

West Northamptonshire Joint Core Strategy SA Addendum: Final Report (December 2013)

Appendix 8

SA Matrices for the Towcester SUE Options

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Towcester Site Options

Site Code: TJO_01

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road (the A43 towards Northampton) at its southern edge, which could result in noise disturbance for residents.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>The site contains an area classed as being of low sensitivity in terms of cultural heritage along its western boundary and development could therefore have an uncertain minor negative effect, although further investigation would be needed at the planning application stage.</p> <p>It is noted that the site is less than 50m from Easton Neston Conservation Area and less than 200m from Easton Neston Registered Park and Garden.</p>
3. Biodiversity, flora and fauna			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>Tiffield Disused Railway Local Wildlife site runs along the western boundary of the SUE site. In addition there is a potential Local Wildlife Site within the woodland emanating from the southern tip of the Tiffield Disused Railway Local Wildlife Site in to the SUE site. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand;</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>learning.</p> <p>b) Promote sustainable modes of travel to access education.</p>	<ul style="list-style-type: none"> • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	<p>++?</p>	<p>therefore all sites will have at least a minor positive effect on this objective.</p> <p>The site is 770m south of Tiffield Church Of England Voluntary Aided Primary School, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<p>a) Continue to improve energy efficiency of dwellings.</p> <p>b) Continue to increase the provision of 'affordable warmth'.</p> <p>c) To decrease the dependency on oil for space heating.</p> <p>d) Increase the local renewable energy generating capacity.</p>	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	<p>0</p>	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
<p>a) To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	<p>+?</p>	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in walking distance of several green amenity spaces and connected to three bridleways and two footpaths. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	-?	<p>The site is in an area of medium landscape sensitivity which would suggest that development within the SUE site would have a minor negative effect on landscape character and features.</p> <p>The exact nature of these negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Further to this, the development of the SUE site could reduce the area of greenfield land in between Towcester and the village of Tiffield to the north, which could have an effect in relation to settlement coalescence , although this is again uncertain.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities 		<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2:</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<p>which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land.</p> <ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 	+	Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			
<p>a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.</p>	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
<p>a) To reduce spatial inequalities in social opportunities.</p>	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
<p>a) Reduce land contamination, and safeguard soil and geological quality and quantity.</p>	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is entirely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			negligible risk of ground instability at the site.
14. Waste			
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>This site is entirely on greenfield land; therefore there are not likely to be the same opportunities that may exist on a partially brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore development here will have a negligible effect on this objective.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects.</p> <p>The SUE site is entirely outside of flood zones 2, 3a and 3b, and is therefore likely to have a negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by two strategic roads, at its south eastern edge the A43 towards Northampton and at its western edge the A5 which runs parallel with the M1 both of which could result in noise disturbance for residents.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>The site contains an area classed as being of low sensitivity in terms of cultural heritage along its eastern boundary and development could therefore have an uncertain minor negative effect, although further investigation would be needed at the planning application stage.</p> <p>It is noted that the site's southern boundary is less than 500m from Easton Neston Conservation Area and the Easton Neston Registered Park and Garden, and less than 1km away from Towcester Conservation Area, with its large concentration of listed buildings, in the centre of the town. In addition, there are four listed buildings within 1km of the site's northern boundary.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or 		Tiffield Disused Railway Local Wildlife site runs along the eastern

