

Sustainability Appraisal Report on the Chichester Local Plan: Key Policies 2014 - 2029 Submission Document

May 2014

Sustainability Appraisal Report on the

Chichester Local Plan: Key Policies 2014 – 2029 Submission Document

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1. INTRODUCTION

The Local Plan, once adopted, will be the principal planning tool for Chichester District for the period between 2014 and 2029. It does not include that part of the District within the South Downs National Park. The Park Authority will be producing its own local plan.

The Local Plan will replace the saved policies from the adopted 1999 Chichester District Local Plan and the Interim Policy Statement on Planning and Climate Change and the Interim Policy Statement on Facilitating Appropriate Development.

Local Plan Objectives

- **Economy**
 - A strong local economy where businesses can thrive and grow.
 - Employees with good skills relevant to local employers, prepared for national and international competition and with well-paid and secure jobs.
 - Vibrant and sustainable city and market towns, with a good range of business and retail types.
 - The District to be known as a centre for creative and innovative industries, building on our rich arts and heritage base.
- **Housing and Neighbourhood**
 - Increased housing supply
 - Vibrant safe and clean neighbourhoods
 - Housing fit for purpose
- **Environment**
 - Managing a changing environment
 - Greener living
 - Conservation of environmental resources
- **Health and Well-Being**
 - Encourage healthy and active lifestyles for all
 - A culturally enriched and empowered community
 - Meeting the needs of an older population
 - Accessible health and wellbeing services

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- Improved health protection
- Strategic Infrastructure
 - Traffic management to mitigate congestion
 - Improved cycling networks and links to public transport
 - Appropriate traffic calming and parking
 - Improved wastewater treatment and water supply
 - Improved telecommunications
 - Safeguard water resources and improved flood risk management

The Local Plan sets out strategic policies for development in the district based on a hierarchy of settlements and also includes detailed development management policies. The Local Plan follows the National Planning Policy Framework and it will inform Neighbourhood Plans which are required to be in conformity with the Local Plan strategy and the National Planning Policy Framework. Other development plan documents and supplementary planning documents may be produced when necessary to provide more detailed guidance.

The main purpose of a Sustainability Appraisal is to appraise the social, environmental and economic effects of options for policies in the Local Plan so that decisions that have been made are in accordance to the objectives of sustainable development. The Local Plan policies may not fully achieve all the sustainability objectives but the aim of the process is to ensure that they contribute towards all of the objectives as far as possible.

This report sets out the policy options which have been considered through the various stages of plan preparation and their predicted implications for sustainable development. This report has been used to inform the decision making process however these assessments were not intended to determine decision making on their own. It has also help to inform the public response to the consultation before the Submission stage version was prepared.

Table 1.0 found below summaries the key stages of the Local Plan development and the publication of the Sustainability Appraisal documents that accompany each stage of the Local Plan.

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Table 1.0 – Sustainability Appraisal document list

Stages	Documents produced	Date
Stage 1	Sustainability Appraisal Scoping Report	June 2008
Stage 2	Initial Sustainability Appraisal of the 'Core Strategy: Focus on Strategic Growth Options choices for major development in Chichester District 2011 – 2026'	January 2010
Stage 3	Sustainability Appraisal of the Housing Numbers and Location Consultation Document	August 2011
Stage 4	Initial Sustainability Appraisal of the Chichester Local Plan Draft Local Plan Key Policies – Preferred Approach document	March 2013
Stage 5	Additional Sustainability Appraisal of the proposed changes to the Draft Local Plan Key Policies – Preferred Approach document	July 2013
Stage 6	Sustainability Appraisal of the Chichester Pre-Submission Local Plan	October 2013

During each stage of the Local Plan development the Sustainability Appraisal findings were used to inform and aid the development of the Local Plan and the options taken forward. Some options considered within the earlier stages of the Local Plan process were not brought forward. More information on this can be found within the 'Statement on the Difference that the process has made' section below.

Following the stage 2 and 3 consultations the options were further developed through discussion between the Environment Management team (who carried out the Sustainability Appraisal) and the Planning Policy officers developing the Local Plan. The results of the assessment were considered by the policy team, then by the Development Plan Panel of Councillors and then by Cabinet and Council when approving the stage 4 Preferred Approach document for consultation. This assessment was updated following further consultation on the stage 5 Draft Local Plan Key Policies Preferred Approach and was again considered during the development of the stage 6 Pre-Submission Local Plan document.

There were two purposes in issuing the Initial Sustainability Appraisal alongside the Local Plan Key Policies – Preferred Approach (stages 4 & 5):

1. To put objective information before consultees so that their response could be made in full awareness of the predicted impacts.

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2. To show what information has being fed into the Council's decision making process and how the development of policies was arrived at.

For the Sustainability Appraisal Report on the Chichester Pre-Submission Local Plan stage 6 the second of these objectives was the primary consideration of the consultation.

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2. NON TECHNICAL SUMMARY

What is Sustainability Appraisal?

Sustainability Appraisal is a process whereby a range of options for a plan's content is developed and then assessed to see what the major environmental, social and economic impacts are likely to be (both positive and negative effects).

What does it contain?

The full contents of an SA report are prescribed by the SEA Directive and UK guidance. This can make the reports lengthy. The key pieces of information for decision makers are the assessment matrices and their summary diagrams. These give the overall profile of pros and cons for the potential policy options.

What is its purpose?

The purpose of an SA is not to make decisions, or to determine which option is 'the correct one'. No real world policy can address all aspects of sustainability completely. The SA is there to help inform decisions by assessing the likely positive and negative impacts of options across a wide range of topics.

Why is it important?

The SA is important to the soundness of the Local Plan. It demonstrates that decisions were made with full awareness of the positive and negative impacts of policy decisions. The SA is the UK planning process that meets the requirements of the EU's SEA Directive. The Plan Inspector will use the completion of a comprehensive SA as a test of soundness.

How were options assessed?

A range of potential options were developed through discussions with the Local Plan team. A range of questions were developed through the SA 'scoping' process. These questions or assessment criteria were asked of all the potential options through the use of matrices. This process met EU and UK government requirements but led to a large amount of data. The summary diagrams draw out the profile of positive and negative impacts into a more digestible form.

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How should you use the SA?

The summary diagrams are the place to start for each policy area. The matrices should be referred to for more detail. The intention is to inform decision making not to pre-determine it.

The assessment criteria are not weighted, one severe negative impact may make the option so unworkable or unattractive that it could outweigh several positive impacts, or vice versa. It is up to elected Members to take a reasoned and considered view on the options using all the information available from the SA and other sources. Consultees should also consider the information in the light of which SA objectives they consider to be of most importance to a particular issue.

The summaries are just that - a summary, the underlying logic behind the assessment and any caveats or uncertainties are contained in the text of full assessment matrix and the two should be looked at together where a detailed understanding of impacts is sought. The full matrix also explains where an impact may change over time or is a secondary, cumulative or synergistic impact.

The summaries should not be added up – decision makers and consultees should not seek to add up the assessment in terms of numbers of plusses and minuses. A more helpful question to ask is; does the profile of effects suit what we are seeking to achieve with this policy?

The main cumulative impacts of the Local Plan as a whole are predicted to be;

- Provide more housing
- Provide more employment sites and community facilities
- Stimulate and support economic growth
- Loss of habitat / biodiversity
- Increased use of water resources
- In combination impact on Solent Maritime Special Area of Conservation (unless mitigated)
- Increase in traffic and requirements for highways infrastructure
- Expansion of settlements within the landscape

These predicted impacts will be monitored through indicators in the Monitoring Framework of the Local Plan document.

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3. STATEMENT ON THE DIFFERENCE THE PROCESS HAS MADE

The initial SA of the “Focus on Strategic Growth Options” consultation document (FoSGO, January 2010), together with Habitats Regulations considerations, resulted in the elimination of strategic development locations to the South West of Chichester, to the West of Chichester and at Fishbourne as options to go forward into the next stage consultation which was “Housing Numbers and Locations” (August 2011). This was on the grounds of lack of capacity at Apuldram waste water treatment works and consequent impacts on Chichester Harbour Special Protection Area (SPA) and secondly recreational disturbance impacts on the harbour SPA. In addition the lack of facilities and infrastructure at Fishbourne was also highlighted as an issue.

Since that consultation in 2011, further work through the Solent Forum Disturbance and Mitigation Project (SDMP) has reduced uncertainty on recreational disturbance issues and is leading to a mitigation strategy being developed Solent-wide. The South West Chichester and Fishbourne locations are still likely to be too close to the harbour for mitigation measures alone to be effective, but a range of measures at West of Chichester may well reduce the impact to acceptable levels (both from the site considered alone and in-combination with other sites). At the same time a proposal emerged for development at the West of Chichester location to deliver a waste water treatment solution in the form of a long sewage pipe around Chichester to connect to alternative WWTW at Tangmere. These two factors resulted in the re-inclusion of West of Chichester as an option at the preferred approach stage. Since that point, an on-site sewage treatment plant has become a possibility, but this would not have altered the justification for re-inclusion.

A large area of South West Chichester is within the Environment Agency flood zones 2 and 3, extending through the middle of the site, excluding a substantial area from development. The impact of strategic development at South West Chichester would have an adverse visual impact on the AONB. There are concerns regarding the impact of the scale of West of Fishbourne strategic development on the character of the village, the location of the site in the open countryside and the visual impact from the SDNP and the surrounding landscape.

The options examined in the preferred approach document were developed in part through early face to face meetings between the planning policies officers who were to draft policies and the SA team. The results of these discussions were then transferred to a spread-sheet record of early options considered. The SA process increased the range of options explored and discussed at this early stage. In addition, for some policies, planning policy officers themselves kept a pro-forma record of options considered, this information was also added to the spread-sheet. From there, some similar options were combined and then un-implementable and unfeasible options were ruled out and not considered further. Full records of this process have been kept and form part of the

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background evidence for this SA report. The remaining options were assessed and the results of that process are presented in this SA report.

The findings of the Initial SA report were presented to the Council's Development Plan Panel meeting on 21st February 2013, and considered by Members. The report was then considered alongside the Local Plan Preferred Approach document by Cabinet and by Council on the 11th March 2013. The same meetings also approved the SA report as being suitable for public consultation.

The "Local Plan Key Policies – Preferred Approach" document chooses one option for each policy area based on: the options considered in the early stages of plan development; the options assessed in the SA report; and on other evidence and background studies. However for each policy area changes between options and changes to options to improve any negative impacts (called mitigation) were both possible. Mitigation has largely occurred through minor changes to policy wording in the early stages of the SA process, and further recommendation for mitigation over and above the options presented here are not included at this stage.

Following consultation responses, some further changes to policy options and the SA were proposed and consulted on between July and September 2013. These were mainly based on the public consultation responses and were informed by but not determined by the SA report findings.

North of the District

Since 2011 the Planning authority for the majority of the north of the District has been the South Downs National Park Authority. Early options for development in this area in the FOSGO document were no longer considered once they could no longer form part of Chichester's Local Plan.

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4. Submission and Examination

The Local Plan has now been submitted to the Secretary of State for independent examination. The Local Plan will now be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the 'Duty to Cooperate'; legal and procedural requirements; and whether it is sound. The tests of soundness are set out below:

- **Positively prepared** – the plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities' where it is reasonable to do so and consistent with achieving sustainable development
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- **Effective** – the plan should be deliverable over its period based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

Comments on the soundness of the plan and the SA report should have been submitted at the previous consultation for the Plan inspector to consider.

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5. SUSTAINABILITY APPRAISAL FRAMEWORK

The framework was established by the SA Scoping Report (see appendix 1). The working engine of the SA process is the assessment criteria. These questions are asked of the policy options to assess how far the options impacts positively or negatively on the achievement of the SA objective.

However, for the sake of brevity short names are used for the assessment criteria in the assessment matrices and the summary charts. The full question used should be born in mind. These are:

Table 2.0 SA Assessment Criteria

SA Objective	SA Assessment Criteria	Short Name
1) Protect and enhance wildlife	Does the option prevent biodiversity loss and habitat fragmentation?	1A. Biodiversity Loss
	Does the option allow for movement of habitats with climate change?	1B. Habitat migration
	Does the option enhance biodiversity opportunities and create new habitat?	1C. Habitat creation
2) Maximise efficient use of natural resources	Does the option protect water resources?	2A. Water resources
	Does the option maximise use of waste resources?	2B. Waste resources
	Does the option make efficient use of energy, make consumption more sustainable and reduce food miles?	2C. Sustainable consumption
3) Reduce pollution	Does the option reduce air pollution from industrial processes and transport?	3A. Air pollution
	Will the option assist the remediation of contaminated land?	3B. Contaminated land
	Does the option reduce levels of water pollution?	3C. Water pollution
4) Achieve zero net increase in greenhouse gas emissions	Does the option maximise the use of renewable and low carbon energy sources	4A. Low carbon energy
	Does the option reduce the need to travel?	4B. Need to travel
	Does the option minimise the embodied carbon in goods and buildings?	4C. Embodied carbon
5) Minimise flood risk for new and existing	Does the option reduce the risk of coastal, fluvial surface water and groundwater flooding?	5A. Flood risk

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SA Objective	SA Assessment Criteria	Short Name
development	Does the option increase the use of SUDS and provide opportunities for restoring natural function to river and coastal systems?	5B. Sustainable drainage
6) Does the option ensure the district adapts to the effects of climate change	Does the option ensure the district adapts to the effects of climate change?	6. Adapt to climate change
7) Achieve a sustainable and integrated transport system	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	7A. Modal shift
	Does the option create able networks for cyclists and pedestrians?	7B. Cycling and walking
8) Conserve and enhance landscape and built heritage	Does the option encourage sustainable land management practices for landscape conservation?	8A. Landscape conservation
	Does the option ensure protection of traditional urban forms?	8B. Traditional urban forms
	Does the option ensure protection of listed buildings, conservation areas and archaeological sites?	8C. Historic environment
9) Increase availability of affordable housing	Does the option meet local housing need?	9A. Housing needs
	Does the option provide the right housing mix of size and tenure, allowing for the continuation of sustainable mix of people within communities?	9B. Sustainable mix
10) Provide access to services and facilities	Does the option improve access to services and facilities?	10. Access to facilities
11) Improve community safety	Does the option Improve community safety?	11. Community Safety
12) Promote economic development to maintain quality of life and competitiveness	Does the option deliver improved quality of life for all?	12A. Quality of life
	Does the option ensure that economic opportunities area accessible to all?	12B. Access to jobs
	Does the option ensure that value added is retained in the District?	12C. Value added
13) Develop a dynamic diverse and knowledge	Does the option encourage innovation?	13A. Encourage innovation

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SA Objective	SA Assessment Criteria	Short Name
based economy that excels in innovation with higher value, lower impact activities	Does the option develop knowledge based economy locally?	13B. Knowledge based economy
14) To develop and maintain a skilled workforce to support long-term competitiveness	Does the option ensure skills are enhanced to increase access to works?	14A. Enhanced skills
	Does the option ensure a skilled workforce is available locally to allow business developments?	14B. Skilled workforce
15) Enable viability of the rural economy with enhanced diversity of employment opportunities	Does the option promote a prosperous and diverse rural economy?	15A. Rural economy
	Does the option promote sustainable tourism?	15B. Sustainable Tourism

Note: the scoping report (Appendix 1) sets out the process by which the SA Framework of SA Objectives and SA Assessment criteria were selected.

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6. METHODOLOGY

The approach adopted is to use expert judgement to identify positive, neutral and negative affects through the assessment matrices. For the more high level policies the complete set of assessment criteria has been used. For the more subject specific 'Development Management' policies a preliminary sifting exercise was carried out to eliminate assessment criteria that did not have any interaction or relevance to any of the options under assessment.

For each policy topic categories of options outlined, a broad approach to options has been used rather than a very specifically worded policy. This is because minor alterations to wording are unlikely to alter the assessment, but a quite different approach will draw out the key differences.

The main sustainability effects of a set of policy options are then summarised in a more visual form through the use of bar chart diagrams. These are the best place to start, but the full matrix should be referred to, especially to distinguish between neutral effect and no effect / no significant effect. The full assessment text is also where any uncertainties and any differences between short medium and long term effects are identified.

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7. WHO CARRIED OUT THIS SA/ SEA?

The SA was carried out by members the Environment Management team within the Environment Directorate of CDC. The team is responsible for the development and implementation of policy and projects that contribute to Sustainable Development within the Council and within the District as a whole. The Local Plan documents were prepared by the Planning Policy team within the Home and Communities Directorate of CDC. The two teams have worked closely together on the development of options and the presentation of findings, but the assessment itself has been independent from plan writing. The two teams have separate line-management structure below Chief Executive level.

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8. WHO WAS CONSULTED AND HOW

The Scoping Report (Appendix 1) sets out the consultation process that occurred on the early stages of the SA and the SA framework. The Initial SA report on the FoSGO document was subject to a public consultation in January to March 2010, alongside the main FoSGO consultation. This was followed in August 2011 with a SA of the options contained in the 'Housing Numbers and Locations' document, which built on the FoSGO work.

The stage 4 report Initial Sustainability Appraisal of the Chichester District Local Plan Draft Local Plan Key Policies – Preferred Approach document March 2013 was the key consultation document for the SA process. This was itself subject to public consultation in March and April 2013. It also helped inform consultation responses to the Key Policies document. Further amendments to policies were also subject to SA and these were consulted upon in July-September 2013

This present report was subject to consultation on the tests of soundness (see Section 4 for more detail). Changes to the Local Plan following that consultation were screened for the need to amend the SA of the policy options if required,

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9. UNCERTAINTIES AND RISK

Uncertainties always exist in any assessment, especially a qualitative assessment such as this. The cause and effect relationships, deductions and assumptions that underlie the assessment matrices are not definitive and all predictions carry some uncertainty. In addition there is also a risk that other viable options have not been identified and assessed or may have been identified early on and not eliminated prematurely. We have attempted to minimise these latter risk through early discussion with policy planners and by keeping an audit record of these discussions and of early-stage options not taken further.

One of the main reasons for issuing the SA for public consultation is to solicit the views of organisations and individuals on the uncertainties and assumptions contained within the SA. The written comments within the matrices identify where specific uncertainties are considered to exist. The consultation comments were then taken into account, and assessment revised as appropriate before this SA report was prepared.

The use of the SA framework has been kept very broad at this stage, with the full framework used for the strategic policies 1-25 and only a minimally reduced version used for the more subject specific policies 26-54 (see section on methodology for more details on this).

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10. IMPLEMENTATION AND MONITORING

The Local Plan and the SA are subject to the final stages of the Local Plan process before implementation can begin. The results of the previous consultations have been taken into account and further changes made, including revised SA assessments where needed.

