmingham Road Retail Park

The site which is already subject of a development proposal has significant potential for substantial supermarket style retail development. The following principles will apply:

A. The site will be reconfirmed as a retail site within the Town Centre, which will become part of an extended Primary Shopping Zone.

B. Development must be brought forward onto Birmingham Road to reinstate the active street frontage to this important gateway into the Town Centre.

C. The listed buildings on Birmingham Road must be retained in their current form and any development proposals must respect the scale of these buildings

D. Improved pedestrian and landscaping links with the core of the Town Centre must form part of any comprehensive development proposals.

E. Open space to the rear of the existing store will be retained and form part of the enhanced Spadesbourne Brook.

F. Improvements will also be required to the road infrastructure at the junction of Stourbridge Road, Birmingham Road, Market Street and the Strand.

Key policy strengths

The redevelopment of the retail park will deliver a number of social benefits. The introduction of a large retail store would increase the range of retail facilities on offer in the town providing choice for residents. The development will reinstate a street frontage which would increase activity in the area which would provide natural surveillance that could potentially reduce the possibility of crime.

The policy ensures that the development of the site will retain the character and setting of the listed buildings within the site therefore there should be a positive impact on the town's historic heritage.

Improvements to pedestrian linkages highlighted should lead to more people using sustainable modes of transport and also encourage more people who use the retail park to enter into the town centre. This could lead to people using cars less and therefore reduce carbon emissions.

The development of this site has the potential to create employment for local people and promote economic growth, particularly if a large national retailer is attracted to the site. This can help to improve the vitality of the Town centre

and have knock-on benefits in terms of marketing Bromsgrove as a good place to live, work and do business.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Key policy weaknesses

No clear weaknesses to the policy have been identified.

Mitigation measures

None.

BDP17.16 Birmingham Road / Stourbridge Road Junction

This site offers an opportunity for office led mixed use development. The following development principles will apply

A. A perimeter block arrangement will be encouraged to reinstate street frontages.

B. High quality distinctive architecture will be required to establish the Parkside Crossroads as a key gateway into the town.

C. The scale of the development on Birmingham Road would need to respect development taking place on the Birmingham Road Retail Park.

D. The Stourbridge Road frontage would need to have regard to the former Parkside School opposite.

Key policy strengths

The redevelopment of the site will deliver a number of social benefits. A mixed use scheme would increase the range of services and facilities in the town meaning that local people would have access to a wider range of services. An element of the mixed use scheme could be residential which could help meet local needs. The development will reinstate a street frontage which would increase activity in the area which would provide natural surveillance that could potentially reduce the possibility of crime.

The policy ensures that the development of the site will retain the character and setting of the adjacent listed building therefore there should be a positive impact on the town's historic heritage.

Development in a sustainable Town Centre location should lead to more people using sustainable modes of transport rather than travelling by car. This could lead to people using cars less and therefore reduce carbon emissions.

The development of this site has the potential to create employment for local people and promote economic growth, by expanding the office sector in the town. This can help to improve the vitality of the Town Centre and have knock-on benefits in terms of marketing Bromsgrove as a good place to live, work and do business.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Key policy weaknesses

No clear weaknesses to the policy have been identified.

Mitigation measures

None.

BDP17.17 Mill Lane

This site offers a longer term opportunity for retail led mixed use development. The following development principles will apply subject to the outcome of a flood risk assessment:

A. At ground floor level A1 retail uses are to be the predominant use. Upper floors will be suitable for office and residential uses may be considered subject to the provision of safe flood free pedestrian access and egress.

B. The scale of retail development is to be determined although the scope to include larger retail spaces must be considered.

C. Proposals must include details of public realm improvement on Mill Lane and the creation of an enhanced public space and would require a development which reflects the role of this space as a 'town square'.

D. Spaces to the rear of the current buildings which are adjacent to the Brook must have full regard to the enhanced environment created by the naturalised Spadesbourne Brook.

E. Development must be made safe without increasing flood risk elsewhere. Opportunities should also be sought through the design and layout for reducing flood risk in the area.