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>boundary of the SUE site. In addition there is a potential Local Wildlife Site within the woodland emanating from the southern tip of the Tiffield Disused Railway Local Wildlife Site. There is another potential Local Wildlife Site with 250m of the site's western boundary within the adjoining SUE site. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
b) Promote sustainable modes of travel to access education.	associated with new residential developments. <ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	+	objective. The site is 880m north of the closest school, Sponne Secondary School in the centre of Towcester. 880m is not a reasonable walking distance; therefore, residents of the site would find it difficult to benefit from existing local educational facilities and a minor rather than a significant positive effect is therefore likely.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles. The site is in walking distance of several green amenity spaces and connected to two footpaths and two bridleways. Being in close proximity to existing facilities and recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required. This site is not within or adjacent to an AQMA. All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			element of the SA objective.
8. Labour market and economy			
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. An appropriate range of employment opportunities in rural areas. 	+	All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>The site is in an area of medium landscape sensitivity which would suggest that development within the SUE site would have a minor negative effect on landscape character and features.</p> <p>The exact nature of these negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Further to this, the development of the SUE site could reduce the area of greenfield land in between Towcester and the village of Caldecote to the north, which could have a minor negative effect in relation to settlement coalescence, although this is again uncertain.</p> <p>This moderate risk of coalescence coupled with the medium landscape sensitivity of the SUE site make the effects of development within the SUE significantly negative.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. Good access to facilities, particularly by public transport, walking and cycling. 	+	All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is entirely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling 	0	<p>This site is largely on greenfield land; therefore there are not likely to be the same opportunities that may exist on a partially brownfield site to re-use existing building materials. Potential effects will be influenced</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
achieve the sustainable management of waste.	/ composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste?		by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore development here will have a negligible effect on this objective.
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters. b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.	• Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)?	0	Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites. It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. The SUE site is entirely outside of flood zones 2, 3a and 3b, and is therefore likely to have a negligible effect on this objective. It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its western edge, the A5 which runs parallel with the M1. The road could cause noise disturbance for residents.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the site is 700m from the Towcester Conservation Area in the centre of the town. The Conservation area contains many listed buildings and three Scheduled Monuments, including a motte and bailey castle.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and enhance the 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>The SUE site contains a potential Local Wildlife Site (unnamed). Another Potential Local Wildlife Site, Belle Baulk Park lies less than 400m to the</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>south. The Local Wildlife Site Duncote Marshy Field is just less than 1km to the north west. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest school, Greens Norton Church Of England Primary School, to the site is 750m to the west, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in walking distance of several green amenity spaces and Greens Norton Jubilee Memorial Garden. It is also connected to two footpaths. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	-?	<p>The site is within an area assessed as being of medium to low sensitivity and is likely to have a minor negative effect on landscape character and features.</p> <p>However, these potential negative effects are uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Despite the site being in close proximity to the neighbouring villages of Greens Norton and Duncote to the north west, its development would not cause coalescence between the three settlements.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is entirely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains woodland and several sports and recreational pitches. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	-?	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects.</p> <p>This particular site contains a small waterway running north south through its centre. A relatively small proportion of the site (approximately 10%) is covered by flood zones 2 and 3; therefore, development in this location is predicted to have minor negative effects on this objective depending on how development is distributed within the site, i.e. whether that area is built on, which is uncertain.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its south western edge, the A43 towards Northampton. The road could cause noise disturbance for residents.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the village of Greens Norton to the north west contains several listed buildings with the most southerly listed buildings being within 250m of the site. In addition, the site is just over 600m from the Towcester Conservation Area in the centre of the town. The Conservation Area contains many listed buildings and three Scheduled Monuments, including a motte and bailey castle.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and enhance the 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>The potential development site is within 250m of two potential Local Wildlife Sites. In addition there Local Wildlife site and a Local Nature</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>Reserve within 1km of the site. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest school, Greens Norton Church Of England Primary School, to the site is 500m to the north west, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	++?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in walking distance of several green amenity spaces, Greens Norton Jubilee Memorial Garden and roughly 600m to the south east of Greens Norton Doctors Surgery, which is a reasonable walking distance. In addition it is connected to four footpaths. Being in close proximity to existing facilities and recreational areas as well as new ones developed on the SUE sites could have a significant positive effect on this objective. However, this effect is uncertain due to a lack of information</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	-?	<p>The site is within an area assessed as being of medium to low sensitivity and is likely to have a minor negative effect on landscape character and features.</p> <p>However, these potential negative effects are uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Due to the site being in close proximity to the neighbouring village of Greens Norton to the north west, there is some potential for settlement coalescence, however, development of the site would not result in full coalescence with Towcester.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	support viable local services and public transport provision and which achieve efficient use of land. <ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		incorporate sustainable transport links.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is entirely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