Following text of soundness consultation this final SA report was submitted in May 2014. Once the plan is adopted, the monitoring aspects of the SA framework will come into use, primarily through the Monitoring Framework of the Local Plan. The monitoring indicators originally set out in the 2008 scoping report have in many cases ceased to be collected, or have changed due to the shifting needs for data in the last five years and the reduction in resources available for data collection across central and local government. Wherever possible the same data areas are covered in the monitoring framework of the Local Plan. The framework's indicator set was checked by the SA team to ensure it covered the list of topics required by the SEA directive. These indicators will be used in the Annual Monitoring report (AMR) of the local plan which will be the primary monitoring mechanism for the SA process

The monitoring framework of the Local Plan includes the following indicators (amongst other) that will be important in monitoring of the SA objectives in the implementation of the Local Plan:

- Amount of additional employment land (B uses) developed by type
- Amount of floor-space for 'town centre uses' developed by type within and outside centres
- Persons employed by economic sector
- People of working age with qualifications
- New homes built each year (net)
- Affordable homes built each year by type and as a percentage of all homes built
- Housing mix by size and type on completed sites
- Ratio of average local house prices to average local earnings
- Extent of areas of biodiversity importance: Designated sites and BAP priority habitats
- Air Quality Management Areas Nitrogen Dioxide levels
- Conservation Areas with Character Appraisals
- Average domestic water consumption - litres per day
- Carbon dioxide emissions: Total, by sector and per capita

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- Renewable energy schemes permitted (type and MW)
- Accessibility of new residential development – (6 or more homes) percentage within 30 min public transport time of specific facilities (GP services, primary & secondary school, employment & supermarket)
- Gains & losses in open space, sports & recreation provision, in association with new development
- Number of planning applications approved contrary to advice given by the Environment Agency on flood risk issues
- Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues

Further information and the full set of Monitoring Indicators can be found in Appendix 4 of the Submitted Local Plan

Policy 1 Presumption in Favour of Sustainable Development

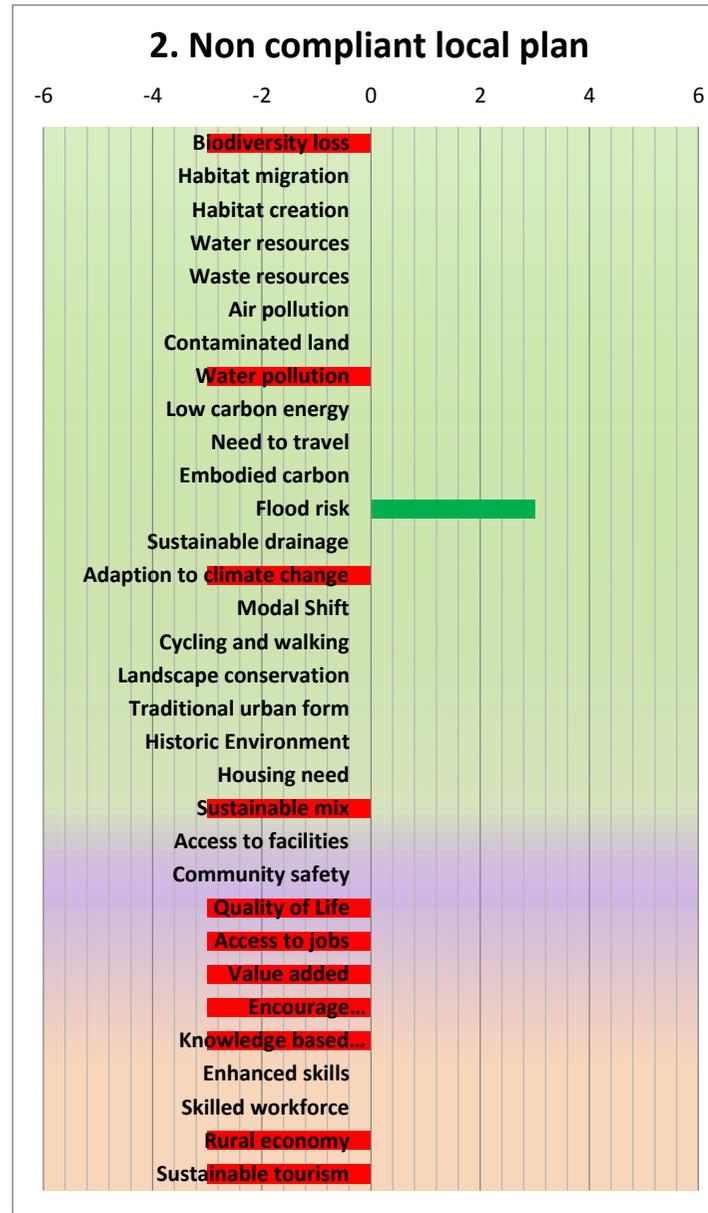
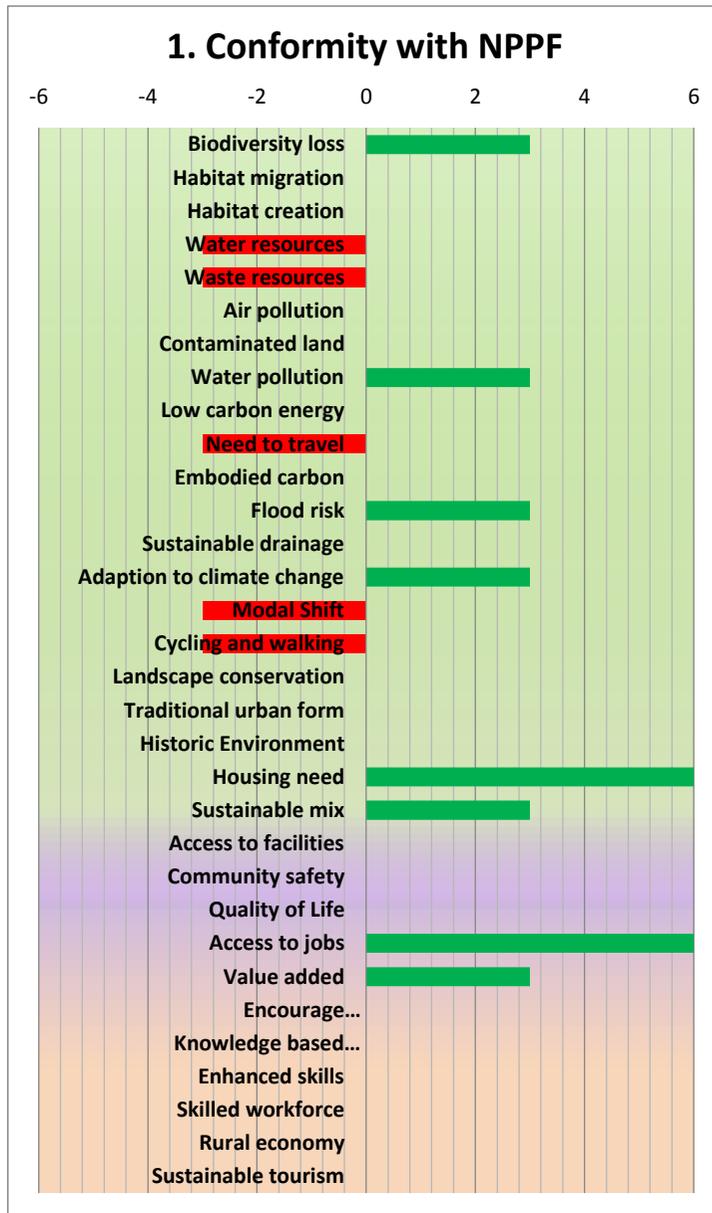
Policy		1. Conformity with NPPF		Non compliant Local Plan	
1A	Biodiversity loss	+	+ Positive, biodiversity protection included in NPPF	-	- Negative - protection may be no stronger but could still be un-implementable
1B	Habitat migration	0	0 Uncertain effect - depends on a robust local Green Infrastructure policy	0	0 Uncertain effect - depends on a robust local Green Infrastructure policy
1C	Habitat creation	0	0 Uncertain effect - depends on a robust local Green Infrastructure policy	0	0 Uncertain effect - depends on a robust local Green Infrastructure policy
2A	Water resources	-	- Negative - Development draws on limited water resources	0	0 Could have strong local policy but it would be un-implementable
2B	Waste resources	-	- Negative - too much development too soon would add to waste management issues	0	Could restrict development, but end up with permissions on appeal, so uncertain affect
3A	Air pollution	0	0 Neutral, limited powers to stop development on traffic grounds	0	Could have strong local policy but would be un-implementable
3B	Contaminated land	0	0 Neutral, no strong brownfield presumption allowed in the plan unless it can be shown to be deliverable	0	0 Uncertain effect - could have strong local policy but would be un-implementable

Policy		1. Conformity with NPPF		Non compliant Local Plan	
3C	Water pollution	+	+ Positive - houses have to be deliverable so those sites without waste water treatment infrastructure are excluded	-	- Negative. No advantage to non-compliance on this topic
4A	Low carbon energy	0	0 Uncertain effect, NPPF says little so depends on local policy	0	0 Uncertain, NPPF says little so depends on local policy
4B	Need to travel	-	- Negative, presumption in favour of development means unsuitable locations could be developed	0	0 Uncertain effect - could have strong local policy but would be un-implementable
4C	Embodied carbon	0	0 Uncertain effect, NPPF says little so depends on local policy	0	0 Uncertain effect - could have strong local policy but would be un-implementable
5A	Flood risk	+	+ Flood areas can be avoided through local planning	+	+ Flood areas can be avoided through local planning
5B	Sustainable drainage	0	0 Neutral - relies on a detailed policy in the plan	0	0 Uncertain effect - could have strong local policy but would be un-implementable
6A	Adaption to climate change	+	+ Positive, topic is mentioned in NPPF so can be addressed	-	- Negative. No advantage to non-compliance on this topic
7A	Modal Shift	-	- Negative, presumption in favour of development means unsuitable locations could be developed	0	0 Uncertain effect - could have strong local policy but would be un-implementable

Policy		1. Conformity with NPPF		Non compliant Local Plan	
7B	Cycling and walking	-	- Negative, presumption in favour of development means unsuitable locations could be developed	0	0 Uncertain effect - could have strong local policy but would be un-implementable
8A	Landscape conservation	0	0 Neutral, protection of AONBs but presumption in favour for other areas - need mitigation through local site selection	0	0 Could have strong local policy but would be implementable
8B	Traditional urban form	0	0 No significant effect	0	0 No significant effect
8C	Historic Environment	0	Neutral - some protection of historic assets, needs to be built on by a detailed policy to make positive	0	? Could have strong local policy but would be un-implementable
9A	Housing need	+	++ Positive - will provide lots of housing	0	0 Neutral, risk that existing householders views are prioritised over housing need
9B	Sustainable mix	+	+ Positive - likely to happen as by-product of loosened controls rather than by policy	-	- Negative. No advantage to non-compliance on this topic
10	Access to facilities	0	0 Uncertain effect, still a risk of remote sites getting permission, needs robust plan to mitigate	0	0 Could have strong local policy but would be un-implementable
11	Community safety	0	0 No significant effect	0	0 No significant effect

Policy		1. Conformity with NPPF		Non compliant Local Plan	
12A	Quality of Life	0	0 Good for new housing and jobs, may affect existing residents Quality of life	-	- Overall negative. More likely to protect quality of life for existing residents , but diminish economic well-being in the longer term
12B	Access to jobs	++	++ Positive, creates housing and jobs to meet local needs	-	- Overall negative. More likely to protect quality of life for existing residents , but diminish economic well-being in the longer term
12C	Value added	+	+ Positive, but may not match job creation to housing, need local evidence base to mitigate this through other policies.	-	- Negative. No advantage to non-compliance on this topic
13A	Encourage innovation	0	0 Uncertain effect - needs a local policy to deliver	-	- Negative. No advantage to non-compliance on this topic
13B	Knowledge based economy	0	0 Uncertain effect - needs a local policy to deliver	-	- Negative. No advantage to non-compliance on this topic
14A	Enhanced skills	0	0 No significant effect	0	0 No significant effect
14B	Skilled workforce	0	0 No significant effect	0	0 No significant effect
15A	Rural economy	0	0 Uncertain effect, should be positive as should allow farm diversification policy	-	- Negative - can have strong and suitable local policy, but no use if un-implementable
15B	Sustainable tourism	0	0 Neutral - NPPF say little but should allow for a sensible local policy	-	- Negative - can have strong and suitable local policy, but no use if un-implementable

Policy 1 Presumption in Favour of Sustainable Development



Policy 2 Development Strategy and Settlement Hierarchy

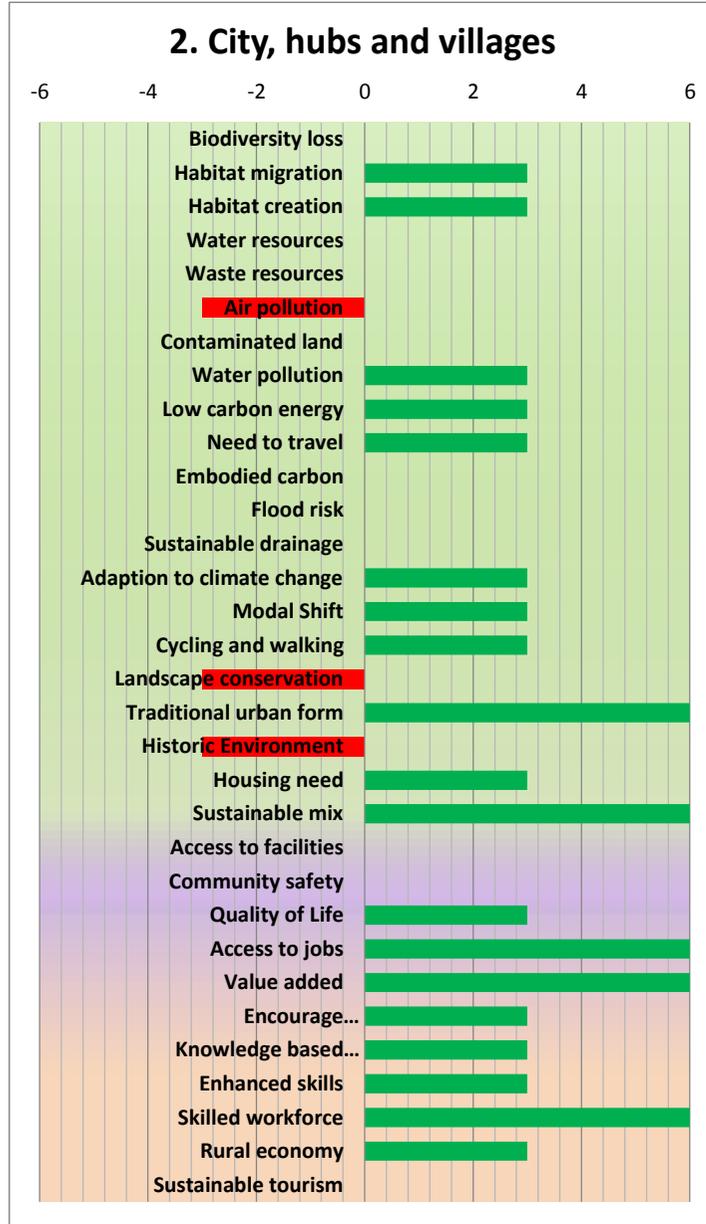
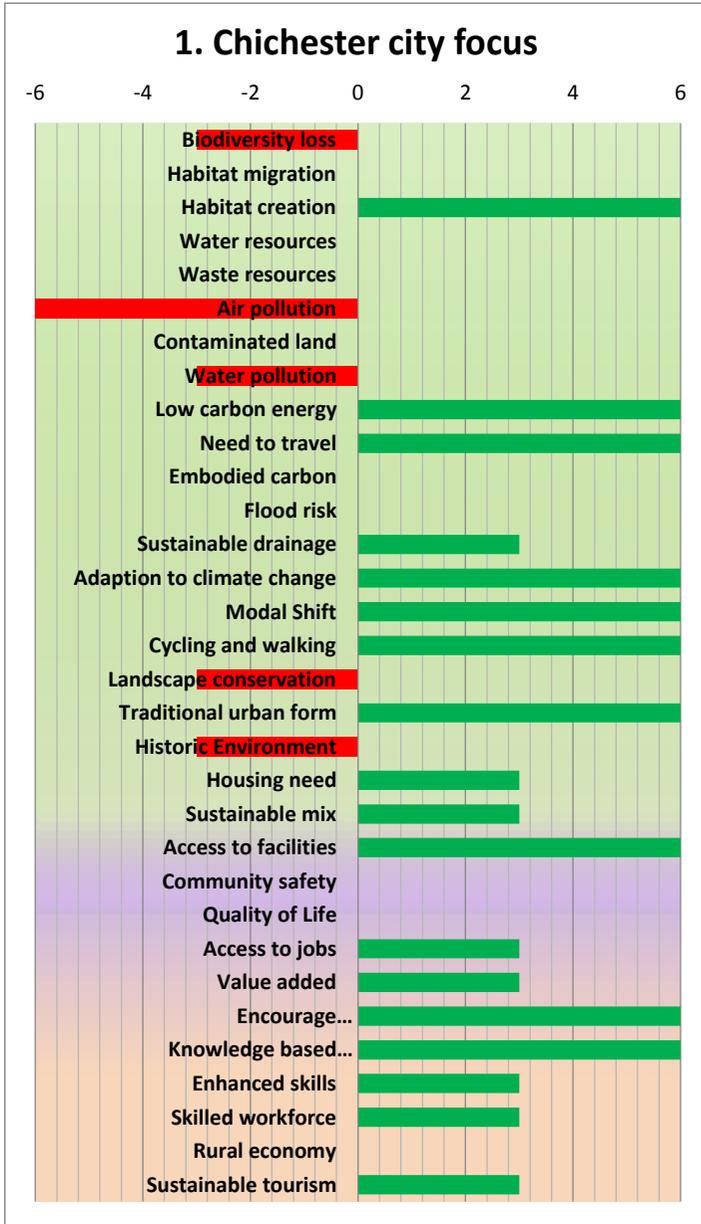
Policy		1. Chichester City focus - no hubs only service villages		2. City plus hubs and villages	
1A	Biodiversity loss	-	- Waste water and recreational disturbance issues may be exacerbated by concentration at Chichester	0	0 Neutral, will spread the pain of losses, but may help on waste water and RD issues
1B	Habitat migration	0	0 Neutral, depends on site choice and master planning, but will create some problems at the City	+	+Spreads development, which may benefit this issue
1C	Habitat creation	+ +	++ Few large sites should have potential to deliver habitat creation, but may need to a mitigation for losses elsewhere	+	+ Still has potential to deliver new habitat
2A	Water resources	0	0 Neutral - Depends on overall numbers, rather than locations	0	0 Neutral - Depends on overall numbers, rather than locations
2B	Waste resources	0	0 Neutral - Depends on overall numbers, rather than locations	0	0 Neutral - Depends on overall numbers, rather than locations
3A	Air pollution	- -	-- Negative - concentration at city impacts on inner ring road issues	-	- Overall negative - development is more spread out but A27 issues may be exacerbated by development on the Manhood without junction improvements
3B#	Contaminated land	0	0 Uncertain, concentration may lead to some sites being remediated through development	0	0 Uncertain, some local sites may be improved in the hubs, but lesser numbers at the City may lead to brown field sites being overlooked