F. The current pedestrian thoroughfare along Mill Lane will be protected in any development proposals.

Key policy strengths

The redevelopment of the Mill Lane site will have a number of social benefits to Bromsgrove Town Centre and the surrounding area. A mixed use scheme would increase the range of services and facilities in the town meaning that local people would have access to a wider range of services.

The policy allows for other uses on upper floors for office and/or residential development, which could contribute to meet both local employment and housing needs. Possible residential development would create the opportunity for affordable housing. The policy particularly revolves around retail regeneration; this will improve the quality of and equitable access to local services and facilities to a wide range of the District's population.

Increased activity due to public realm improvements and enhanced public space, combined with active retail frontages will provide natural surveillance that could potentially reduce the possibility of crime.

Environmentally, the policy requires spaces to the rear of current buildings which are adjacent to the brook to have full regard to the enhanced environment created by the naturalised Spadesbourne Brook. This will have a positive effect on the biodiversity within the Town Centre, strengthening landscape character and improving water quality.

Economically, the policy strives to enhance and expand the retail on offer on a mixed use development site, which will diversify the local economy and create jobs.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Key policy weaknesses

The site is within an area of flood risk due to the close proximity of the Spadesbourne Brook

Mitigation measures

The policy has been amended to specify the need for a Flood Risk Assessment and there is now specific guidance within the policy to ensure that flooding is reduced both on and around the site.

BDP17.18 Worcester Road Employment Area

This site offers a longer term opportunity for employment based redevelopment to be informed by a future Strategic Flood Risk Assessment. It is envisaged subject to the outcome a flood risk assessment that proposals for new employment uses will be supported within the existing employment allocation. Subject to BDP14 other uses may be acceptable where it can be demonstrated that they support the wider enhancement of the Town Centre and do not compromise the existing retail core of the Town Centre.

Any major redevelopment proposals should reflect the linear nature of the Town with active frontages along Worcester Road, although opportunities exist for a wide range and scale of design approaches on other areas of the site. The eastern edge bounded by the Spadesbourne Brook and Sanders Park must address these features whilst taking the risk of flooding as identified by the strategic flood risk assessment into account and where possible look to use these features as a positive design element. Any development proposals must be made safe without increasing flood risk elsewhere. Opportunities should also be

sought through the design and layout for reducing the flood risk in the area.

Key policy strengths

The redevelopment of the Worcester Road Employment site will have a number of social benefits to Bromsgrove Town Centre and the surrounding area. A mixed use scheme would increase the range of services and facilities in the town meaning that local people would have access to a wider range of services.

Increased activity due to a wider mix of uses on the site will provide natural surveillance that could potentially reduce the possibility of crime.

The policy is located adjacent to the Town Centre Conservation Area. Good design that reflects the linear nature of the street will improve the setting of the conservation area.

Economically, the policy strives to enhance and expand employment opportunities on offer on the development site, which will diversify the local economy and create jobs.

By highlighting a development opportunity on a brownfield site this inevitably maximises the use of previously developed land and leads to the sustainable use and development of material assets and reduces the need to travel to more distant service centres offering similar facilities outside the District.

Environmentally, the policy requires developments to pay regards to the Spadesbourne Brook and Sanders Park. This will have a positive effect on the biodiversity within the town centre and strengthen green corridors.

Key policy weaknesses

The site is within an area of flood risk due to the close proximity of the Spadesbourne Brook.

Mitigation measures

The policy has been amended to specify the need for a Flood Risk Assessment and there is now specific guidance within the policy to ensure that flooding is reduced both on and around the site.