14. Waste			
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields and a flood plain. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	-?	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. The southern half of this site (approximately 40% of the total site area) contains the flood plain and channel of the River Tove and comprises land which is classed as flood zone 3; therefore there is a potential for negative effects on this objective depending on how development is distributed within the site, i.e. whether that area is built on, which is uncertain.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its eastern boundary, the A43 north towards Northampton and south towards Silverstone. The road could cause noise disturbance for residents.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the site is under 750m to the west of the Towcester Conservation Area in the centre of the town. The Conservation Area contains many listed buildings and three Scheduled Monuments, including a motte and bailey castle. In addition, the village of Greens Norton contains several listed buildings with the most southerly listed buildings being just within 1km of the site.</p>
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>The potential development site is within 250m of two potential Local</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>Wildlife Sites, to the north west and north east. In addition, less than 700m to the north west is the Greens Norton Disused Railway Local Wildlife Site. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest schools are Nicholas Hawksmoor Primary School 600m to the south east and Sponne Secondary School 700m to the east. Both are within a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in walking distance of several green amenity spaces. In addition it is connected to one footpath. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	0	<p>The site is within an area that is assessed as being of low sensitivity and is therefore likely to have a negligible (0) effect on landscape character and features.</p> <p>There are no reasonably close settlements in close proximity to the site and Towcester; therefore there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is entirely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This SUE site is entirely outside of flood zones 2, 3a and 3b, and is therefore likely to have a negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its eastern boundary, the A43 north towards Northampton and south towards Silverstone. The road could cause noise disturbance for residents.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the site is under 400m to the north east of two listed buildings. Just less than 1km to the east is the Towcester Conservation Area in the centre of the town. The Conservation Area contains many listed buildings and three Scheduled Monuments, including a motte and bailey castle.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and enhance the 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>The potential development site is within 1km of two potential Local</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/-?	<p>Wildlife Sites, to the north west and north east. Therefore, development at this site has the potential to have a minor negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest school to the site is Nicholas Hawksmoor Primary School 570m to the east, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in walking distance of several green amenity spaces. In addition it is connected to one footpath. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	0	<p>The site is within an area that is assessed as being of low sensitivity and is therefore likely to have a negligible effect on landscape character and features.</p> <p>There are no reasonably close settlements in close proximity to the site and Towcester; therefore there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This SUE site is entirely outside of flood zones 2, 3a and 3b, and is therefore likely to have a negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its western boundary, the A43 north towards Northampton and south towards Silverstone. The road could cause noise disturbance for residents, which could have a minor negative effect.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the site is just over 800m to the east of two listed buildings.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and enhance the 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies approximately 750m to the south east.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/-?	<p>Therefore, development at this site has the potential to have a minor negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest school to the site is Nicholas Hawksmoor Primary School 670m to the north east, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in walking distance of several green amenity spaces. In addition it is connected to one footpath. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	0	<p>The site is largely within an area that is assessed as being of low sensitivity, with some land of medium sensitivity. However, it is judged that development within the site is likely to have a negligible effect on landscape character and features.</p> <p>There are no reasonably close settlements in close proximity to the site and Towcester; therefore there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	-?	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This particular site contains a small tributary of the River Tove, Silverstone Brook, which runs through the centre of Towcester to the north. Approximately one quarter of the site is covered by flood zones 2 and 3; therefore, development in this location is predicted to have minor negative effects on this objective depending on how development is distributed within the site, i.e. whether that area is built on, which is uncertain.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site's southern edge touches the A5, a strategic road, which runs along the eastern edge of Towcester and north towards the M1.</p> <p>There are no AQMAs within close proximity to the site.</p> <p>Overall, development of the site is likely to have a mixed effect on this objective.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely, however, some of the site was not covered in the Towcester Landscape Sensitivity and Green Infrastructure Study, therefore there is uncertainty about heritage assets in the northern sections of the site outside of the study area.</p> <p>It is noted that the site borders the Easton Neston Registered Park and Garden and is less than 350m from Easton Neston Conservation Area. In addition, there are three listed buildings scattered within 50m of the sites south eastern edge.</p>