Policy		1. Chichester City focus - no hubs only service villages		2. City plus hubs and villages	
3C	Water pollution	-	- Chichester is ill served by WWTWs may only improve in the very long term	+	+ Makes better use of existing WWTW capacity
4A	Low carbon energy	+	++ Fewer larger locations should improve opportunities for LCE	+	+ Option will still allow for some large sites for district heating CHP etc.
4B	Need to travel	+	++ Concentrates housing and jobs near facilities and infrastructure	+	+ Majority near Chichester, but some hub development will need to travel to the City for work, hospital, university etc.
4C	Embodied carbon	0	0 No effect, depends on design	0	0 No effect, depends on design
5A	Flood risk	0	0 No effect, depends on site choices	0	0 No effect, depends on site choices
5B	Sustainable drainage	+	+ Most sites around Chichester should support SUDS	0	0 Neutral, some manhood development may not be suitable for SUDS
6A	Adaption to climate change	+	++ Chichester generally an adaptable location, subject to mitigation through detailed design	+	+ Most locations OK, but increased risk for additional development at the coastal hubs
7A	Modal Shift	+	++ City is best location for public transport	+	+ Sites away from A27 corridor will need improvements to infrastructure to help mitigate
7B	Cycling and walking	+	++ City location allows for the links to be made	+	+ Positive overall, but will need additional cycle network investment to mitigate for grater distances involved

Policy		1. Chichester City focus - no hubs only service villages		2. City plus hubs and villages	
8A	Landscape conservation	-	- Concentrates impact in one location but sheer numbers here will have an impact	-	- Spreads the impact rather than reduces it
8B	Traditional urban form	+	+ Expands Chichester in most directions, but will still read as a City on the coastal plain	+	++ Providing sites are chosen to avoid coalescence, then expanding several settlements will be less obtrusive than option 1
8C	Historic Environment	-	- Will impact on views of the cathedral from some quarters	-	- Less impact at Chichester but other impacts at the hubs
9A	Housing need	+	+ Both options can deliver to meet need	+	+ Both options can deliver to meet need
9B	Sustainable mix	+	+ Some lack of choice of location, but will deliver a mix of types and sizes	+	++ More likely to meet local needs for affordable housing, rather than Chichester alone
10	Access to facilities	+	++ The City has facilities not found elsewhere	0	0 Uncertain effect - depends on other policies to improve those hubs currently lacking in facilities, especially shops - Tangmere and Southbourne in particular
11	Community safety	0	0 No significant effect	0	0 No significant effect
12A	Quality of Life	0	0 Overall neutral, will offer access to facilities and jobs, but at 'Hobson's choice' location	+	+ Option will offer a choice of locations to live in, and lifestyles, but may lead to come increased commuting to find work.
12B	Access to jobs	+	+ Positive, as the City is the best location for jobs, but won't meet need of businesses in the hubs or those that work for them	+	++ Spread will give more choice and options

Policy		1. Chichester City focus - no hubs only service villages		2. City plus hubs and villages	
12C	Value added	+	+ Positive, but single location may not meet all needs	+	++ Best option for meeting a variety of local employment needs
13A	Encourage innovation	+	++ City location and A 27 access more likely to attract new innovative businesses into the District	+	+ Sufficient development at City to still meet needs of such businesses
13B	Knowledge based economy	+	++ City location and A 27 access more likely to attract new innovative businesses into the District	+	+ Sufficient development at City to still meet needs of such businesses
14A	Enhanced skills	+	+ City offers good access to training and education choices and facilities	+	+ Hubs are not so far from City to restrict skills development
14B	Skilled workforce	+	+ Positive but will concentrate economic development at the City	+	++ spread of housing more likely to meet a range of employers needs
15A	Rural economy	0	0 Neutral, depends on the level of development in the villages to meet rural needs	+	+ Greater geographical spread more likely to meet some rural economic need for housing
15B	Sustainable tourism	+	+ May be able to secure new accommodation in the City as part of large development	0	0 Uncertain effect.

Policy 2 Development Strategy and Settlement Hierarchy



Policy 3 The Economy and Employment Provision

Policy		1. Meeting needs: 26 hectares		2. Increased provision 35+Ha		3. No overarching policy, just flexible approach to site	
1A	Biodiversity loss	-	- Negative, some losses, exact impact depends on sites chosen.	-	-- Negative, greater losses, exact impact depends on sites chosen.	-	-- Negative, risk of unsuitable sites getting permission due to vague plan policy
1B	Habitat migration	0	0 Uncertain effect - site specific impacts are likely to be negative	0	0 Uncertain effect - site specific impacts are likely to be negative	0	0 Uncertain effect - site specific impacts are likely to be negative
1C	Habitat creation	0	0 Neutral, lower value of such development unlikely to make much contribution other than small on site measures	+	+ Slight positive due to more development, but lower value of such development unlikely to make much contribution other than small on site measures	0	0 Neutral, lower value of such development unlikely to make much contribution other than small on site measures
2A	Water resources	0	Neutral - scale of provision not a major impact in the South of the District	-	- Slight negative if all sites are taken up	-	- Negative as sites may end up being over-provided
2B	Waste resources	-	- Negative - additional C&I waste generation	-	-- Negative - additional C&I waste generation	-	- Negative - additional C&I waste generation
3A	Air pollution	-	- Negative, Sites around outer Chichester are likely to increase air pollution issues in the City	-	-- Negative, Sites around outer Chichester are likely to increase air pollution issues in the City	0	0 Uncertain impact, as sites could be remote or near Chichester, likely to be overall negative
3B	Contaminated land	+	+ Positive - may well bring some sites to the east of the City back into use.	+	++ Positive - greater chance of contaminated sites having to be used, may bring some sites to the east of the City back into use.	-	- Negative, likely to lead to cheaper greenfield sites being permitted

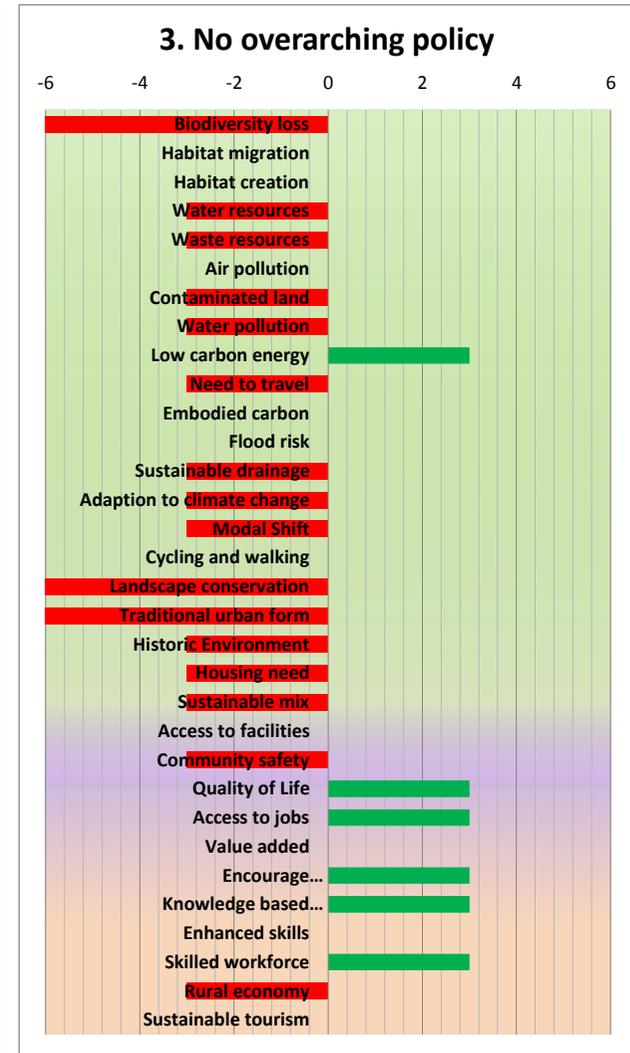
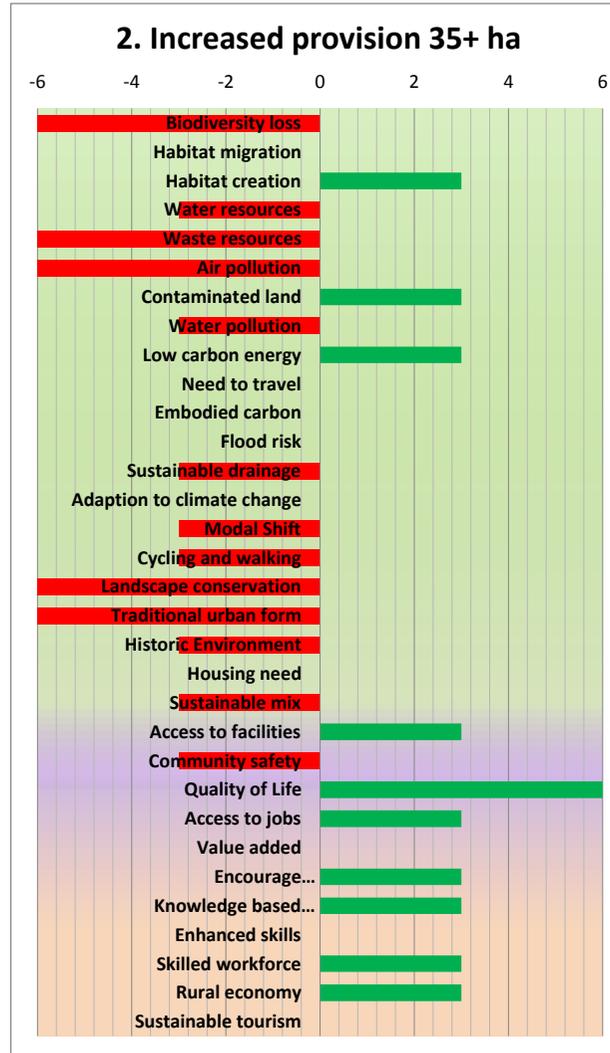
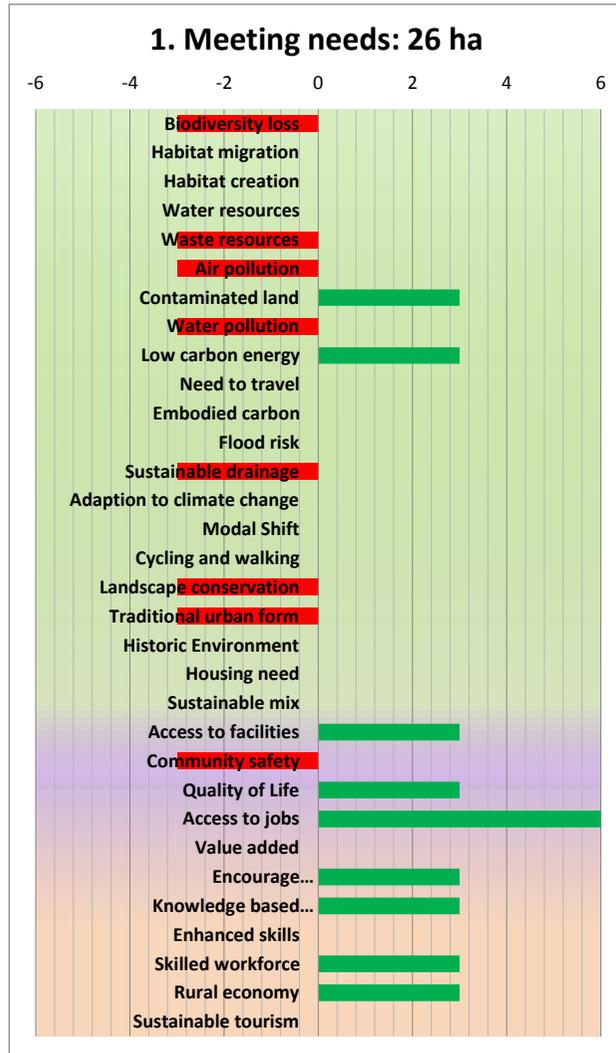
Policy		1. Meeting needs: 26 hectares		2. Increased provision 35+Ha		3. No overarching policy, just flexible approach to site	
3C	Water pollution	-	- Negative, increases risk of pollution, but depends on types of industrial processes that are permitted. Mitigatable through site selection and planning applications. assessments	-	- Negative, increases risk of pollution, but depends on types of industrial processes that are permitted. Mitigatable through site selection and planning applications. assessments	-	- Negative, increases risk of pollution, but depends on types of industrial processes that are permitted. Mitigatable through site selection and planning applications. assessments
4A	Low carbon energy	+	+ Positive, but depends on other policies - should create opportunities for renewables.	+	+ Positive, but depends on other policies - should create opportunities for renewables.	+	+ Positive, but depends on other policies - should create opportunities for renewables.
4B	Need to travel	0	0 Uncertain, depends on locations to be specified by other policies - allowance for small rural sites will have positive impact provided existing un-met need is demonstrated	0	0 Uncertain, depends on locations to be specified by other policies - allowance for small rural sites will have positive impact provided existing un-met need is demonstrated	-	- Negative, a flexible approach increases the risk of remote sites being promoted.
4C	Embodied carbon	0	0 No significant effect	0	0 No significant effect	0	0 No significant effect
5A	Flood risk	0	0 Uncertain effect depends on sites allocated	0	0 Uncertain effect depends on sites allocated	0	0 Uncertain effect depends on sites allocated
5B	Sustainable drainage	-	- Negative - such sites have historically been all hard paving and roofs, mitigation by a design related policy is needed to make impact neutral or positive	-	- Negative - such sites have historically been all hard paving and roofs, mitigation by a design related policy is needed to make impact neutral or positive	-	- Negative - such sites have historically been all hard paving and roofs, mitigation by a design related policy is needed to make impact neutral or positive
6A	Adaption to climate change	0	0 Uncertain effect depends on layout of large sites and detailed design standards	0	0 Uncertain effect depends on layout of large sites and detailed design standards	-	- Negative, again flexibility will increase risk of less suitable sites being allocated.

Policy		1. Meeting needs: 26 hectares		2. Increased provision 35+Ha		3. No overarching policy, just flexible approach to site	
7A	Modal Shift	0	0 Overall neutral, protection for sites in the City centre is positive, but edge of city office sites with large car park and few other means of access is negative impact	-	- Negative, as more land allocated means it will have to further away from centres of settlements and transport links	-	- Negative, again flexibility will increase risk of less suitable sites being allocated.
7B	Cycling and walking	0	0 Uncertain effect - where co-location with housing is achieved could be positive, remote office or industrial parks tend to be designed for cars alone.	-	- Overall negative greater risk of isolated office / industrial parks - where co-location with housing is achieved could become neutral.	0	0 Uncertain effect - where co-location with housing is achieved could be positive, remote office or industrial parks tend to be designed for cars alone.
8A	Landscape conservation	-	- Negative, edge of city locations would have an impact, distribution amongst housing sites and use of Tangmere would mitigate this	-	-- Negative, more likely to mean use of less suitable sites. Edge of city locations would have an impact, distribution amongst housing sites and use of Tangmere would mitigate this	-	-- Negative, more likely to mean use of less suitable sites. Edge of city locations would have an impact, distribution amongst housing sites and use of Tangmere would mitigate this
8B	Traditional urban form	-	- Negative, edge of city locations would have an impact, distribution amongst housing sites and use of Tangmere would mitigate this	-	-- Negative, more likely to mean use of less suitable sites. Edge of city locations would have an impact, distribution amongst housing sites and use of Tangmere would mitigate this	-	-- Negative, more likely to mean use of less suitable sites, including at the smaller settlements. Edge of city locations would have an impact, distribution amongst housing sites and use of Tangmere would mitigate this

Policy		1. Meeting needs: 26 hectares		2. Increased provision 35+Ha		3. No overarching policy, just flexible approach to site	
8C	Historic Environment	0	0 Neutral, Unlikely to intrude on existing historic environment, although small sites in neighbourhood plans carry that risk. Site selection should look at impacts on views and archaeology	-	- Negative, More likely to intrude on existing historic environment, although small sites in neighbourhood plans also carry that risk. Site selection should look at impacts on views and archaeology	-	- Negative, More likely to intrude on existing historic environment, although small sites in neighbourhood plans also carry that risk. Site selection should look at impacts on views and archaeology
9A	Housing need	0	0 Neutral - employment land should be seeking to match housing delivery not drive housing demand	0	0 Neutral - employment land should be seeking to match housing delivery not drive housing demand	-	Neutral - employment land should be seeking to match housing delivery not drive housing demand
9B	Sustainable mix	0	0 Overall neutral but balance of office to industrial accommodation may need examining further	-	- Negative, likely to oversupply employment land	-	- Negative, likely to oversupply employment land
10	Access to facilities	+	+ Positive. The sites to be allocated will form a facility to be accessed. Protection of city centre sites is positive effect	+	+ Positive. The sites to be allocated will form a facility to be accessed. Protection of city centre sites is positive effect	0	0 Neutral, will depend on other policies to ensure good access to sites
11	Community safety	-	- Risk of negative impact from enclosed inward looking sites unless well planned and integrated with surrounding housing	-	- Risk of negative impact from enclosed inward looking sites unless well planned and integrated with surrounding housing	-	- Risk of negative impact from enclosed inward looking sites unless well planned and integrated with surrounding housing
12A	Quality of Life	+	+ Positive - supporting access to employment key to this objective	+	++ Positive - supporting access to employment key to this objective	+	+ Positive - supporting access to employment key to this objective
12B	Access to jobs	+	++ Positive providing that spatial distribution matched to housing locations	+	+ Positive providing that spatial distribution matched to housing locations, which is less likely with this option	+	+ Positive providing that spatial distribution matched to housing locations, which is less likely with this option