Historic Market Site		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy states that some residential accommodation may be acceptable and therefore there could be an opportunity for some affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy states that development must consider the Spadesbourne Brook and Public Realm which includes provision for enhancing walking and cycling opportunities which will have a positive impact on health.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	The development of this site could potentially increase retail provision and also provide a wider range of leisure uses thereby attracting local residents and positively impacting vitality and viability of Bromsgrove Town Centre.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The development of this site would lead to increasing activity/ natural surveillance which both reduces the potential for crime and also reduce the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The policy highlights the potential for enhanced walking and cycling facilities adjacent to the Spadesbourne Brook which should lead to more people using these sustainable modes of transport.
SO6 To provide opportunities for communities to participate and	0	No direct impact of this policy has been identified

Historic Market Site		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The development of the site will lead to public realm improvements associated with the rerouted Spadesbourne Brook.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the development of a brownfield site. By its very nature will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The development of a brownfield site by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	+	The policy makes it clear that development of the market hall site must reflect the surrounding conservation area and retain important views to St. Johns Church.

Historic Market Site		
SA Objectives	SA Effects	Commentary
development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The policy does not have a direct impact on waste.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	There is a risk of flooding associated with this site. However, the policy specifies that a flood risk assessment is required and appropriate mitigation will need to be implemented where necessary.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The residential element of the site could have a certain percentage of affordable housing. Affordable housing schemes need to achieve at least Level 6 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. Through the tightening of the Building Regulations, redevelopment will ensure that new buildings are more energy efficient.
EV8 Protect and enhance the quality of water, soil and air	+	The policy makes reference to the re-routed Spadesbourne Brook and opportunities for enhanced walking and cycling. The improvements to the Spadesbourne Brook may have a positive impact on water quality whilst the promotion of sustainable modes of travel may reduce car usage which could improve air quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Improvements in walking and cycling facilities may reduce CO2 emissions.
Economic Objectives		
EC1 Develop a	++	The policy strives to enhance and expand the offer in

Historic Market Site		
SA Objectives	SA Effects	Commentary
knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		the town centre, which will diversify the local economy and create jobs.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact of this policy has been identified.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact of this policy has been identified.

Recreation Road		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	This policy strives to provide a major residential development opportunity that will meet local needs in terms of providing affordable housing and retirement led dwellings.
SO2 To improve the health and well-being of the population and reduce inequalities in health	?	Although the provision of affordable housing and properties for the elderly does not directly affect health, it could be argued that if people can afford a decent place to live then this could improve their well-being. Housing for the elderly is also normally made to building for life standards, which can have positive effects wellbeing.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Provision of affordable homes can reduce social exclusion through reducing barriers to housing for poorer sectors of society. In addition by providing safe access to the Recreation Ground, residents will be able to access the Town Centre shopping areas more easily which will contribute to the vitality and viability of the Town Centre.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The policy requires development to have active frontages, which would help create natural surveillance on to Recreation Road.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The policy highlights for clear, safe pedestrian access which should lead to more pedestrians into the town centre leading to increased sustainable travel.
SO6 To provide opportunities for communities to	0	No direct impact identified.

Recreation Road		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	No direct impact identified.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the redevelopment of a brownfield site. By its very nature will preserve the countryside, as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	This policy requires development along Recreation Road to respect the scale of surrounding buildings, which would be in keeping with the character of the surrounding area.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high	0	No direct impact identified of policy in this respect. The policy seeks to respect the setting of the adjacent Conservation Area and the scale of surrounding buildings.

Recreation Road		
SA Objectives	SA Effects	Commentary
quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	No direct impact identified of policy in this respect.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact identified of policy in this respect.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	Affordable housing schemes need to achieve at least Level 6 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. Through the tightening of the Building Regulations, redevelopment will ensure that new buildings are more energy efficient.
EV8 Protect and enhance the quality of water, soil and air	0	No direct impact identified of policy in this respect.
EV9 Reduce causes of and adapt to the impacts of climate change	0	Affordable housing schemes need to achieve at least Level 6 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. This policy can therefore directly reduce causes of and adapt to the impacts of climate change.
Economic Objectives		
EC1 Develop a	0	No direct impact identified of policy in this respect.

Recreation Road		
SA Objectives	SA Effects	Commentary
knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact identified of policy in this respect.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact identified of policy in this respect.