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>The site is just over 250m from Cappenham Bridge Drain Local Wildlife Site within the floodplain of the River Tove. In addition there is a</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/-?	<p>Potential Local Wildlife Site, Towcester Mill Meadows, less than 700m to the north west of the site.</p> <p>Therefore, development at this site has the potential to have a minor negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> New education facilities well located in relation to walking, cycling and public transport routes. 	+	The closest school to the site is Towcester Church of England Primary School 1.3km away. 1.3km is not a reasonable walking distance; therefore, residents of the site would find it difficult to benefit from existing local educational facilities in addition to those new facilities provided within the SUE site.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> An average increase in the SAP rating of dwellings? A reduction of the average household fuel bill. A decrease in oil consumption. Major developments incorporating renewable energy measures into the design. An increase in energy efficient measures and CHP in the design new developments. An increase in the number of large scale renewable energy schemes. A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> Healthier lifestyles? Improved access to healthcare? Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is in close proximity to several green amenity spaces and is connected to three footpaths. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>The site is in an area of high and medium landscape sensitivity which would suggest that development within the SUE site would have a significant negative effect on landscape character and features.</p> <p>The exact nature of these negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>This site is not expected to result in settlement coalescence as there are no settlements that would be joined together by the development of this site.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	+	All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			
a) To develop and maintain a balanced and sustainable population structure	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
with good access to services and facilities.	<ul style="list-style-type: none"> • Appropriate community, social and transport infrastructure. 	+	support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective. It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least 	0	The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	favoured option? • Encourage the reduction in the production and movement of hazardous waste?		
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters. b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects.</p> <p>The River Tove runs along the northern tip of the site; however, only around 1% of the site is within flood zones 2, 3a and 3b, the rest is free from flood risk. Therefore, there is likely to have a negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site borders the A43 to the west which runs north towards Northampton and south towards Silverstone. The road is a strategic route, which could result in noise disturbance for residents that would have a minor negative effect on this objective.</p> <p>There are no AQMAs within close proximity to the site.</p> <p>Overall, development on the site is likely to have a mixed effect on the objective.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely, however, a small area of the site was not covered in the Towcester Landscape Sensitivity and Green Infrastructure Study, therefore there is uncertainty about heritage assets in the northern section of the site outside of the study area.</p> <p>It is noted that there is one listed building within 250m of the site. In addition, the site is 850m to the south of the Towcester Conservation Area with its many listed buildings and Scheduled Monuments.</p>
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies less than 250m to the south.</p> <p>Therefore, development at this site has the potential to have a</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/-?	<p>significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable modes of travel to access education.</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p> <p>The closest school to the site is Nicholas Hawksmoor Primary School 240m to the north west, which is a reasonable walking distance. It</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
<ul style="list-style-type: none"> a) To improve health and reduce health inequalities. 	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	++?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of several green amenity spaces and a doctor's surgery 520m to the north. It is also connected to three footpaths. Being in close proximity to existing facilities and recreational areas as well as the new ones that be developed on the SUE could have a significant positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.
8. Labour market and economy			
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. An appropriate range of employment opportunities in rural areas. 	+	All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>The land is assessed as being of medium to low sensitivity. Overall, it is judged that development within the site would have a minor negative effect on landscape character and features, although, in all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>The development of this site has the potential to result in settlement coalescence with Wood Burcote hamlet, therefore a potential significant negative effect is identified for this objective.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. Good access to facilities, particularly by public transport, walking and cycling. 	+	All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			
a) To reduce waste generation and disposal, increase	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re- 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>recycling and achieve the sustainable management of waste.</p>	<p>cycled materials and make provision for recycling / composting in all new development?</p> <ul style="list-style-type: none"> • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 		<p>effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	-?	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This particular site contains a small tributary of the River Tove, Silverstone Brook, which runs through the centre of Towcester to the north. Less than 10% of the site is covered by flood zones 2 and 3; therefore, development in this location is predicted to have a minor negative effect on this objective. This will ultimately be dependent on how development is distributed within the site, i.e. whether that area is built on, which is uncertain.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