Policy		1. Meeting needs: 26 hectares		2. Increased provision 35+Ha		3. No overarching policy, just flexible approach to site	
12C	Value added	0	0 Uncertain effect - this depends on having sites to meet local need, not just providing for firms looking for a site along the A27	0	0 Uncertain effect - this depends on having sites to meet local need, not just providing for firms looking for a site along the A28	0	0 Uncertain effect, may be positive in that it responds to local needs but could also respond to other development pressures
13A	Encourage innovation	+	+ Positive, the types of employment are not specified, but provision is likely to be sufficient to provide for such firms	+	+ Positive, the types of employment are not specified, but provision is likely to be sufficient to provide for such firms	+	+ Positive, the types of employment are not specified, but provision is likely to be sufficient to provide for such firms
13B	Knowledge based economy	+	+ Positive, the types of employment are not specified, but provision is likely to be sufficient to provide for such firms	+	+ Positive, the types of employment are not specified, but provision is likely to be sufficient to provide for such firms	+	+ Positive, the types of employment are not specified, but provision is likely to be sufficient to provide for such firms
14A	Enhanced skills	0	No significant effect	0	No significant effect	0	No significant effect
14B	Skilled workforce	+	+ Positive, providing that spatial distribution matched to housing locations	+	+ Positive providing that spatial distribution matched to housing locations, which is less likely with this option	+	Overall neutral, option is most likely one to result in a mismatch of houses, jobs and locations
15A	Rural economy	+	+ Positive, but depends on neighbourhood planning process to get the right locations	+	+ Positive, but depends on neighbourhood planning process to get the right locations	-	- Negative, lack of policy provision for role of neighbourhood plans could restrict employment sites in the villages
15B	Sustainable tourism	0	0 No significant effect	0	0 No significant effect	0	0 No significant effect

Policy 3 The Economy and Employment Provision



Policy 4a - Housing Provision

Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
1A	Biodiversity loss	-	- Impacts on recreational disturbance, and the WWTW	-	- - Impacts on recreational disturbance, and the WWTW	0	0 Neutral impacts on recreational disturbance, and the WWTW
1B	Habitat migration	-	- Habitat would have be removed to make way for housing, though there would be funding available to create and enhance the GI of the area	-	- - very restricted on space so sites would be high density and more habitat removed. Mitigation for this would be for funding to be put towards creating new links	+	+ More use of onsite and through site links, though there would be less money for these to be enhanced
1C	Habitat creation	+	+ Mixture of onsite and near site habitat creation, with funding available from developers	-	- Due to the large amount of habitat created as part of mitigation works the net gain may not be substantial and due to the high density housing there would be very limited space for new habitat to be created	-	Reduced funding to create new habitat

Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
2A	Water resources	-	- Increased demand on water resources, you can use higher code levels to mitigate against this	-	- - Increased demand on water resources, you can use higher code levels to mitigate against this	+	+ Deliverable within existing water resources
2B	Waste resources	-	- Increased pressure on waste resources	-	- - Increased pressure on waste resources quicker, though more money would be provided to fund any required upgrades	-	- Increased pressure on waste resources
3A	Air pollution	-	- Increase in cars, which will increase congestion	-	- - Increase in cars, which will increase congestion	-	- Increase in cars, though less likely to cause congestion due to the lower housing numbers and thus cars
3B	contaminated land	+	+ Location specific, but high housing numbers implies more contaminated land will be utilised	+	+ + Location specific, but high housing numbers implies more contaminated land will be utilised	0	0 Location specific, but high housing numbers implies more contaminated land will be utilised

Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
3C	Water pollution	- -	- - Negative impact because until the WWTW are upgraded, they will not be able to cope with the increased demand from housing. However until upgrades happen higher housing numbers are not possible	- -	- - Negative impact because until the WWTW are upgraded, they will not be able to cope with the increased demand from housing. However until upgrades happen higher housing numbers are not possible	-	- Lower housing numbers would use the remaining headroom available in the WWTW, without triggering any upgrade works, so long term may not address existing problems
4A	Low carbon energy	+	+ Potential for renewable energy sources to be utilised on site	+	+ + Higher housing numbers provided they are delivered in a number of larger sites, provide the potential to deliver more renewable energy sources and District heating systems on site	+	+ So potential for renewable energy sources to be used on the larger sites
4B	Need to travel	-	- Location specific, though the more housing sites there are, the more likely it would be that sites further away from facilities would be used	- -	- - Location specific, though the more housing sites there are, the more likely it would be that sites further away from facilities would be used	0	0 Neutral
4C	Embodied carbon	-	- Design dependant, but the more houses you build the more embodied carbon there will be. Mitigation can be used to minimise this	- -	- - Design dependant, but the more houses you build the more embodied carbon there will be. Mitigation can be used to minimise this	0	0 Design dependant, but the more houses you build the more embodied carbon there will be. Mitigation can be used to minimise this

Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
5B	Sustainable drainage	0	0 All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further	0	0 All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further	0	0 All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further
6A	Adaption to climate change	0	0 Site and design specific but with the risk of greater housing numbers more unsuitable sites (in flood zones) is likely	-	- Site and design specific but with the risk of greater housing numbers more unsuitable sites (in flood zones) is likely	0	0 Site and design specific but with the risk of greater housing numbers more unsuitable sites (in flood zones) is likely
7A	Modal Shift	+	+ Improvements to infrastructure with more housing	+	+ Improvements to infrastructure with more housing numbers, though there is also a risk that the more housing sites used, the more remote they will become	-	- Less likely to see improvements to the infrastructure (A27 / bus / rail) with lower housing numbers
7B	Cycling and walking	+	+ the greater number of housings provides greater potential for those improvements, but there is also the risk that the more sites used further away from the hubs the less likely people are to walk or cycle	+	+ the greater number of housings provides greater potential for those improvements, but there is also the risk that the more sites used further away from the hubs the less likely people are to walk or cycle	-	- Less likely to see improvements to these routes with smaller sites

Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
8A	Landscape conservation	-	- more houses the bigger the impact on the landscape	- -	- - more houses the bigger the impact on the landscape, site choices as mitigation becomes harder with higher housing numbers	+	+ Less housing would reduce the impact on the landscape and mitigation will be more affective
8B	Traditional urban form	-	- You may have to extend the hubs but also some development will be required in more rural areas	- -	- - You will not only have to extend the hubs but also other settlements with are currently in more rural areas.	+	+ With lower housing numbers, it may be possible for development to stay within the hub areas, avoiding the more rural locations
8C	Historic Environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing need	+	+ based on assessed housing need so would meet the recognised housing demand	++	++ meet the recognised housing numbers and also providing additional housing which will meet the wider needs of the area and may also increase the level of affordable market housing	- -	- - Reduction on the historic level of housing delivery which would not address the housing need
9B	Sustainable mix	0	0 This policy would not address the mix but having a linked policy on mix of housing will be key mitigation on a range of social and economic criteria	0	0 This policy would not address the mix but having a linked policy on mix of housing will be key mitigation on a range of social and economic criteria	0	0 This policy would not address the mix but having a linked policy on mix of housing will be key mitigation on a range of social and economic criteria

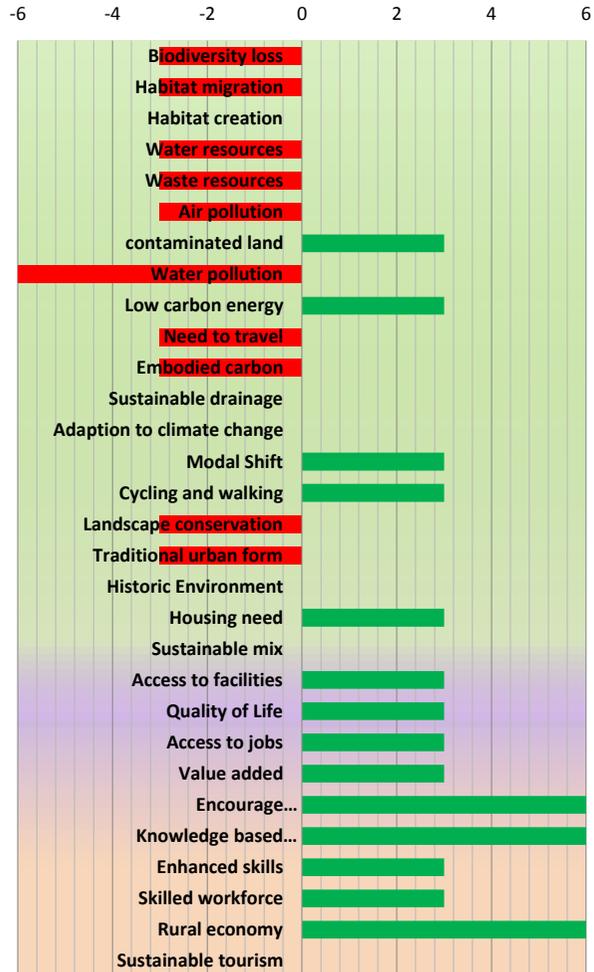
Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
10	Access to facilities	+	+ Greater housing numbers should provide more facilities within the sites	+	+ + Greater housing numbers should provide more facilities within the sites	0	0 Some potential for facilities to be built on site, but this would be limited
12A	Quality of Life	+	+ Greater housing will help provide jobs for economic development, but it will impinge upon some peoples existing quality of life	+	+ + Greater housing will help provide jobs for economic development, but it will impinge upon some peoples existing quality of life	0	0 Greater housing will help provide jobs for economic development, but it will impinge upon some peoples existing quality of life
12B	Access to jobs	+	+ Greater housing, means a wider choice of locations for people on where to live and work	+	+ + Greater housing, means a wider choice of locations for people on where to live and work	-	- with reduced housing, it doesn't meet existing housing needs, so it is likely those people would move out of the district because they cannot access housing or jobs
12C	Value added	+	+ Greater housing means more people are likely to live and work within the district	+	+ + Greater housing means more people are likely to live and work within the district	-	- with reduced housing, it doesn't meet existing housing needs, so it is likely those people would move out of the district because they cannot access housing or jobs

Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
13A	Encourage innovation	+	++ Greater housing is more likely to encourage new businesses into the area, but this is not guaranteed as some business look for more desirable locations and landscape and historic character	+	+ Greater housing is more likely to encourage new businesses into the area, but this is not guaranteed as some business look for more desirable locations and landscape and historic character	-	- an undersupply of housing will reduce the likelihood of innovate business using the district
12B	Knowledge based economy	+	see above	+	see above	-	see above
14A	Enhanced skills	+	+ Slight positive but it really depends on the balance between policies on housing numbers, employment provision and access to training facilities locally.	+	+ Slight positive but it really depends on the balance between policies on housing numbers, employment provision and access to training facilities locally.	+	+ Slight positive but it really depends on the balance between policies on housing numbers, employment provision and access to training facilities locally.

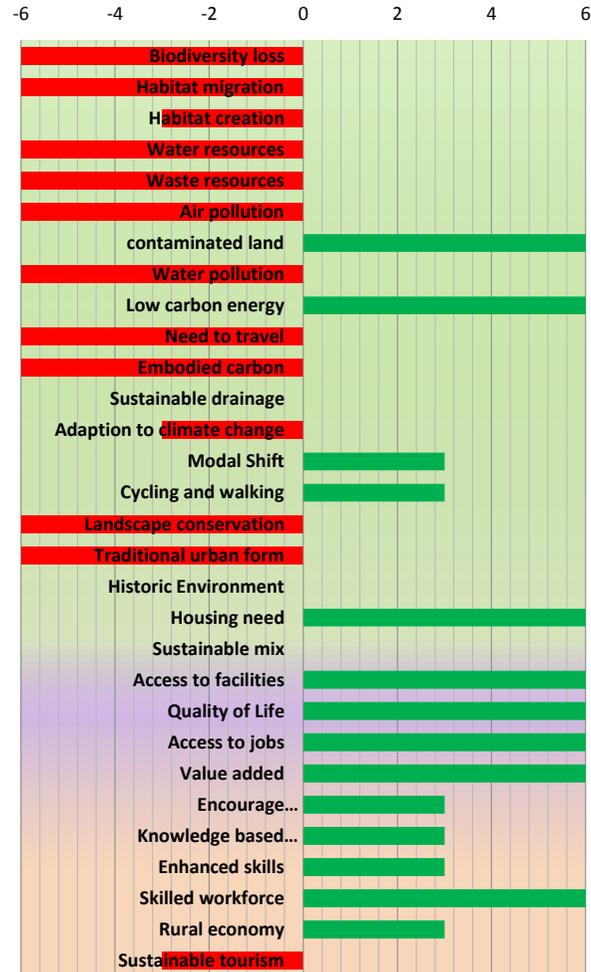
Policy		1. Proposed housing numbers 6,000 to 8,000 (2012-2029)		2. Higher housing numbers 8,000 - 10,000		3. Lower housing numbers 4,000 - 6,000	
14B	Skilled workforce	+	+ The greater the housing, the bigger skills pool available	+	+ + The greater the housing, the bigger skills pool available	-	- by reducing the housing availability it will limit the number of skilled people living in the district
15A	Rural economy	+	+ + this option implies all parishes will have to provide a higher level of housing, which may not necessarily be linked to there economic needs	+	+ this option implies all parishes will have to provide a higher level of housing, which may not necessarily be linked to there economic needs	-	- by delivering lower housing numbers, it becomes unlikely any housing will be built within the rural areas
15B	Sustainable tourism	0	0 development dependant, and the other infrastructure incorporated within it, which will be managed by other policies	-	- the higher housing number risks damaging the environment which promotes sustainable tourism particularly in Chichester and around the harbour	0	0 Neutral impact - with limited development impacting upon the environment

Policy 4a - Housing Provision

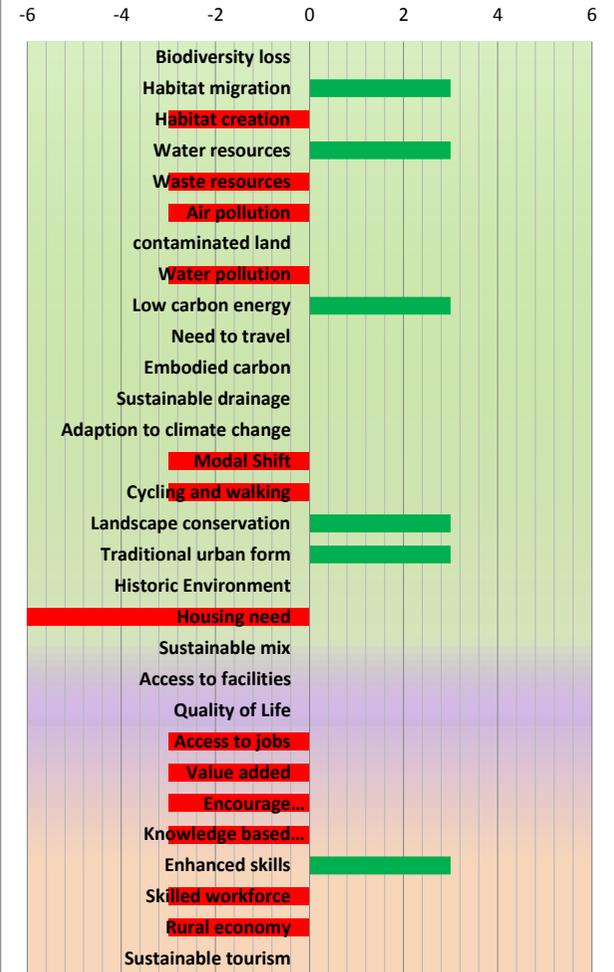
1. Proposed housing no - 6,000 - 8,000



2. Higher housing no - 8,000 - 10,000



3. Lower housing no - 4,000 - 6,000



Policy 4b - Number of housing in different locations

Policy		East West Corridor				Manhood Peninsula				North of plan area			
		Higher - 7500 - 8500		Lower - 5500 - 7500		Higher - 1200-1500		Lower - 800 to 1000		Higher - 400 - 450		Lower - 300 - 350	
1A	Biodiversity loss	-	- direct habitat loss and knock on impacts of recreational disturbance and potential waste water treatment	-	- direct habitat loss and knock on impacts of recreational disturbance and potential waste water treatment	-	- direct habitat loss and impacts on the harbours, though this would be location specific	-	- direct habitat loss and impacts on the harbours, though this would be location specific	-	- direct habitat loss mitigation through careful site selection	-	- direct habitat loss mitigation through careful site selection
1B	Habitat migration	-	- impact on existing connectivity. This can be mitigated by new green infrastructure through strategic sites	-	- impact on existing connectivity. This can be mitigated by new green infrastructure through strategic sites	-	- - greater impact on existing connectivity	-	- - greater impact on existing connectivity	-	- Risk of negative impact due to sensitive infrastructure which would need to be mitigated	-	- Risk of negative impact due to sensitive infrastructure which would need to be mitigated
1C	Habitat creation	+	+ + Large scale development provides potential for new onsite habitat	+	+ Large scale development provides potential for new onsite habitat	+	+ + Positive impact as there is potential to enhance high quality habitats at the harbours and Medmerry	+	+ Positive impact as there is potential to enhance high quality habitats at the harbours and Medmerry	+	+ Potential for some habitat creation through this would be dependant on the neighbourhood plans	+	+ Potential for some habitat creation through this would be dependant on the neighbourhood plans
2A	Water resources	-	- - Increased demand on water resources, you can use higher code levels to mitigate against this	-	- - Increased demand on water resources, you can use higher code levels to mitigate against this	-	- - Increased demand on water resources, you can use higher code levels to mitigate against this	-	- Increased demand on water resources, you can use higher code levels to mitigate against this	+	+ Deliverable within existing water resources	+	+ Deliverable within existing water resources
2B	Waste resources	-	- - Increased pressure on waste resources, though more money would be provided to fund any required upgrades	-	- Increased pressure on waste resources, though more money would be provided to fund any required upgrades	-	- Increased pressure on waste resources, though more money would be provided to fund any required upgrades	-	- Increased pressure on waste resources, though more money would be provided to fund any required upgrades	0	0 Neutral impact with no significant affect	0	0 Neutral impact with no significant affect
2C	Sustainable consumption	+	+ + Close to hub areas which will reduce the need for goods to be transported	+	+ + Close to hub areas which will reduce the need for goods to be transported	+	+ Close to Chichester centre which will reduce the travelling requirements	+	+ Close to Chichester centre which will reduce the travelling requirements	-	- Remote rural location, mitigation by developing close to farm and local shops	0	0 Remote rural location, mitigation by developing close to farm and local shops
3A	Air pollution	-	- - Negative impact as some additional industrial development and additional transport pressures on the A27 and the inner ring road	-	- - Negative impact as some additional industrial development and additional transport pressures on the A27 and the inner ring road	-	- - Increased level of traffic on the Stockbridge roundabout onto / across the A27, leading to congestion	-	- Increased level of traffic on the Stockbridge roundabout onto / across the A27, leading to congestion	0	0 Neutral impact with no significant affect	0	0 Neutral impact due to low housing numbers