Recreation Ground		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The policy does not directly affect this objective.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The retention and enhancement of the Recreation Ground for recreation and amenity will improve the living environment and is likely to improve the health and well being of the population.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Safeguarding green infrastructure assets and the creation, maintenance and enhancement of open space and recreational facilities contributes positively to this objective.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Better design and improvement of this site would lead to increasing activity/ natural surveillance which both reduces the potential for crime and also reduce the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	This policy advocates the provision of clear pedestrian linkages to other areas of the Town Centre which could be used for recreational purposes and travel.
SO6 To provide opportunities for communities to	+	The enhancement of the Recreation Ground and creation of the new distinctive multi functional public event space will contribute positively to this objective.

Recreation Ground		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The retention and enhancement of open space and safeguarding all green infrastructure assets will have a positive impact on biodiversity (for example green corridors).
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	+	Enhancing the Recreation Ground through new landscaping, new multi function public event space, new community garden and new children play facilities are likely to increase its use and hence contribute positively to this objective.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	Retention of the open space will safeguard the landscape character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	0	The policy does not directly affect this objective.

Recreation Ground		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The policy does not directly affect this objective.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	+	The policy has the potential to minimise flood risk through maintaining areas of undeveloped greenspace that will enable rainfall to permeate the soil and reduce run-off.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	This policy has no direct impact on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	Maintaining areas of undeveloped greenspace that will enable rainfall to permeate the soil will help to maintain the quality of water that flow to the nearby watercourses.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Providing clear pedestrian linkages to other areas of the Town Centre can encourage walking and reduce the use of private cars.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and	0	This policy does not affect this objective.

Recreation Ground		
SA Objectives	SA Effects	Commentary
skills base whilst ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	This policy does not affect this objective.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	This policy does not affect this objective.

Parkside Middle School		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The policy is unlikely to have any impact on this objective as the conversion will be predominantly office based.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	The policy has no clear effect on this objective.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The development of this site would potentially increase office provision, which may positively impact on viability of services and increased penetration to the Town Centre.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The development of this site would lead to increasing activity/ natural surveillance which both reduces the potential for crime and also reduce the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Promoting office development in the Town Centre which is better connected by public transport is likely to encourage walking and cycling instead of private car use.
SO6 To provide opportunities for communities to participate and	0	The policy has no clear effect on this objective.

Parkside Middle School		
SA Objectives	SA Effects	Commentary
contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	Reinstating the avenue of lime trees on Market Street is creating/ enhancing the habitats for wildlife.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the redevelopment of a brownfield site. By its very nature will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	++	Preservation of listed building will enhance the historic landscape character of the town centre area.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new	++	Preserving the listed building and converting it to suitable use can conserve and enhance the historic built environment heritage.

Parkside Middle School		
SA Objectives	SA Effects	Commentary
development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	+	The conversion of buildings reusing existing materials; and the use of salvaged materials in traditional style is supported by this policy.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	The policy has no clear effect on this objective.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The policy has no clear effect on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	Reinstating the avenue of lime trees on Market Street is likely to improve the air quality and noise impact of traffic to surrounding areas.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Reinstating the avenue of lime trees will absorb carbon dioxide and reduce the causes of climate change.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share	+	Converting the building into office use will create jobs and increase the amount of office space in the town centre.

Parkside Middle School		
SA Objectives	SA Effects	Commentary
the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The policy has no clear effect on this objective.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The policy has no clear effect on this objective.

School Drive		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy states that residential development is considered acceptable at the northern edge of the site and therefore there could be an opportunity for some affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	++	This policy will have major benefits on the health and well-being of the of Bromsgrove's population as it provides leisure facilities to the community. This will include a number of facilities including a swimming pool, fitness suite, multifunctional studios and a sports hall.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	The development of this site will provide greater access to a number of key services, including leisure facilities, some elements of retail and possible civic facilities, and the fire and police services.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The policy requires buildings to have frontages onto School Drive and the Stratford Road, which would create natural surveillance, reducing crime and the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The policy highlights for improved links with the Town Centre which should lead to more people using sustainable modes of transport.
SO6 To provide opportunities for communities to	0	No direct impact identified of policy in this respect.