Site Code: TJO_09b: Towcester South SUE

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>d) Reduce the need to travel and facilitate modal shift.</p> <p>e) Reduce/minimise the potential increase in congestion.</p> <p>f) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/0	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site does not border any strategic roads or industrial areas, nor are there any AQMAs within close proximity to the site. Therefore the effects of noise and air quality are likely to be negligible.</p> <p>Overall, development on the site is likely to have a mixed effect on the objective.</p>
2. Archaeology and cultural heritage			
<p>b) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>The site contains an area classed as being of medium sensitivity in terms of cultural heritage and development could therefore have an uncertain minor negative effect, although further investigation would be needed at the planning application stage.</p> <p>It is noted that there is one listed building within 250m of the site. In addition, the site is less than 700m to the south of the Towcester Conservation Area with its many listed buildings and Scheduled Monuments.</p>
3. Biodiversity, flora and fauna			
<p>d) Maintain and enhance the</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies less than 100m to the south. In addition, there is a Potential Local Wildlife Site,</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>e) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>f) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>Towcester Mill Meadows, less than 700m to the north of the site.</p> <p>Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>b) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>c) Improve educational attainment and promote lifelong learning.</p> <p>d) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest school to the site is Towcester Church of England Primary School 650m to the north, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
e) Continue to improve energy efficiency of dwellings. f) Continue to increase the provision of 'affordable warmth'. g) To decrease the dependency on oil for space heating. h) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
b) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	++?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of several green amenity spaces and a doctor's surgery 650m to the north west. It is also connected to four footpaths and a bridleway. Being in close proximity to existing facilities and recreational areas as well as new ones developed on the SUE sites could have a significant positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>b) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>c) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>d) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>The site is assessed as being of medium to high sensitivity, with some small pockets of low sensitivity landscape to the west. Overall, it is judged that development within the site would have a significant negative effect on landscape character and features, although, in all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>The development of this site has the potential to result in settlement coalescence with Wood Burcote hamlet.</p>
10. Material assets			
<p>b) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
b) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
b) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
b) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>b) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>e) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>f) Reduce risk of flooding.</p> <p>g) Improve efficiency of water use.</p> <p>h) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This particular site contains no waterways or water bodies. Therefore, development in this location is predicted to have a negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