Policy		East West Corridor				Manhood Peninsula				North of plan area			
		Higher - 7500 - 8500		Lower - 5500 - 7500		Higher - 1200-1500		Lower - 800 to 1000		Higher - 400 - 450		Lower - 300 - 350	
3C	Water pollution	-	- Negative impact because until the WWTW are upgraded, they will not be able to cope with the increased demand from housing. However until upgrades happen higher housing numbers are not possible	-	- Negative impact because until the WWTW are upgraded, they will not be able to cope with the increased demand from housing. However until upgrades happen higher housing numbers are not possible	-	-- Though this level of housing can be met using the current WWT facilities, this will bring those facilities to capacity and will limit future development options	-	-- Though this level of housing can be met using the current WWT facilities, this will bring those facilities to capacity and will limit future development options	+	+ The WWTW can meet with the requirements from this level of housing. There would be a slight risk of pollution through runoff, though this can be mitigated against within the planning process	+	++ The WWTW can meet with the requirements from this level of housing. There would be a slight risk of pollution through runoff, though this can be mitigated against within the planning process
4A	Low carbon energy	+	++ Potential for renewable technologies to be incorporated into large sites including District wide heating systems on strategic sites	+	++ Potential for renewable technologies to be incorporated into large sites including District wide heating systems on strategic sites	+	+ Good potential for renewable technologies to be incorporated into the sites	+	+ Good potential for renewable technologies to be incorporated into the sites	0	0 No significant affect due to the small nature of the sites with limited potential	-	- Likely to be very small sites so there is less potential for renewable technologies to be utilised
4B	Need to travel	+	++ Most accessible and this potential can be utilised through large scale development	+	+ most accessible location to the city centre	-	-- Minimises the use of these developments due to there location further away from the hubs	-	- Minimises the use of these sites for development due to there location away from the hubs	-	-- due to the sites remote location there will a high demand on traveling to the hubs	-	- due to the sites remote location there will a high demand on traveling to the hubs
5A	Flood risk	-	-- Risk of ground water and surface water flooding	-	- Risk of ground water and surface water flooding	-	-- Most at risk from flooding due to proximity to the coast and from ground and surface water flooding	-	- Most at risk from flooding due to proximity to the coast and from ground and surface water flooding	0	0 No significant affect, neighbourhood plans would have to consider any site specific issues	0	0 No significant affect, neighbourhood plans would have to consider any site specific issues
5B	Sustainable drainage	+	++ Encourages the use of SUDS	+	++ Encourages the use of SUDS	+	+ Encourages the use of SUDS though there may be some issues due to the high water table	+	++ Encourages the use of SUDS, and areas which may be affected by the high water table can be more easily avoided	+	++ Encourages the use of SUDS	+	+ Encourages the use of SUDS
6A	Adaption to climate change	+	++ Good opportunities for incorporating adaption measures into new sites	+	++ Good opportunities for incorporating adaption measures into new sites	-	- Due to the use of sites close to the coast it may limit what adaptive measures can be used in the future for climate change	0	0 Overall neutral as overall the area as a whole have vulnerabilities for climate change, new sites will be able to incorporate adaption measures for climate change	0	0 No significant effect, small scale sites will depend on design measures	0	0 No significant effect, small scale sites will depend on design measures

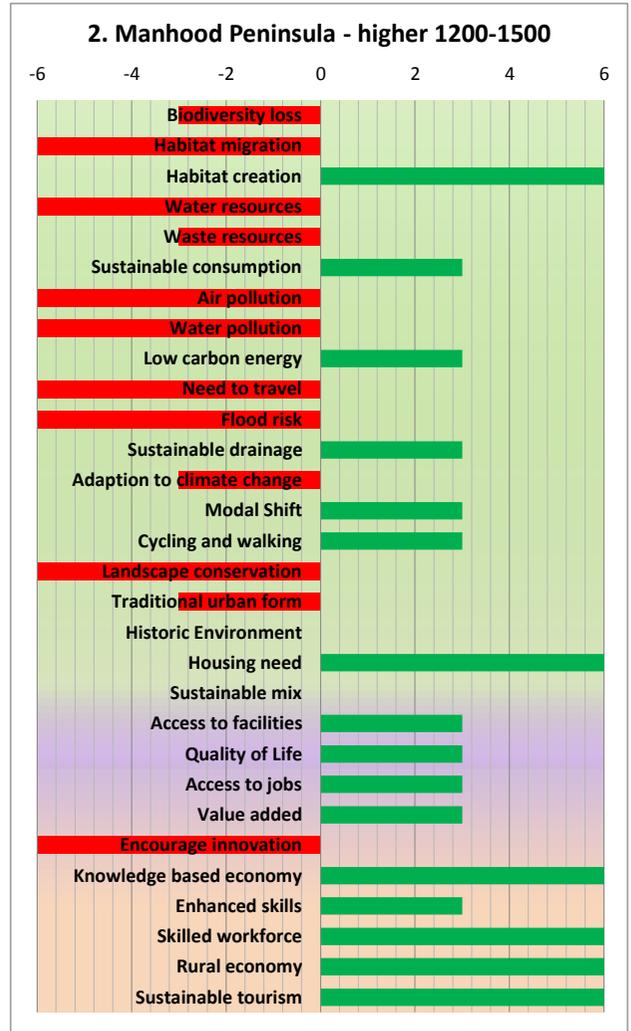
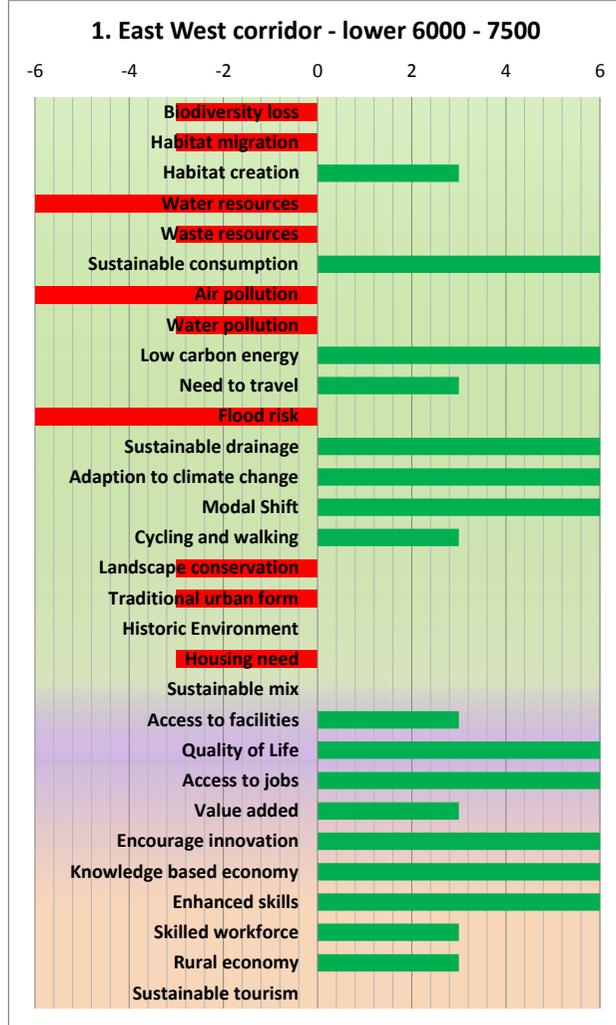
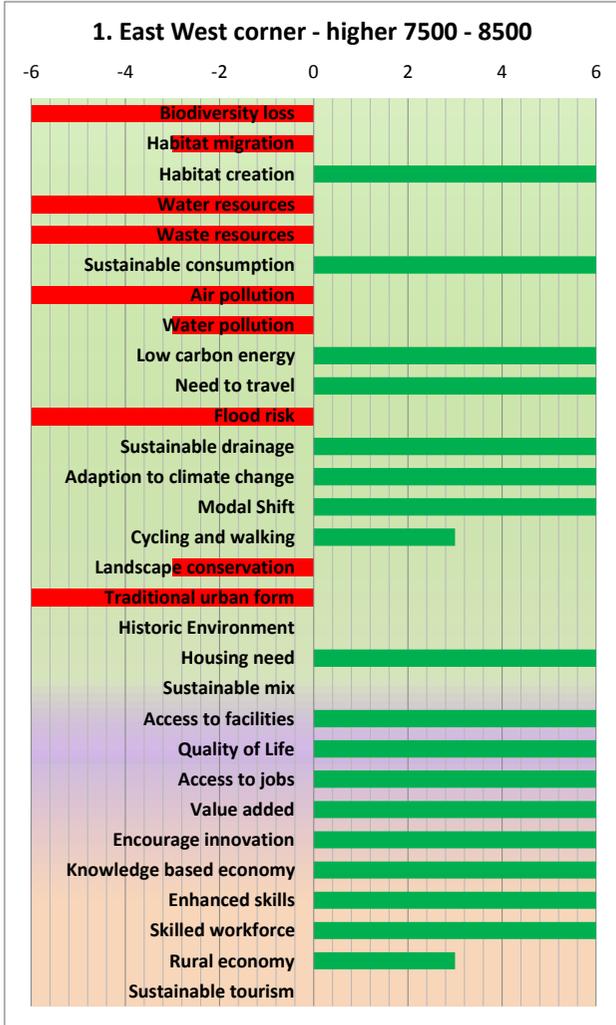
Policy		East West Corridor				Manhood Peninsula				North of plan area			
		Higher - 7500 - 8500		Lower - 5500 - 7500		Higher - 1200-1500		Lower - 800 to 1000		Higher - 400 - 450		Lower - 300 - 350	
7A	Modal Shift	+	++ Large scale development will provide opportunities for better public transport facilities	+	++ Large scale development will provide opportunities for better public transport facilities	+	+ Some opportunities for enhancing the public transport facilities, but the distance from Chichester will limit this	+	+ There will be fewer opportunities (compared to the higher numbers) for enhancing the public transport facilities, but the distance from Chichester will limit this	-	-- very limited opportunities for public transport enhancements	-	- very limited opportunities for public transport enhancements
7B	Cycling and walking	+	+ potential for improvements and new routes for walking and cycling	+	+ potential for improvements and new routes for walking and cycling	+	+ Higher numbers could help deliver the remaining stretches of the Selsey cycling route, but due to the distance from Chichester, people may still be reluctant to travel by bike.	+	+ lower numbers will deliver some improvements to the Selsey cycling route, but due to the distance from Chichester, people may still be reluctant to travel by bike.	-	-- very limited opportunities for cycle routes	-	- very limited opportunities for cycle routes
8A	Landscape conservation	-	- large scale development will risk damaging views of Chichester and the surrounding area	-	- large scale development will risk damaging views of Chichester and the surrounding area	-	-- more sensitivities around the coast and harbours which development may impact upon	-	- more sensitivities around the coast and harbours which development may impact upon	-	- localised impacts which would be site specific	-	- localised impacts which would be site specific
8B	Traditional urban form	-	-- Risk of coalescence of settlements along the A259 and also the expansion of Chichester in several directions	-	- Risk of coalescence of settlements along the A259 and also the expansion of Chichester in several directions	-	- risk of some coalescence between east and west wittering's	0	0 Neutral, because distinct settlements would be expanded, but not to such a scale to risk coalescence	0	0 Neutral, because distinct settlements would be expanded, but not to such a scale to risk coalescence	+	+ Small sites fitting within existing settlement patterns
8C	Historic Environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing need	+	++ meet the recognised housing numbers and may also provide additional housing which will meet the wider needs of the area and may also increase the level of affordable market housing if combined with a number of large schemes	-	- Reduction on the historic level of housing delivery which may only partially address the housing need	+	++ meet the need for housing on the Manhood and the wider need of the district	-	- Reduction in housing levels, may only partially address the housing requirements on the Manhood	+	++ Opportunities to help meet the demands for rural affordable housing, through larger scale housing development	-	- Reduction in housing levels would not address the need for affordable housing, in areas where housing is very expensive

Policy		East West Corridor				Manhood Peninsula				North of plan area			
		Higher - 7500 - 8500		Lower - 5500 - 7500		Higher - 1200-1500		Lower - 800 to 1000		Higher - 400 - 450		Lower - 300 - 350	
9B	Sustainable mix	0	0 Very dependant on a separate specific policy to instruct what housing mix is required	0	0 Very dependant on a separate specific policy to instruct what housing mix is required	0	0 Very dependant on a separate specific policy to instruct what housing mix is required	0	0 Very dependant on a separate specific policy to instruct what housing mix is required	0	0 Very dependant on a separate specific policy to instruct what housing mix is required	0	0 Very dependant on a separate specific policy to instruct what housing mix is required
10	Access to facilities	+	++ Greater housing numbers should provide more facilities within the sites, and further facilities available in Chichester	+	+ Greater housing numbers should provide more facilities within the sites	+	+ Greater housing numbers should provide more facilities within the sites, though travel may still be required to Chichester for certain facilities	0	0 Some potential for facilities to be built on site, but this would be limited	-	-- The scale of development will not be large enough for new facilities to be built onsite, existing facilities would have to be utilised	-	- The scale of development will not be large enough for new facilities to be built onsite, existing facilities would have to be utilised
12A	Quality of Life	+	++ Provides a wide range of options for housing - urban, rural locations, commuting opportunities and local links to facilities	+	++ Provides a wide range of options for housing - urban, rural locations, commuting opportunities and local links to facilities	+	+ Provides housing in more opening countryside and coastal areas, with some links to facilities in Chichester. New housing may impinge upon the quality of life for some local residents	+	+ Provides housing in more opening countryside and coastal areas, with some links to facilities in Chichester. Potential that some of the new housing will impinge upon the quality of life for some local residents	+	+ High quality life in a rural area, however this is a very costly option not available to all	+	+ High quality life in a rural area, however this is a very costly option not available to all
12B	Access to jobs	+	++ Good links to economic opportunities	+	++ Good links to economic opportunities	+	+ Some links to economic opportunities, but residents may need to commute	+	+ Some links to economic opportunities, but residents may need to commute	-	-- very rural location with limited economic opportunities.	-	- very rural location with limited economic opportunities.
12C	Value added	+	++ Provides housing where the economic needs are	+	+ Provides some housing where the economic needs are, though may restrict some opportunities for economic development with the A27 corridor	+	+ Housing would be available, but without development in the employment sector and the infrastructure, the economic needs of the population may not be fully met	0	0 Housing numbers may not meet economic need, which may not attract new businesses or help existing businesses expand	0	0 no significant effect	0	0 no significant effect

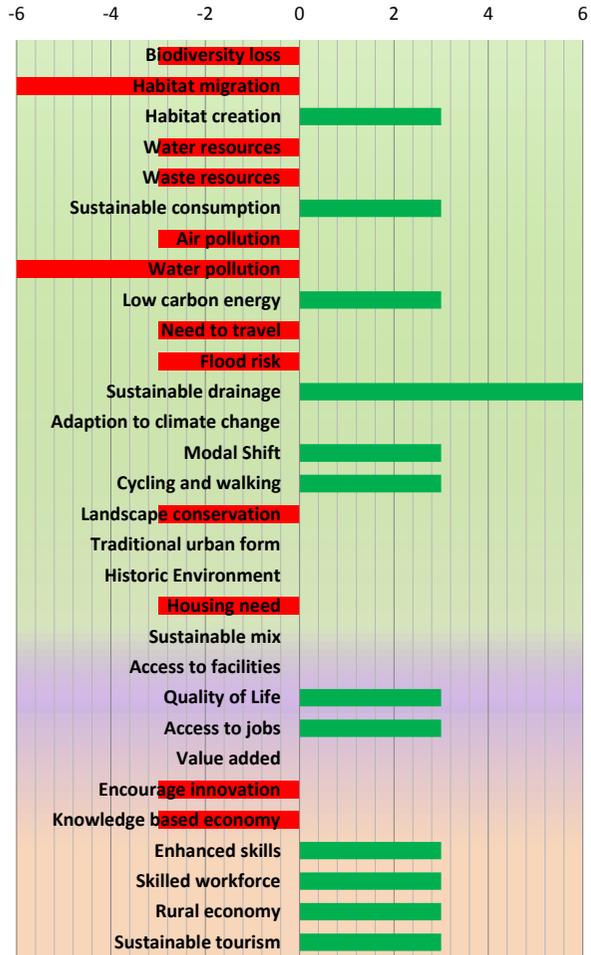
Policy		East West Corridor				Manhood Peninsula				North of plan area			
		Higher - 7500 - 8500		Lower - 5500 - 7500		Higher - 1200-1500		Lower - 800 to 1000		Higher - 400 - 450		Lower - 300 - 350	
13A	Encourage innovation	+	++ Provides housing where innovative businesses are most likely to relocate	+	++ Provides housing where innovative businesses are most likely to relocate	-	-- Risk of locating housing in an area where broadband levels are poor	-	- Risk of locating housing in an area where broadband levels are poor	+	+ May work for very small scale and home based businesses	+	+ May work for very small scale and home based businesses
13B	Knowledge based economy	+	++ provides housing to encourage people and new businesses to live and work in the district,	+	++ provides housing to encourage people and new businesses to live and work in the district,	+	-- Risk of locating housing in an area where broadband levels are poor	-	- Risk of locating housing in an area where broadband levels are poor	+	+ May work for very small scale and home based businesses	+	+ May work for very small scale and home based businesses
14A	Enhanced skills	+	++ Close proximity to Chichester for training and development	+	++ Close proximity to Chichester for training and development	+	+ Commutable distance to Chichester for training and development	+	+ Commutable distance to Chichester for training and development	0	0 no significant effect	0	0 no significant effect
14B	Skilled workforce	+	++ More housing, will encourage more people into the area increased the skilled workforce	+	+ New housing, will encourage more people into the area increased the skilled workforce	+	++ More housing, will encourage more people into the area increased the skilled workforce, though they may have to travel further for employment opportunities	+	+ New housing, will encourage more people into the area increased the skilled workforce, though they may have to travel further for employment opportunities	0	0 no significant effect	0	0 no significant effect
15A	Rural economy	+	+ Primarily addressing urban housing needs, but the wider effects of a larger population may be felt across the district	+	+ Primarily addressing urban housing needs, but the wider effects of a larger population may be felt across the district	+	++ More likely to meet the rural economic need of the district	+	+ More likely to meet the rural economic need of the district	+	++ Likely to meet the rural economic need of the local area	+	+ Likely to meet the rural economic need of the local area
15B	Sustainable tourism	0	0 no significant effect	0	0 no significant effect	+	++ If linked to improvements to Green infrastructure and the transport network this may benefit the tourist industry	+	+ If linked to improvements to Green infrastructure and the transport network this may benefit the tourist industry	+	+ Positive but this relies on neighbourhood plans to link rural diversification opportunities in the local area	+	+ Positive but this relies on neighbourhood plans to link rural diversification opportunities in the local area