School Drive		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	No direct impact identified of policy in this respect.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the redevelopment of a brownfield site. By its very nature will preserve the countryside, as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The development of a brownfield site by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	0	No direct impact identified of policy in this respect.

School Drive		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	No direct impact identified of policy in this respect.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact identified of policy in this respect.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The residential element of the site could have a certain percentage of affordable housing. Affordable housing schemes need to achieve at least Level 6 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. Through the tightening of the Building Regulations, redevelopment will ensure that new buildings are more energy efficient.
EV8 Protect and enhance the quality of water, soil and air	0	No direct impact identified of policy in this respect.
EV9 Reduce causes of and adapt to the impacts of climate change	+	New development in a sustainable location may encourage greater use of public transport which could reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven	+	The redevelopment of the site will diversify the local economy and create jobs. The redevelopment of School Drive will also create better links with North

School Drive		
SA Objectives	SA Effects	Commentary
economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		Bromsgrove High School, New college and the surrounding area, which will contribute to an improved skills base.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact of this policy has been identified.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Although the redevelopment will not have a direct impact on this objective, by rejuvenating the area, New College and North Bromsgrove High School will have greater appeal which in turn can assist skill levels and qualifications gained.

Windsor Street		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy states that some residential accommodation will be encouraged on upper floors and therefore there could be an opportunity for some affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	No direct impact identified of policy in this respect.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	Policy supports regeneration of Windsor Street which will encourage improved provision of facilities particularly in the longer term, especially those related to retail.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Policy supports regeneration of Windsor Street which is likely to have a positive impact on reducing levels of crime ie by increasing activity / natural surveillance this both reduces fear of crime and more people equals less opportunity for crime to occur. This is reinforced in the policy by advocating active retail frontages on the ground level.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Promoting more residential development above shops in the Town Centre which is better connected by public transport are likely to encourage walking and cycling instead of private car use.

Windsor Street		
SA Objectives	SA Effects	Commentary
SO6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	No direct impact identified of policy in this respect.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	No direct impact identified of policy in this respect.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the development of Windsor Street, which is a brownfield site. By its very nature this will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	Town Centre regeneration by its very nature will preserve the countryside, as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character. The policy also states that all development must respect the scale and massing of the buildings on the High Street. This will allow new development to keep in character to the area.
EV4 Conserve,	++	The policy states that all development must respect

Windsor Street		
SA Objectives	SA Effects	Commentary
protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		the scale and massing of the buildings on the High Street. This will allow new development to keep in character to the area, thus enhancing the historic built environment.
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	No direct impact identified of policy in this respect.
EV6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact identified of policy in this respect.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The residential element of the site could have a certain percentage of affordable housing. Affordable housing schemes need to achieve at least Level 6 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. Through the tightening of the Building Regulations, redevelopment will ensure that new buildings are more energy efficient.
EV8 Protect and enhance the quality of water, soil and air	0	No direct impact identified of policy in this respect.
EV9 Reduce causes of and adapt to the	+	New development in a sustainable location may encourage greater use of public transport which

Windsor Street		
SA Objectives	SA Effects	Commentary
impacts of climate change		could reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	++	The policy strives to enhance and expand the retail on offer on a mixed use development site, which will diversify the local economy and create jobs.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact identified of policy in this respect.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact identified of policy in this respect.

Birmingham Road Retail Park		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	No direct impact of this policy has been identified.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	No direct impact of this policy has been identified.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	The development of this site would potentially increase retail provision providing greater choice for local communities.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The reinstatement of a street frontage would lead to increasing activity/ natural surveillance which both reduces the potential for crime and also reduce the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The policy highlights for improved pedestrian links with the Town Centre which should lead to more people using sustainable modes of transport.
SO6 To provide opportunities for communities to	0	No direct impact of this policy has been identified.

Birmingham Road Retail Park		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The development of the site will retain the open space at the rear and includes enhancements to the Spadesbourne Brook.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the development of a brownfield site. By its very nature will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The development of a brownfield site by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	+	The policy makes it clear that development of the retail unit must maintain and enhance the setting of the listed buildings on site.