Site Code: TJO_09c: Towcester South SUE

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>g) Reduce the need to travel and facilitate modal shift.</p> <p>h) Reduce/minimise the potential increase in congestion.</p> <p>i) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	<p>+/-</p>	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site borders the A5 to the east. The road is a strategic route, which could result in noise disturbance for residents that would have a minor negative effect on this objective.</p> <p>There are no AQMAs within close proximity to the site.</p> <p>Overall, development on the site is likely to have a mixed effect on the objective.</p>
2. Archaeology and cultural heritage			
<p>c) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	<p>-?</p>	<p>The site contains an area classed as being of medium sensitivity in terms of cultural heritage and development could therefore have an uncertain minor negative effect, although further investigation would be needed at the planning application stage.</p> <p>It is noted that there are three listed buildings within 250m of the site. The Easton Neston Registered Park and Garden almost border the site at its north eastern edge, but for the A5 between them. In addition, the site is 500m to the south of the Towcester Conservation Area with its many listed buildings and Scheduled monuments.</p>
3. Biodiversity, flora and fauna			
<p>g) Maintain and enhance the</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 	<p></p>	<p>There is a Potential Local Wildlife Site, Towcester Mill Meadows, less than 500m to the north of the site.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>h) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>i) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/-?	<p>Therefore, development at this site has the potential to have a minor negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>c) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>e) Improve educational attainment and promote lifelong learning.</p> <p>f) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	++?	<p>The closest school to the site is Towcester Church of England Primary School 570m to the north west, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> i) Continue to improve energy efficiency of dwellings. j) Continue to increase the provision of 'affordable warmth'. k) To decrease the dependency on oil for space heating. l) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
c) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	++?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of several green amenity spaces and a doctor's surgery 650m to the north west. It is also connected to three footpaths. Being in close proximity to existing facilities and recreational areas as well as new ones developed on the SUE sites could have a significant positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>c) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>e) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>f) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>The site is assessed as being of medium to high sensitivity, with some small pockets of low sensitivity landscape to the west. Overall, it is judged that development within the site would have a significant negative effect on landscape character and features, although, in all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>There are no settlements in close proximity to the site and Towcester; therefore, there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
<p>c) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. 	+	<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
c) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
c) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
c) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>c) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>i) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>j) Reduce risk of flooding.</p> <p>k) Improve efficiency of water use.</p> <p>l) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This particular site contains no waterways or water bodies. Therefore, development in this location is predicted to have a negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its western boundary, the A43 north towards Northampton and south towards Silverstone. The road could cause noise disturbance for residents, which could have a minor negative effect.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the site is just under 800m to the east of two listed buildings.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and enhance the structure and function of habitats 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies just under 600m to the south east.</p> <p>Therefore, development at this site has the potential to have a minor</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/-?	<p>negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable modes of travel to access education.</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	+	<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p> <p>The closest school to the site is Nicholas Hawksmoor Primary School, 960m to the north. 960m is not a reasonable walking distance;</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			therefore, residents of the site would find it difficult to benefit from existing local educational facilities in addition to those new facilities provided within the SUE site.
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.
7. Health and well being			
<ul style="list-style-type: none"> a) To improve health and reduce health inequalities. 	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of several green amenity spaces and connected to one footpath. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<ul style="list-style-type: none"> a) To create high quality employment opportunities and 	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit 		All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
develop a strong culture of enterprise and innovation.	<p>locational/ economic opportunities while not harming the environment.</p> <ul style="list-style-type: none"> • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	0	<p>The site has been assessed as largely being in an area of low sensitivity. It is therefore likely to have a negligible effect on landscape character and features.</p> <p>There are no settlements in close proximity to the site; therefore there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	+	All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			in relation to all of the site options.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective. It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	-?	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This particular site contains a small tributary of the River Tove, Silverstone Brook, which runs through the centre of Towcester to the north. Approximately 10% of the site is covered by flood zones 2, 3a and 3b; therefore, development in this location is predicted to have minor negative effects on this objective depending on how development is distributed within the site, i.e. whether the area at risk of flooding is built on.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

Site Code: SHLAA SNC 591: South of Towcester

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/0	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is not bordered by any major strategic roads that could cause noise disturbance for residents. Nor are there any AQMAs within close proximity to the SUE site. Therefore the effects with regards to noise and air quality are negligible. Overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the closest listed building to the site is located just over 250m to the north east.</p>
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies ;less than 200m to the south of the site.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	+	The closest school to the site is Nicholas Hawksmoor Primary School, 1.2km to the north. 1.2km is not a reasonable walking distance; therefore, residents of the site would find it difficult to benefit from existing local educational facilities in addition to those new facilities provided within the SUE site.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of four green amenity spaces. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
b) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.
9. Landscape and townscape			
a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced. b) Enhance the form and design of the built environment.	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>The site is within an area assessed as being of high sensitivity and is likely to have a significant negative effect on landscape character and features.</p> <p>In all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>There are no settlements in close proximity to the site; therefore there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	+	All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			
a) To develop and maintain a balanced and sustainable population structure	• Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities.		<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
with good access to services and facilities.	<ul style="list-style-type: none"> • Appropriate community, social and transport infrastructure. 	+	support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective. It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least 	0	The site is largely a greenfield site containing woodland. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	favoured option? • Encourage the reduction in the production and movement of hazardous waste?		
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters. b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This particular site contains no waterways or water bodies and therefore no flood zones 2, 3a and 3b; therefore, development in this location is predicted to have negligible effect on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