If you pick something between the numbers your will end up with an assessment which mitigations against the higher level issues

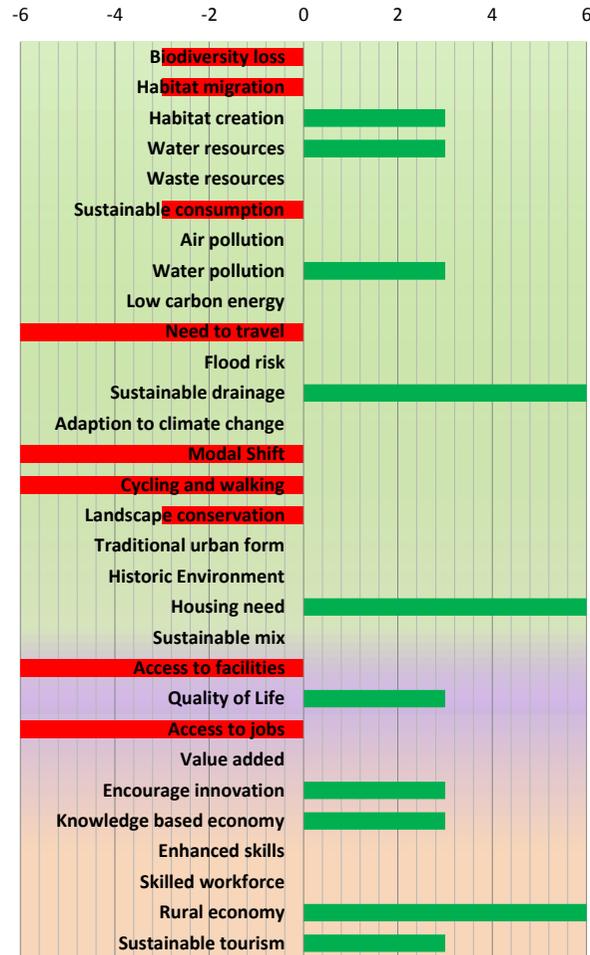
Policy 4b - Number of housing in different locations



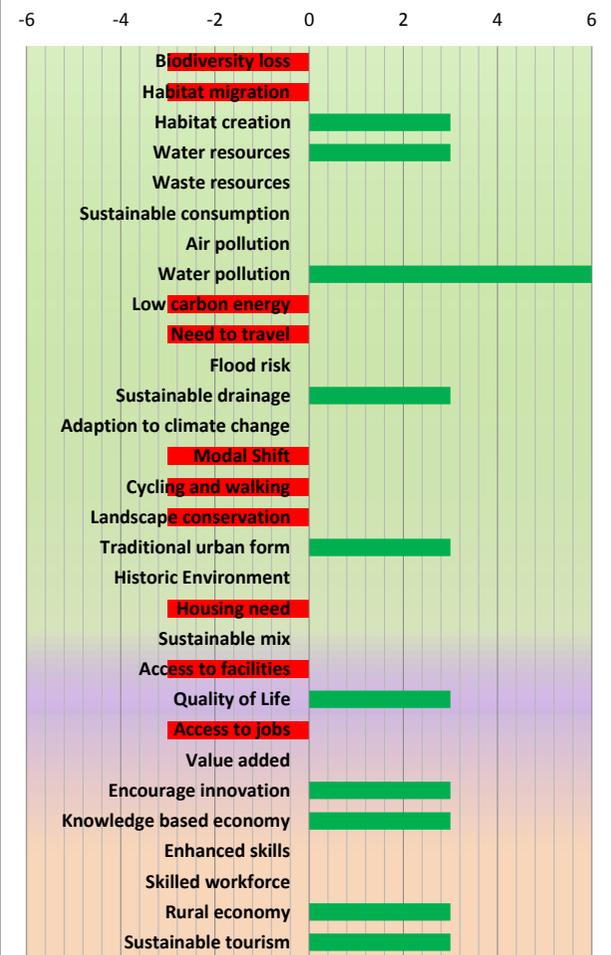
2. Manhood Peninsula - lower 800 - 1000



3. North of plan area - higher 400 - 450



3. North of plan area - Lower 300 - 350



Policy 5 Parish Housing Sites 2012 - 2019

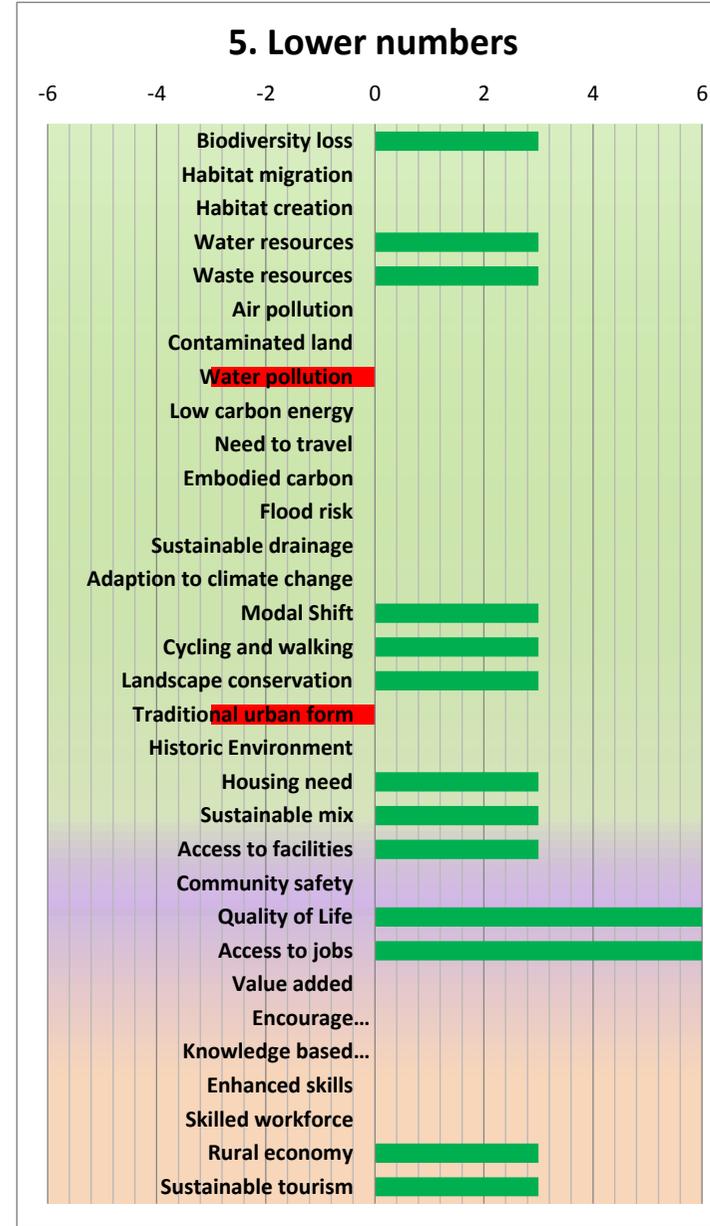
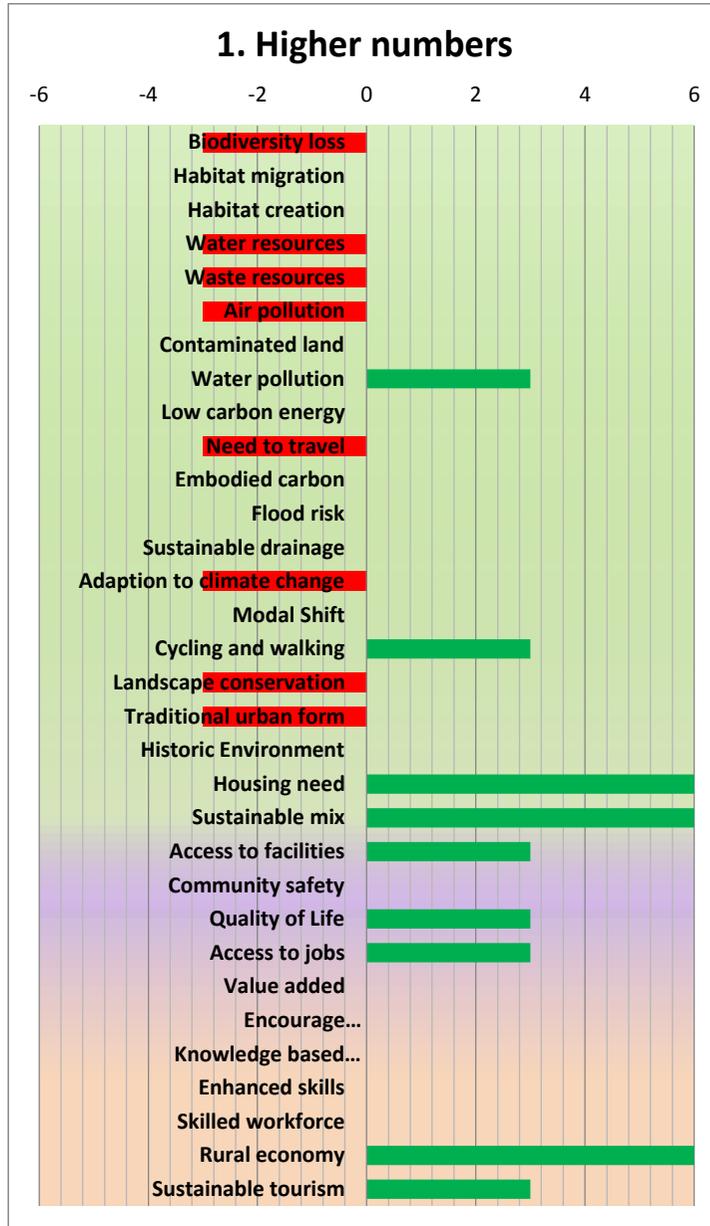
Policy		1. Higher numbers		2. Lower numbers	
1A	Biodiversity loss	-	- Negative - slightly greater land take overall	+	+ Slight positive from reduced land take, but offset by increase to strategic allocation
1B	Habitat migration	0	0 No significant effect - sites not large enough to block eco-networks	0	0 No significant effect - sites not large enough to block eco-networks
1C	Habitat creation	0	0 Neutral, few parish sites will be large enough to contribute towards this	0	0 Neutral, few parish sites will be large enough to contribute towards this
2A	Water resources	-	- Slight negative from additional 230-400 homes, but this is small as a percentage of the total housing number	+	+ Slight positive from reduced numbers
2B	Waste resources	-	- Slight negative from additional 230-400 homes, but this is small as a percentage of the total housing number	+	+ Slight positive from reduced numbers
3A	Air pollution	-	- Slight negative, from increased numbers at East Wittering and Selsey, putting additional pressures on A27 Junctions	0	0 Neutral as only a small % reduction in overall numbers
3B	Contaminated land	0	0 No significant effect	0	0 No significant effect

Policy		1. Higher numbers		2. Lower numbers	
3C	Water pollution	+	+ Positive, local sites making good use of existing WWTW capacity	-	- Increased numbers West of Chichester may have an impact via waste water impacts
4A	Low carbon energy	0	0 No significant effect - depends on design and layout	0	0 No significant effect - depends on design and layout
4B	Need to travel	-	- Negative - increased housing numbers south of the A27	0	0 Overall neutral - more at Chichester, but some local village need for housing may be met elsewhere, increasing need to travel
4C	Embodied carbon	0	0 No significant effect - depends on design and materials	0	0 No significant effect - depends on design and materials
5A	Flood risk	0	0 No significant effect - depends on neighbourhood plans choosing low-risk sites	0	0 No significant effect - depends on neighbourhood plans choosing low-risk sites
5B	Sustainable drainage	0	0 No significant effect - depends on design and layout	0	0 No significant effect - depends on design and layout
6A	Adaption to climate change	-	- Negative, higher numbers for the coastal hubs which will be vulnerable in the very long term	0	N neutral
7A	Modal Shift	0	0 Overall neutral	+	+ Positive - focuses development in towards the public transport hub of Chichester
7B	Cycling and walking	+	+ Positive, but depends on Neighbourhood plans choosing sites well located for the local facilities that are available	+	+ Positive, but depends on Neighbourhood plans choosing sites well located for the local facilities that are available
8A	Landscape conservation	-	- Negative, cumulative impact of edge of village housing sites	+	+ Slight positive from lower numbers

Policy		1. Higher numbers		2. Lower numbers	
8B	Traditional urban form	-	- Negative, cumulative impact of edge of village housing sites	-	- Negative, cumulative impact of edge of village housing sites but reduced compared to option 1
8C	Historic Environment	0	0 Uncertain impact, depends on site choices in neighbourhood plans	0	0 Uncertain impact, depends on site choices in neighbourhood plans
9A	Housing need	+	++ Positive, more likely to meet local housing needs	+	+ Positive, but may not meet all needs
9B	Sustainable mix	+	++ Higher numbers for those parishes with market housing requirements will help deliver more affordable housing	+	+ Positive, but may not meet all needs
10	Access to facilities	+	+ Positive, with some uncertainty, should meet local needs reducing the need to travel for work, but any over-supply risks puts housing into remoter areas	+	+Positive, meeting local housing needs to employment
11	Community safety	0	0 No significant effect	0	0 No significant effect
12A	Quality of Life	+	+ Positive, provides for housing in areas with some jobs and facilities to support them	+	++ Positive, provides for housing in areas with some jobs and facilities to support them
12B	Access to jobs	+	+ Positive, with some uncertainty, should meet local needs reducing the need to travel for work, but any over-supply risks puts housing into remoter areas	+	++ Positive, as for option 1 but with less risk of over supply

Policy		1. Higher numbers		2. Lower numbers	
12C	Value added	0	0 No significant effect, employment and strategic housing locations will determine	0	0 No significant effect, employment and strategic housing locations will determine
13A	Encourage innovation	0	0 No significant effect, employment and strategic housing locations will determine	0	0 No significant effect, employment and strategic housing locations will determine
13B	Knowledge based economy	0	0 No significant effect, employment and strategic housing locations will determine	0	0 No significant effect, employment and strategic housing locations will determine
14A	Enhanced skills	0	0 No significant effect	0	0 No significant effect
14B	Skilled workforce	0	0 No significant effect	0	0 No significant effect
15A	Rural economy	+	++ Positive, additional housing will support economic development in the rural areas	+	+ Still positive, even with reduced numbers, these may be better matched to local jobs in the North East of the District
15B	Sustainable tourism	+	+ Positive, could include accommodation for those working in tourism businesses in the rural areas	+	+ Positive, could include accommodation for those working in tourism businesses in the rural areas

Policy 5 Parish Housing Sites 2012 - 2019



Policy 6 Neighbourhood Development Plans

Policy		1. Neighbourhood plan policy		2. No policy leave to NPPF	
1A	Biodiversity Loss	-	- some potential biodiversity loss through development but not related directly to policy	-	- some potential biodiversity loss through development but not related directly to policy
1B	Habitat migration	-	- Some potential loss of migration habitat, though this is not directly linked to this policy	-	- Some potential loss of migration habitat, though this is not directly linked to this policy
1C	Habitat creation	+	+ + Some potential for enhancements, but not directly linked to this policy	+	+ + Some potential for enhancements, but not directly linked to this policy
2A	Water resources	-	- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources
2B	Waste resources	-	- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded
3A	Air pollution	+	+ Potential for some improvement to air quality, though enhanced sustainable development schemes	0	0 no change
3B	Contaminated land	+	+ Potential for use of contaminated land for development, though this is site specific	+	+ Potential for use of contaminated land for development, though this is site specific
3C	Water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution

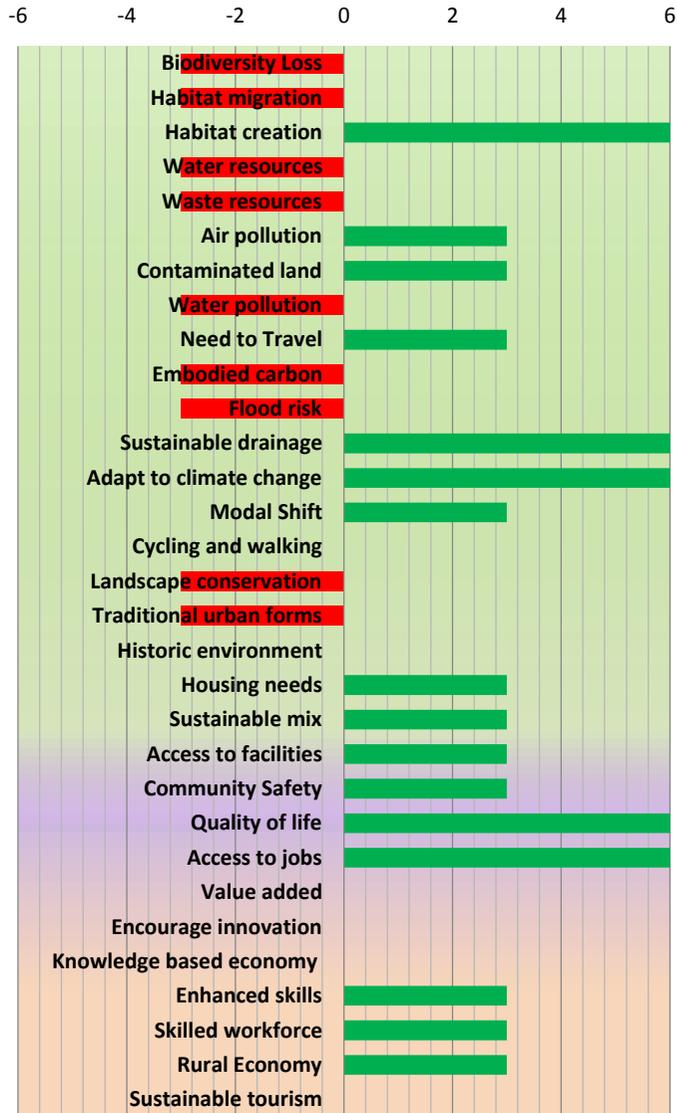
Policy		1. Neighbourhood plan policy		2. No policy leave to NPPF	
4b	Need to Travel	+	+ Provides potential for communities to develop plans, which meets the needs of the community, - e.g. employment and facilities which may reduce the need to travel	0	0 No change
4C	Embodied carbon	-	- Increase in embodied carbon through development, but this policy will promote sustainable practices of construction which may mitigate against this	- -	- - Increase in embodied carbon through further development
5A	Flood risk	-	- Some flood risk depending on site specifics and size	+ +	+ + Opportunity to include SUDS within new development
5B	Sustainable drainage	+ +	+ + Opportunity to include SUDS within new development	+ +	+ + Opportunity to include SUDS within new development
6	Adapt to climate change	+ +	+ + Opportunity to include adaptations within new developments	+ +	+ + Opportunity to include adaptations within new developments
7A	Modal Shift	+	+ Opportunity for neighbourhood plans to look at more sustainable transport options for local community	+	+ Opportunity for neighbourhood plans to look at more sustainable transport options for local community