Birmingham Road Retail Park		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The policy does not have a direct impact on waste.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact of this policy has been identified.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The policy makes no explicit reference to renewable energy.
EV8 Protect and enhance the quality of water, soil and air	+	The policy makes reference to enhancing the Spadesbourne Brook, this could lead to improvements in water quality. The policy highlights improved pedestrian links with the Town Centre. The promotion of sustainable modes of travel may reduce car usage which could improve air quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	Improvements in pedestrian links may reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven	++	The development of large retail store will expand the retail on offer, create jobs and could be a catalyst for further development.

Birmingham Road Retail Park		
SA Objectives	SA Effects	Commentary
economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact of this policy has been identified.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact of this policy has been identified.

Birmingham Road / Stourbridge Road		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	An office lead mixed use scheme could contain some residential development. Some affordable accommodation could be included.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	It is not considered that the development of this site will impact on this objective.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	A mixed use development may give the local population access to a wider range of services and facilities.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The reinstatement of street frontages would lead to increasing activity/ natural surveillance which both reduces the potential for crime and also reduce the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	Concentrating development in the most sustainable locations maximises the opportunity for people to use public transport.
SO6 To provide opportunities for communities to	0	No direct impact of this policy has been identified.

Birmingham Road / Stourbridge Road		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	0	The policy does not directly address biodiversity or geodiversity.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the development of a brownfield site. By its very nature will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	The development of a brownfield site by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	+	The policy makes it clear that development must be of high quality distinctive architecture to establish the Parkside Crossroads as a key gateway into the town.

Birmingham Road / Stourbridge Road		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	The policy does not have a direct impact on waste.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	No direct impact of this policy has been identified.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	The residential element of the site could have a certain percentage of affordable housing. Affordable housing schemes need to achieve at least Level 6 of the Code for Sustainable Homes. This policy can therefore directly improve energy efficiency by delivering a higher percentage of affordable units. Through the tightening of the Building Regulations, redevelopment will ensure that new buildings are more energy efficient.
EV8 Protect and enhance the quality of water, soil and air	0	No direct impact of this policy has been identified.
EV9 Reduce causes of and adapt to the impacts of climate change	+	New development in a sustainable location may encourage greater use of public transport which could reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the	+	A mixed use development will create jobs and increase the amount of office space in the town centre.

Birmingham Road / Stourbridge Road		
SA Objectives	SA Effects	Commentary
infrastructure and skills base whilst ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact of this policy has been identified.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact of this policy has been identified.

Mill Lane		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	+	The policy states that some residential accommodation will be encouraged on upper floors and therefore there could be an opportunity for some affordable housing.
SO2 To improve the health and well-being of the population and reduce inequalities in health	0	No direct impact identified of policy in this respect, although improvement to the public realm and enhanced public space in terms of a 'town square' could improve shoppers experience of the Town Centre.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	++	Policy supports regeneration of Mill Lane which will encourage improved provision of facilities particularly in the longer term, especially those related to retail.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	Regeneration of Mill Lane will provide active frontages which will increase the natural surveillance of the area. Improvement of the public realm and the retention of the pedestrian thoroughfare will result in a high usage of Mill Lane, which also reduces crime and the fear of crime.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The retention of the thoroughfare along Mill Lane will encourage walking and cycling through the Town Centre.
SO6 To provide	+	The proposal of improving the public realm and creating an enhanced public space in the form of a

Mill Lane		
SA Objectives	SA Effects	Commentary
opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		'town square' will contribute positively to this objective.
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	++	The development of the site will contribute to the enhanced environment along the naturalised Spadesbourne Brook.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the development of Mill Lane, which is a brownfield site. By its very nature this will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	Town Centre regeneration by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character. The policy also advocates buildings must have full regard to the enhanced natural environment created by the naturalised Spadesbourne Brook.
EV4 Conserve, protect and enhance the architectural,	+	Public Realm improvements will assist in enhancing the historic built environment.