Site Code: SA58: Burcote Green, Towcester

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality.	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by a strategic road at its western boundary, the A43 north towards Northampton and south towards Silverstone. The road could cause noise disturbance for residents, which could have a minor negative effect.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>The site is within an area classed as lowest sensitivity in terms of cultural heritage, and therefore a negligible effect is likely.</p> <p>It is noted that the site is just under 900m to the east of two listed buildings.</p>
3. Biodiversity, flora and fauna			
a) Maintain and enhance the	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies just under 250m to the south east. In addition, another ancient woodland</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>earmarked as a Potential Local Wildlife Site is less than 500m to the south.</p> <p>Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 		<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 	+	The closest school to the site is Nicholas Hawksmoor Primary School, 1km to the north. 1km is not a reasonable walking distance; therefore, residents of the site would find it difficult to benefit from existing local educational facilities in addition to those new facilities provided within the SUE site.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of several green amenity spaces. Being in close proximity to existing recreational areas as well as new facilities developed on the SUE sites could have a minor positive effect on this objective. However, this effect is uncertain due to a lack of information about capacity and the potential to expand services and facilities if required.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.
9. Landscape and townscape			
a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced. b) Enhance the form and design of the built environment.	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	-?	<p>The site sits within an area of land assessed as being of medium to low sensitivity. Therefore, development within this site is likely to have a minor negative effect on landscape character and features.</p> <p>It should be noted, however, that in all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>There are no settlements in close proximity to the site; therefore there is no risk of future coalescence as a result of development in this location.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	+	All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			
a) To develop and maintain a balanced and sustainable population structure	• Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities.		<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
with good access to services and facilities.	<ul style="list-style-type: none"> • Appropriate community, social and transport infrastructure. 	+	support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective. It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p> <p>The site contains land categorised as category B; therefore there is a negligible risk of ground instability at the site.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least 	0	The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	favoured option? • Encourage the reduction in the production and movement of hazardous waste?		
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters. b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects.</p> <p>This site contains no flood zones 2, 3a and 3b; therefore, development in this location is predicted to have negligible effects on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.</p>