Policy		1. Neighbourhood plan policy		2. No policy leave to NPPF	
7B	Cycling and walking	0	0 Dependant on the enhancements made within the new developments for walking and cycling but neighbourhood plans could push this if they feel it is important to there local community	0	0 Dependant on the enhancements made within the new developments for walking and cycling but neighbourhood plans could push this if they feel it is important to there local community
8A	Landscape conservation	-	- Risk of damage to landscape if development takes place, but this would be site specific	-	- Risk of damage to landscape if development takes place, but this would be site specific
8B	Traditional urban forms	-	- local communities may still be at risk of losing some of there identity but the local plans provide the communities with the opportunity to close where development takes place in there community	-	- local communities may still be at risk of losing some of there identity but the local plans provide the communities with the opportunity to close where development takes place in there community
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+	+ Some of the housing need would be met through neighbourhood planning, though this would not be influenced hugely by this policy	+	+ Some of the housing need would be met through neighbourhood planning
9B	Sustainable mix	+	+ Allow communities more say in the type of housing they need in there parishes	0	0 Not a direct impact
10	Access to facilities	+	+ Allows communities to encourage development of local communities improving access to them	+	+ Allows communities to encourage development of local communities improving access to them

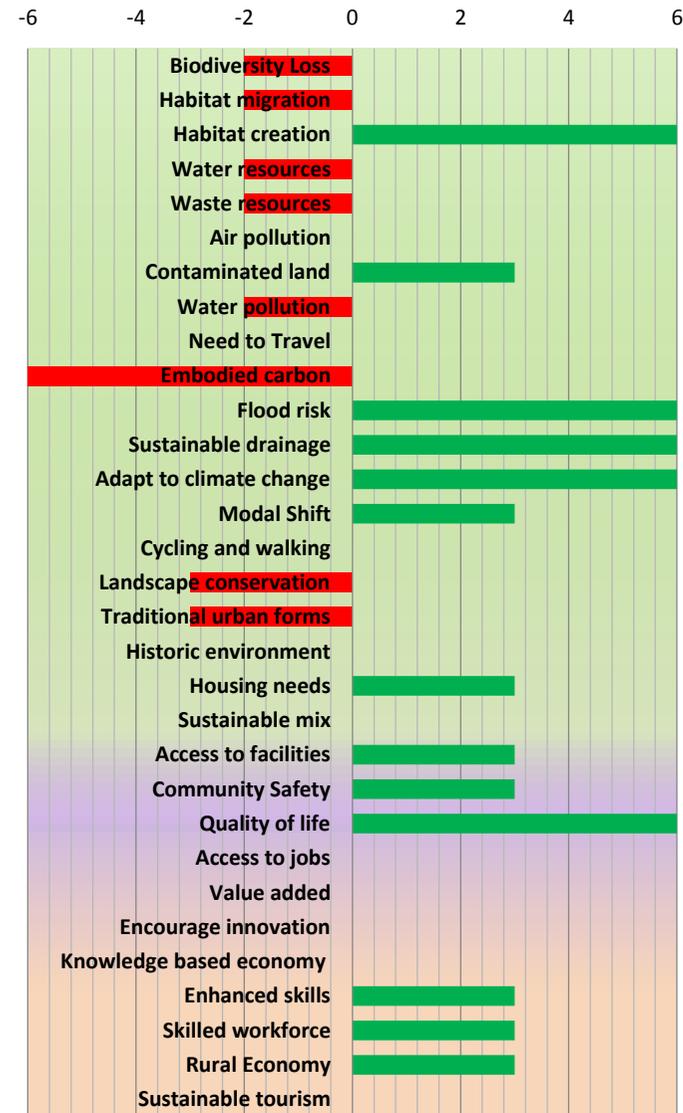
Policy		1. Neighbourhood plan policy		2. No policy leave to NPPF	
11	Community Safety	+	+ no direct impact	+	+ no direct impact
12A	Quality of life	+	++ May improved through the local community deciding how there parishes will develop over the next 20 years	+	++ May improved through the local community deciding how there parishes will develop over the next 20 years
12B	Access to jobs	+	++ This policy would help local parishes think about local job needs and how they can meet this demand in there parishes	0	0 no direct impact
12C	Value added	0	0 no direct impact	0	0 no direct impact
13A	Encourage innovation	0	0 no direct impact	0	0 no direct impact
13B	Knowledge based economy	0	0 no direct impact	0	0 no direct impact
14A	Enhanced skills	+	+ Provided the community with the opportunity to push for more educational facilities in there parishes	+	+ Provided the community with the opportunity to push for more educational facilities in there parishes
14B	Skilled workforce	+	+ May encourage more people into the area, with well sort out neighbourhood plans which existing residents are happy with	+	+ May encourage more people into the area, with well sort out neighbourhood plans which existing residents are happy with
15A	Rural Economy	+	+ Would help improve the local economy	+	+ Would help improve the local economy
15B	Sustainable tourism	0	0 no direct impact	0	0 no direct impact

Policy 6 Neighbourhood Development Plans

1. Neighbourhood plan policy



2. No policy leave to NPPF



Policy 7 - Master planning Strategic Development

Policy		1. Masterplanning approach for strategic sites to be agreed in advance by CDC		2. No policy - rely on pre-application process	
1A	Biodiversity loss	+	+ Positive, losses can be minimised by advance survey and planning	0	0 Neutral - Will rely on applicant to undertake proper surveys pre-application
1B	Habitat migration	+	+ Positive allows time for consideration of eco-corridors and GI	-	- Negative - by the time of application opportunities have already been closed by the decisions on layout already taken
1C	Habitat creation	+	+ Positive may allow for more on site provision	+	+ Positive, but relies on other policies to deliver
2A	Water resources	0	0 No significant effect, depends on numbers of houses and level of water efficiency	0	0 No significant effect, depends on numbers of houses and level of water efficiency
2B	Waste resources	0	0 No significant effect, depends on numbers of houses	0	0 No significant effect, depends on numbers of houses
3A	Air pollution	+	+ Positive, may allow for better mitigation measures to be built in	0	0 Neutral, impact determined by other policies
3B	Contaminated land	0	0 No significant effect, depends on site selection	0	0 No significant effect, depends on site selection
3C	Water pollution	+	+ Positive, but no more so than the ordinary application process	+	+ Positive, usual consultations should allow for any potentially polluting uses to be assessed and risk eliminated.

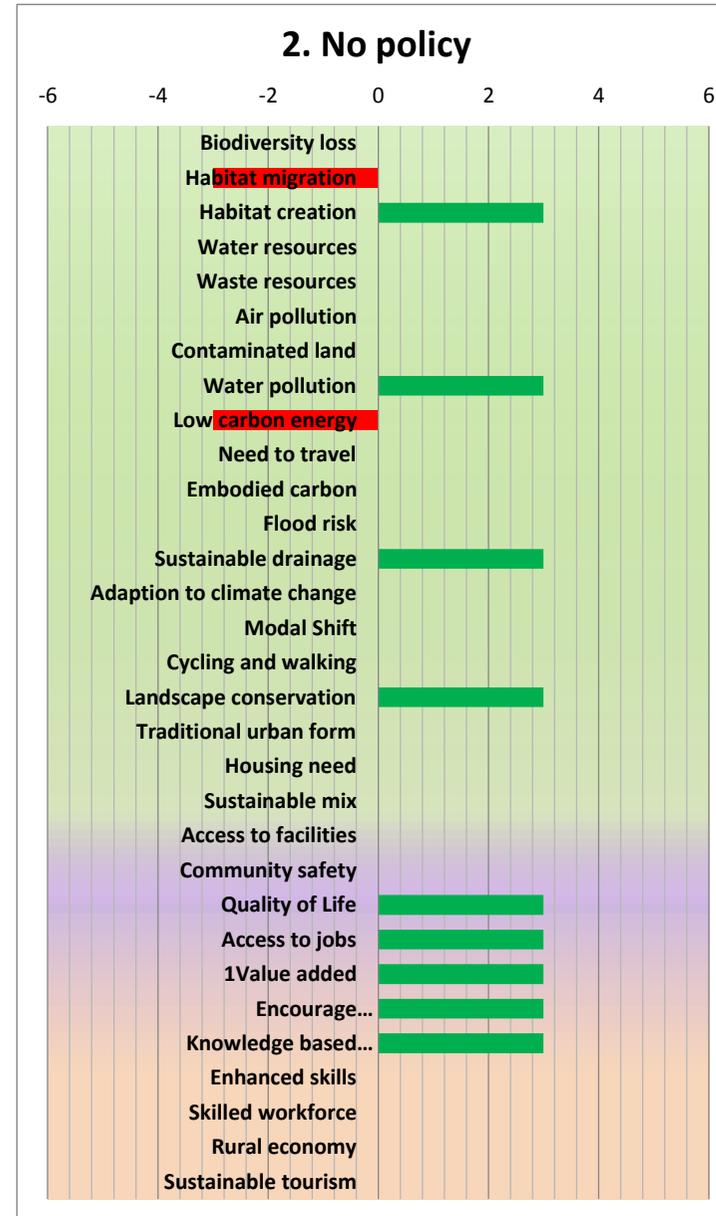
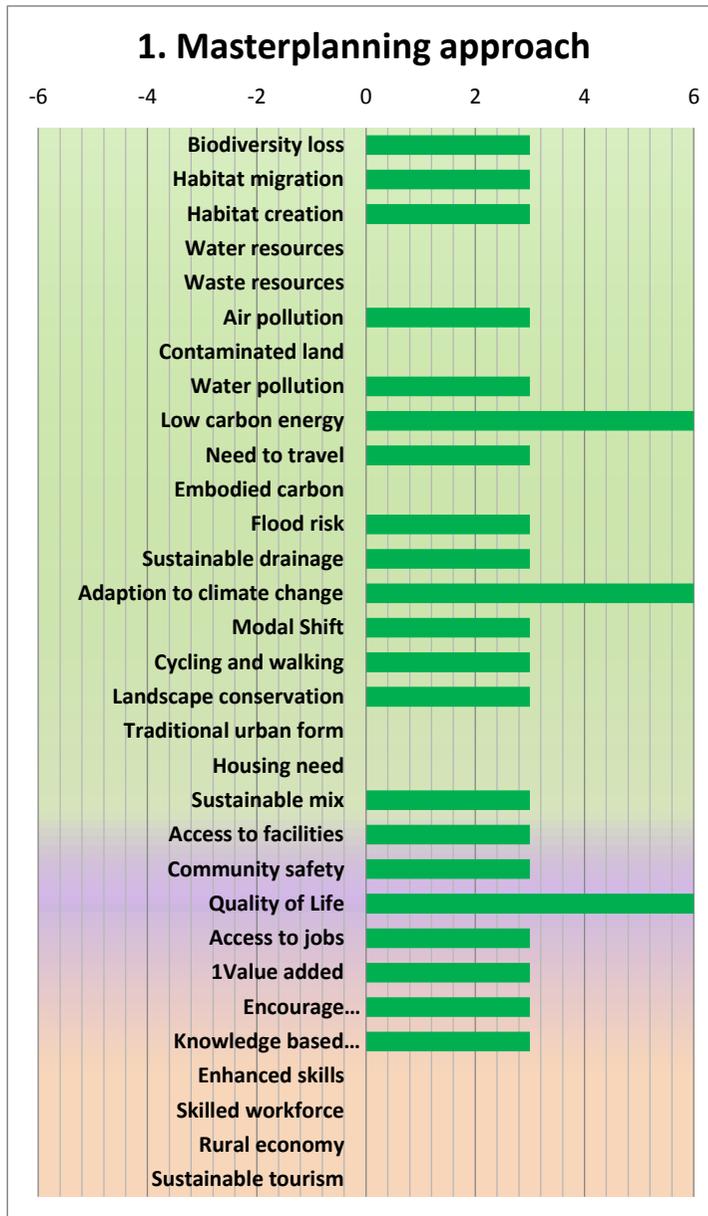
Policy		1. Masterplanning approach for strategic sites to be agreed in advance by CDC		2. No policy - rely on pre-application process	
4A	Low carbon energy	+	++ Positive. Master planning is the key to facilitating large area and multi site solutions, especially District Heating, as the potential for future sites can be incorporated	-	- Negative, some LCE will be secured by other policies, but some opportunities to work across site boundaries will be missed
4B	Need to travel	+	+ Positive, master planning allows for consideration of suitability and feasibility of on-site facilities	0	0 Neutral, these issues can be considered, but with less time for any lack of provision or unsuitable provision to be altered
4C	Embodied carbon	0	0 No significant effect, depends on design standards	0	0 No significant effect, depends on design standards
5A	Flood risk	+	+ Positive - master planning can allow for a more creative approach to any small flood risk areas on site	0	0 Neutral, any flood risk areas within a site should have been avoided by the layout pre-submission
5B	Sustainable drainage	+	+ Positive, in terms of integrating SUDS with open spaces, but relies on other policy to secure main benefits	+	+ Slight positive, but relies on other policy to deliver
6A	Adaption to climate change	+	++ Positive, these adaptation measures are often matter of subtle changes to layout, design and planting schemes, often left out of developers standardised solution, but readily included with forethought	0	0 Neutral, such measures beyond SUDS are usually hard to incorporate into a finished design within the short application period

Policy		1. Masterplanning approach for strategic sites to be agreed in advance by CDC		2. No policy - rely on pre-application process	
7A	Modal Shift	+	+ Positive, depends mainly on site size and location, but master planning may well maximise the opportunities that are inherent in these factors	0	0 Neutral, impact determined by locational policies
7B	Cycling and walking	+	+ Positive, depends mainly on site location and existing networks, but master planning may well maximise the opportunities that are inherent in these factors	0	0 Neutral, impact determined by locational policies
8A	Landscape conservation	+	+ Positive, some additional screening or layout changes may result from master planning.	+	+ Positive, planning application process still gives some opportunities for mitigation measures if required
8B	Traditional urban form	0	? Uncertain effect, the developer's vision for a given site may be urban or suburban, radical or cautious. Master planning may or may not change that, but offers more time for upfront discussions	0	0 No significant effect, other policies determine
9A	Housing need	0	No significant effect	0	0 No significant effect

Policy		1. Masterplanning approach for strategic sites to be agreed in advance by CDC		2. No policy - rely on pre-application process	
9B	Sustainable mix	+	+ Should offer more time for discussion more what constitutes a suitable and sustainable mix of housing types and sizes for a given site	0	0 No significant effect, other policies determine
10	Access to facilities	+	+ Slight positive, access to offsite facilities determined by location, and on site provision by the size of site, but within site accessibility could be improved through master planning	0	0 Neutral, impact determined by locational policies
11	Community safety	+	+ Positive, this aspects depends on layout and clear lines of observation, so master planning may help improve poor initial ideas	0	0 Uncertain effect, depends on the quality of submitted applications
12A	Quality of Life	++	++ Positive, involvement of the local community in master planning process helps to deliver what the public want, rather than 'expert's' perception of needs	+	+ Positive, the community consultation as part of the local plan process should address the basic needs, housing jobs, transport, but more detailed issues are difficult to deal with just through the planning application process

Policy		1. Masterplanning approach for strategic sites to be agreed in advance by CDC		2. No policy - rely on pre-application process	
12B	Access to jobs	+	+ Positive, mainly determined by location and any on-site employment provision for larger sites. Master planning may improve co-location options and within site accessibility	+	+ Positive in the context of other economic policies
12C	Value added	+	+ Same as for 12b	+	+ Positive in the context of other economic policies
13A	Encourage innovation	+	+ Marginal positive effect on some sites there may be opportunity for live-work units or other start up employment spaces to address this economic objective	+	+ Positive in the context of other economic policies
13B	Knowledge based economy	+	+ Same as for 13a	+	+ Same as for 13a
14A	Enhanced skills	0	0 No significant effect	0	0 No significant effect
14B	Skilled workforce	0	0 No significant effect	0	0 No significant effect
15A	Rural economy	0	0 Neutral - large sites suitable for master planning are not going to be in the rural area	0	No significant effect
15B	Sustainable tourism	0	0 No significant effect	0	No significant effect

Policy 7 - Masterplanning Strategic Development



Policy 8 Transport and Accessibility

Policy		1. Emphasis on minimisation of need to travel together with CIL funded improvements to A27 Chichester Bypass		2. Emphasis on demand management and public transport improvements, plus park and ride provision	
1A	Biodiversity loss	-	- Negative, Some residual impacts from A27 construction works	-	- Negative, Some residual impacts from park and ride construction works
1B	Habitat migration	0	0 Neutral, A27 is already a barrier and will remain so	-	- Negative, Some residual impacts from park and ride construction works
1C	Habitat creation	0	0 Neutral, limited opportunity for habitat creation	0	0 Neutral, limited opportunity for habitat creation
2A	Water resources	0	0 No significant effect	0	0 No significant effect
2B	Waste resources	0	0 No significant effect	0	0 No significant effect
3A	Air pollution	+	+ Positive in the short to medium term as traffic flows improve, but in long term will increase traffic levels ,cancelling out improvements	+	++ Positive in longer term if demand management and modal shift are achieved
3B	Contaminated land	0	0 No significant effect	0	0 No significant effect
3C	Water pollution	0	0 No significant effect	0	0 No significant effect
4A	Low carbon energy	0	0 No significant effect	0	0 No significant effect