Mill Lane		
SA Objectives	SA Effects	Commentary
cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	No direct impact identified of policy in this respect.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	--	There is a risk of flooding associated with this site. However, the policy specifies that a flood risk assessment is required.
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	The policy is unlikely to impact on this objective.
EV8 Protect and enhance the quality of water, soil and air	+	The policy makes reference to the naturalised Spadesbourne Brook and opportunities for enhancing this environment must be taken into account by surrounding buildings. The improvements to the Spadesbourne Brook may have a positive impact on water quality.
EV9 Reduce causes of and adapt to the impacts of climate	+	New development in a sustainable location may encourage greater use of public transport which could reduce CO2 emissions.

Mill Lane		
SA Objectives	SA Effects	Commentary
change		
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	++	The development of larger retail space will expand the retail on offer, create jobs and could be a catalyst for further development.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	No direct impact identified of policy in this respect.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	No direct impact identified of policy in this respect.

Worcester Road Employment Area		
SA Objectives	SA Effects	Commentary
Social Objectives		
SO1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	0	The policy promotes several possible uses for the site but residential has not been highlighted. The policy will therefore not impact on this objective.
SO2 To improve the health and well-being of the population and reduce inequalities in health	+	The policy supports design of developments that pay regards to the Spadesbourne Brook and Sanders Park. This will encourage occupants to visit the nearby green space and could improve wellbeing of occupants and nearby residents.
SO3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The policy supports a mix of uses including leisure and retail. This will improve access for Bromsgrove residents.
SO4 Reduce crime, fear of crime and anti-social behaviour	+	The redevelopment of this site with a wider mix uses may mean that there are active frontages for longer periods of the day which will increase natural surveillance. This could potentially reduce crime in the long term.
SO5 Increase sustainable travel choices and move towards more sustainable travel patterns	+	The redevelopment of the site may create jobs for local people which may reduce the need for some people to travel. The site is viewed as a long term development opportunity therefore improvements are not expected in the long term.
SO6 To provide opportunities for	0	No direct impact on this objective has been identified.

Worcester Road Employment Area		
SA Objectives	SA Effects	Commentary
communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
EV1 To conserve and enhance biodiversity and geodiversity	+	The policy supports design of developments that pay regards to the Spadesbourne Brook and Sanders Park.
EV2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	++	The policy actively promotes the development of the Worcester Road Employment Area, which is a brownfield site. By its very nature this will preserve the countryside as activity will be focussed on the Town Centre.
EV3 Safeguard and strengthen landscape and townscape character and quality	+	Town Centre regeneration by its very nature will preserve the countryside as activity will be focussed on the Town Centre and making the best of existing resources in the Town Centre thereby preserving wider landscape quality and character.
EV4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high	+	The site is located adjacent to the conservation area. The policy promotes good design which would improve the setting of the conservation area.

Worcester Road Employment Area		
SA Objectives	SA Effects	Commentary
quality built environment in new development proposals.		
EV5 To manage waste in accordance with the waste hierarchy: 1) prevention, 2) preparing for reuse, 3) recycling, 4) other recovery, 5) disposal	0	No direct impact identified of policy in this respect.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	There is a risk of flooding associated with this site. However, the policy specifies that a flood risk assessment is required
EV7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	0	No direct impact on this objective has been identified.
EV8 Protect and enhance the quality of water, soil and air	+	The policy supports development that has regard to the Spadesbourne Brook, this will potentially improve the Spadesbourne Brook and have a positive impact on water quality.
EV9 Reduce causes of and adapt to the impacts of climate change	+	New development in a sustainable location may encourage greater use of public transport which could reduce CO2 emissions.
Economic Objectives		
EC1 Develop a knowledge driven economy, the	+	The development of a mixed use scheme will create jobs and could be a catalyst for further development.

Worcester Road Employment Area		
SA Objectives	SA Effects	Commentary
infrastructure and skills base whilst ensuring all share the benefits, urban and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	This policy supports developments that are flexible and take into account of the economic challenges of businesses. The flexibility is likely to encourage businesses involved in new technologies.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The policy will not impact on this objective.

We will consider reasonable requests to provide this document in accessible formats such as **large print, Braille, Moon, audio CD or tape or on computer CD**

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