Site Code: SHLAA SNC045: Shacks Farm Barn

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<ul style="list-style-type: none"> a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality. 	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-	<p>It is assumed that all of the SUE site options will have a minor positive effect on this part of the SA objective, as it is assumed that sustainable transport links would be provided as part of the new SUE development at any site.</p> <p>The site is bordered by two strategic roads the A43 and the A413 which join at the site's northern end. The roads could cause noise disturbance for residents, which could have a minor negative effect.</p> <p>There are no AQMAs within close proximity to the SUE site.</p> <p>Therefore, overall, the site has potentially mixed effects for this objective.</p>
2. Archaeology and cultural heritage			
<ul style="list-style-type: none"> a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings). 	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	0	<p>This site was not included in the study area for the Towcester Landscape Sensitivity and Green Infrastructure study, however, the closest designated heritage asset to the site is a single listed building just under 300m from the southern tip of the site. Therefore, it is considered unlikely that development within the site would have an effect on the objective.</p>
3. Biodiversity, flora and fauna			
<ul style="list-style-type: none"> a) Maintain and enhance the 	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 		<p>Burcote Wood Local Wildlife Site and ancient woodland lies 800m to the north east. In addition, another ancient woodland earmarked as a</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	+/--?	<p>Potential Local Wildlife Site is less than 100m to the east.</p> <p>Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and opportunities may exist to enhance biodiversity through appropriate design and the incorporation of biodiversity enhancement measures into the development.</p> <p>It is assumed that all SUEs (including this site) would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore all sites could have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the SUEs and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 	+	<p>It is assumed that all of the SUEs would incorporate either new schools or the expansion of existing facilities to accommodate growing demand; therefore all sites will have at least a minor positive effect on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>modes of travel to access education.</p>	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 		<p>The closest school to the site is Silverstone Infant School 800m to the south west, which is a reasonable walking distance. It could therefore be easier and more resource/cost efficient to expand the school to accommodate new residents as required, rather than building new schools within the SUE area. In combination with the new educational facilities provided by the SUE site, additional access to existing educational facilities is likely to have a significant positive effect on the objective. However, due to the steep topography of the site, 800m may not be an easy walking distance for all ages and abilities, therefore, it is not considered that there will be a significant positive effect in terms of accessibility, only a minor positive effect.</p> <p>There will always be some uncertainty attached to this effect due to a lack of information about existing capacity and the potential to expand existing schools/colleges in the area.</p>
6. Energy and climatic factors			
<p>a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.</p>	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the site options on this SA objective will be negligible.</p>
7. Health and well being			
<p>a) To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+	<p>All of the site options are likely to have at least a minor positive effect on this SA objective, as it is assumed that all of the SUEs would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities. It is also assumed that new green infrastructure including walking and cycle routes would be provided within the sites, which should have a positive effect in relation to encouraging more active lifestyles.</p> <p>The site is within walking distance of several footpaths. In addition, the Silson Doctors Surgery is 560m to the south west. Being in close proximity to existing facilities and recreational areas as well as new facilities developed on the SUE sites could have a significant positive</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>effect on this objective. However, due to the steep topography of the site they may not be an easy walking distance for all ages and abilities, therefore, it is not considered that there will be a significant positive effect in terms of accessibility.</p> <p>This site is not within or adjacent to an AQMA.</p> <p>All new homes will be expected to be of high quality; therefore the location of new development will not affect the achievement of that element of the SA objective.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>All of the site options are likely to have a minor positive effect on this SA objective, as it is assumed that all of the SUEs would involve employment provision. All of the SUEs are also assumed to provide a mix of housing and employment, therefore all will have further positive effects in relation to minimising travel distances and enabling easier access to employment opportunities.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	0	<p>The Towcester Landscape Sensitivity and Green Infrastructure Study (June 2009) assesses the low and flat landscape containing the A43 corridor and Silverstone as an area of low-medium visual landscape sensitivity, due to the open field pattern, with large field units, no significant woodland, hedgerows or trees, and the presence of the A43 which is a significant detractor. Therefore it is likely to have a negligible impact on this objective.</p> <p>There is no risk of settlement coalescence as a result of the development of the site.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. 		<p>All of the SUEs are assumed to provide a mix of housing, therefore all site options are expected to have minor positive effects on this objective. It is assumed that all new development would be built to</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
the local people.	<ul style="list-style-type: none"> • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	+	high standards and would be in accordance with JCS policy H2: Affordable Housing. It is also assumed that all of the SUEs will incorporate sustainable transport links.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	+	<p>The provision of housing is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including older people will be provided as part of the development of the SUEs, or that existing services and facilities would be expanded. Therefore, minor positive effects are likely in relation to all of the site options.</p>
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>It is assumed that walking and cycle routes would be incorporated into all of the SUEs, to provide sustainable access to services and facilities.</p> <p>The provision of additional services and infrastructure within an SUE could contribute to the regeneration of the wider area, particularly where deprivation is already an issue. However, the potential for effects is uncertain because it will depend on the factors contributing to the deprivation in that area and whether the SUE development addresses those particular issues,</p>
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-	<p>All of the SUE site options are mostly greenfield, therefore it is assumed that the location of the SUEs would have no effect on land contamination.</p> <p>This particular SUE site is largely greenfield land graded as Grade 3 Agricultural Land. Therefore, its development is likely to have a minor negative effect.</p> <p>There are no Local Geological Sites (formerly RIGS) within this site.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>The site contains land categorised as category B where there is a negligible risk of ground instability. However there is also a very small area of category C land where land instability problems may be present or anticipated and which could have to have a further minor negative effect in addition to the effects of developing Grade 3 Agricultural Land.</p> <p>It is recommended that site investigations at the planning application stage should consider specifically the slope stability of the site.</p>
14. Waste			
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>The largely greenfield site contains large open fields. Development would therefore have a negligible effect on this objective, as potential effects would be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects.</p> <p>This site contains a small stream and therefore contains a very small band (approximately 2% of the site area) of flood zones 2, 3a and 3b running through the site east to west; therefore, development in this location is predicted to have negligible effects on this objective.</p> <p>It is assumed that all new SUE development will be built to high standards of water efficiency, as such no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	the Nene and Great Ouse CFMPs? <ul style="list-style-type: none"> • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		