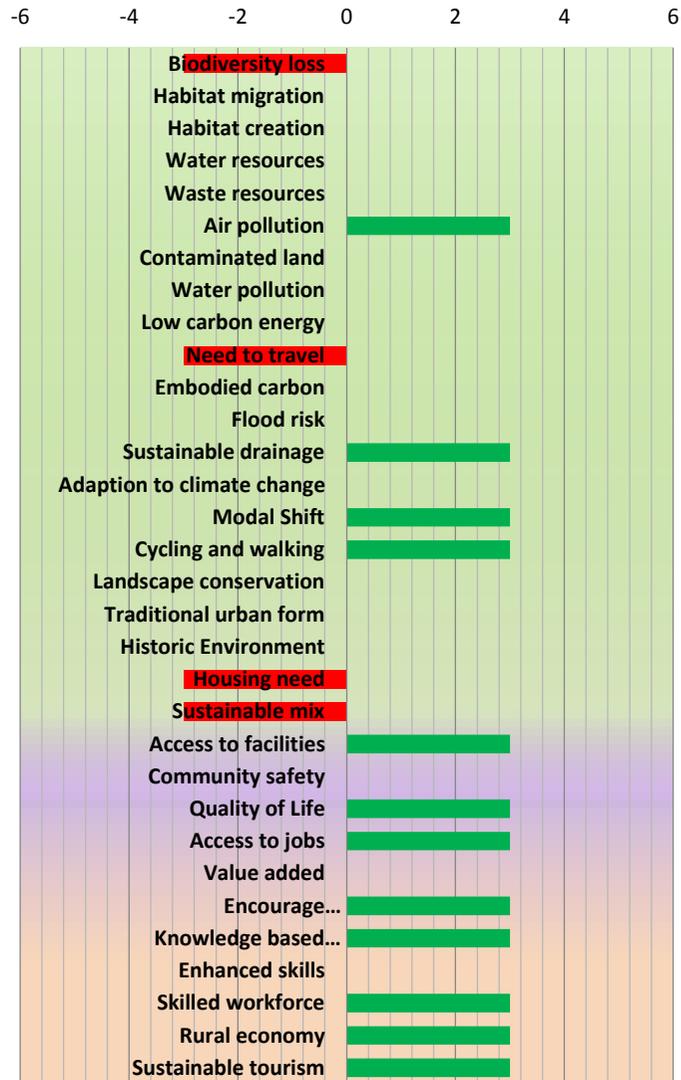
Policy		1. Emphasis on minimisation of need to travel together with CIL funded improvements to A27 Chichester Bypass		2. Emphasis on demand management and public transport improvements, plus park and ride provision	
4B	Need to travel	-	- Negative, in improving the A27 it may facilitate sites at a greater distance from jobs and facilities, particularly in the longer term	+	+ Positive, as should include measures to address need to travel , but essentially determined by locational policies
4C	Embodied carbon	0	No significant effect	0	No significant effect
5A	Flood risk	0	No significant effect	0	No significant effect
5B	Sustainable drainage	+	+ Improved transport should have highways SUDs areas	+	+ Positive - would need to provide sustainable drainage for hard surfaces in a Park and Ride
6A	Adaption to climate change	0	0 No significant effect	0	0 Overall neutral, may be some marginal benefits from public transport improvements
7A	Modal Shift	+	+ Positive, as improvements will also help bus routes and reliability	+	++ Positive as this is the main purpose of this option
7B	Cycling and walking	+	+ Positive, will have some beneficial impacts on these issues	+	++ Positive as this is the main purpose of this option
8A	Landscape conservation	0	0 Overall neutral, may be some slight negative impacts from junction improvements	-	- Impacts from Park and Ride site or sites
8B	Traditional urban form	0	0 No significant effect	-	- Impacts from Park and Ride site or sites
8C	Historic Environment	0	0 Overall neutral, may be some slight negative impacts from junction improvements	0	0 Neutral, but depends on site choices

Policy		1. Emphasis on minimisation of need to travel together with CIL funded improvements to A27 Chichester Bypass		2. Emphasis on demand management and public transport improvements, plus park and ride provision	
9A	Housing need	-	- Negative, both options will impose some additional costs onto housing sites	-	- Negative, both options will impose some additional costs onto housing sites
9B	Sustainable mix	-	- Negative, CIL costs may have impact of feasibility of high affordable housing numbers	-	- Negative, CIL costs may have impact of feasibility of high affordable housing numbers
10	Access to facilities	+	+ Positive in short term, tending to neutral and negative over time as congestion builds up again	0	0 Overall neutral, positive effects from Park and Ride but would be balanced by restricting car parking within city centre
11	Community safety	0	0 No significant effect	0	0 No significant effect
12A	Quality of Life	+	+ Positive in short term, tending to neutral and negative over time as congestion builds up again	-	- Negative, effects of congestion and the perception of congestion on the attractiveness of Chichester as a business location. Park and ride unlikely to fully address these and demand management is unpopular to short term viewpoints
12B	Access to jobs	+	+ Positive in short term, tending to neutral and negative over time as congestion builds up again	0	0 Neutral overall providing that the measures are successful in keeping people (not just cars) flowing in and out of the City
12C	Value added	0	0 Uncertain effect, may allow more long distance commuting with economic benefits of new jobs flowing out to areas with cheaper housing costs. However may boost local retail economy	0	0 Neutral overall providing that the measures are successful in keeping people (not just cars) flowing in and out of the City

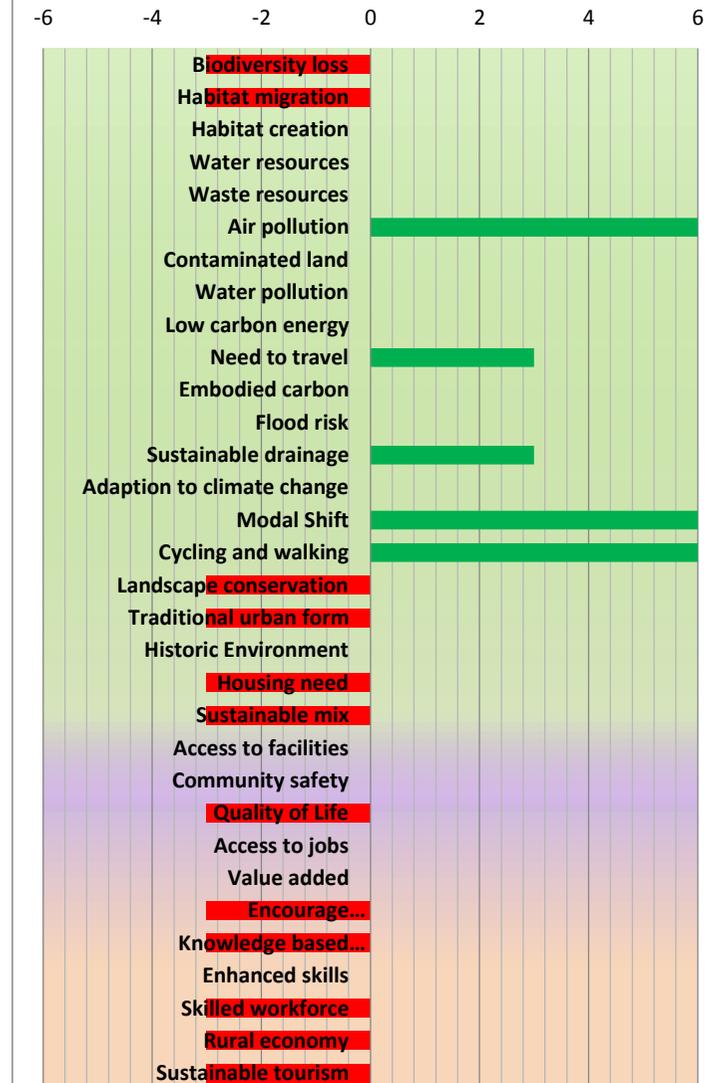
Policy		1. Emphasis on minimisation of need to travel together with CIL funded improvements to A27 Chichester Bypass		2. Emphasis on demand management and public transport improvements, plus park and ride provision	
13A	Encourage innovation	+	+ Positive in economic development terms	-	- Negative, effects of congestion and the perception of congestion on the attractiveness of Chichester as a business location. Park and ride unlikely to fully address these and demand management is unpopular to short term viewpoints
13B	Knowledge based economy	+	+ Positive in economic development terms	-	- Negative, effects of congestion and the perception of congestion on the attractiveness of Chichester as a business location. Park and ride unlikely to fully address these and demand management is unpopular to short term viewpoints
14A	Enhanced skills	0	0 No significant effect	0	0 No significant effect
14B	Skilled workforce	+	+ Positive - provides businesses with access to a workforce over an larger travel to work area	-	- Negative, effects of congestion and the perception of congestion on the attractiveness of Chichester as a business location. Park and ride unlikely to fully address these and demand management is unpopular to short term viewpoints
15A	Rural economy	+	+ Positive in short term, tending to neutral and negative over time as congestion builds up again	-	- Negative for areas on the Manhood where an unimproved A27 remains a blockage to accessing regional markets that P+R would not address
15B	Sustainable tourism	+	+ Positive in short term, for the City, tending to neutral and negative over time as congestion builds up again.	-	- Negative for areas on the Manhood where an unimproved A27 remains a blockage to accessing regional markets that P+R would not address

Policy 8 Transport and Accessibility

1. Minimisation of need to travel



2. Demand management



Policy 9 Development and Infrastructure Provision

Policy		1. Flexible approach - provide direct or fund, both on and off site locations		2. Direct provision and on-site provision given preference for most infrastructure	
1A	Biodiversity loss	+ +	++ Flexible funding will be needed to address both waste water treatment infrastructure and mitigatory habitats if required under the habitats regulations	-	- Negative, may not be best approach for habitats regulations issues
1B	Habitat migration	-	- Negative, may lead to on site need for corridors being deprioritised in favour of cheaper, but less effective off site provision	0	0 Uncertain effect, depends on site-specific potential for improving ecological links
1C	Habitat creation	+ +	++ Positive, as sites for housing may not be in the best places for high quality GI provision, off site funding arrangements do make sense for this issue.	+	+ Direct provision possible but may not always be a suitable site for best habitats
2A	Water resources	+	+ Positive as this is a suitable approach to providing new water supply infrastructure	-	- Negative - May not lead to additional investment in water supply
2B	Waste resources	0	No significant effect, new waste infrastructure is funded by different mechanisms	0	0 No significant effect, new waste infrastructure is funded by different mechanisms

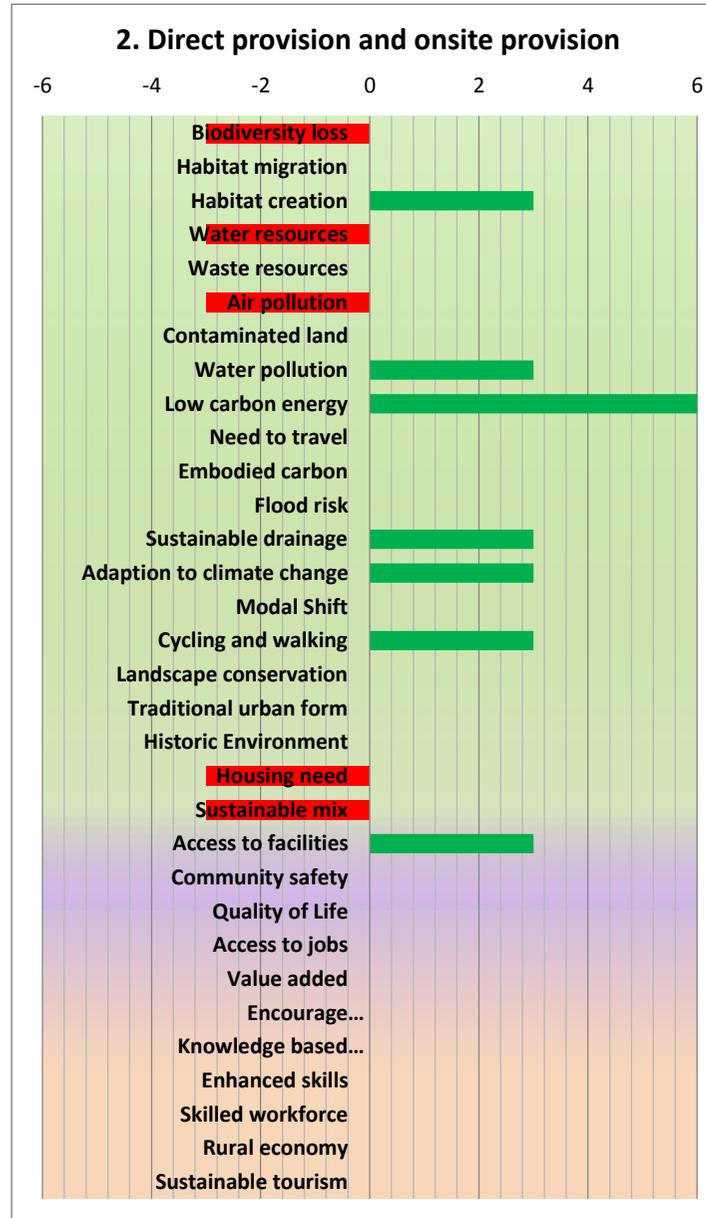
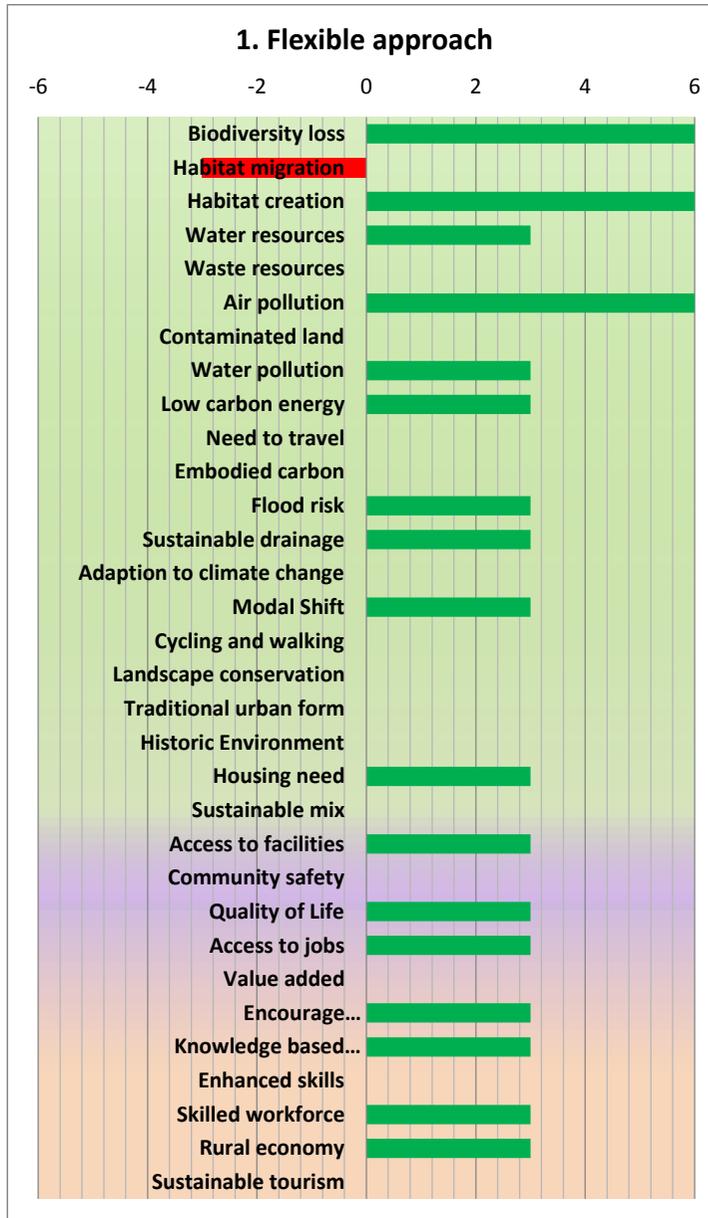
Policy		1. Flexible approach - provide direct or fund, both on and off site locations		2. Direct provision and on-site provision given preference for most infrastructure	
3A	Air pollution	+	++ Positive - flexible approach to provision of transport improvements should deliver best results	-	- Negative, on site only unlikely to deliver all that is needed
3B	Contaminated land	0	0 Neutral, on site remediation would be a pre-requisite of development	0	0 Neutral, on site remediation would be a pre-requisite of development
3C	Water pollution	+	+ Funding of WWTW will be through OFWAT, but long connections may be required at some sites to deliver a acceptable solution	+	+ Funding of WWTW will be through OFWAT, but long connections may be required at some sites to deliver a acceptable solution
4A	Low carbon energy	+	+ Positive where larger scale LCE are facilitated within the District - risk of out of District schemes being funded , however, if too flexible	+	++ Positive as would result in more on-site LCE, but maybe lower level overall due to increased costs
4B	Need to travel	0	0 No significant effect, site location is main determinant	0	0 No significant effect, site location is main determinant
4C	Embodied carbon	0	0 No significant effect, depends on detailed design of buildings	0	0 No significant effect, depends on detailed design of buildings
5A	Flood risk	+	+ Positive , should allow for improvements nearby to defences if required	0	0 Uncertain effect, may improve the risks within site but leave wider community no better off.
5B	Sustainable drainage	+	+ Positive, SUDs should be addressed as a on-site measure	+	+ Positive, SUDs should be addressed as a on site measure

Policy		1. Flexible approach - provide direct or fund, both on and off site locations		2. Direct provision and on-site provision given preference for most infrastructure	
6A	Adaption to climate change	0	0 Overall neutral, some on site opportunities may be missed but may allow some less suitable sites to be developed	+	+ Positive as adaptation would mainly be about on site design and layout measures
7A	Modal Shift	+	+ Positive, infrastructure is critically important to achieving this objective, and near site improvements have a role to play, but a balanced range of improvements will be needed for large sites	0	0 Overall neutral, some improvement on site to bus stops car clubs etc. but offset by lost opportunities for near site link
7B	Cycling and walking	0	0 Uncertain effect, financial contributions alone would miss opportunities linked to layout and permeability on-site.	+	+ Positive, likely to achieve on site infrastructure to support walking and cycling
8A	Landscape conservation	0	0 Neutral, impact on landscape largely determined by other policies on location, rather than infrastructure	0	0 Neutral, impact on landscape largely determined by other policies on location, rather than infrastructure
8B	Traditional urban form	0	0 No significant effect, depends on overall design rather than infrastructure	0	0 No significant effect, depends on overall design rather than infrastructure
8C	Historic Environment	0	0 Uncertain effect, should be neutral, unless necessary off site infrastructure has additional impacts on the historic environment	0	0 Uncertain effect, should be neutral, unless necessary off site infrastructure has additional impacts on the historic environment

Policy		1. Flexible approach - provide direct or fund, both on and off site locations		2. Direct provision and on-site provision given preference for most infrastructure	
9A	Housing need	+	+ Positive, should help deliver least cost infrastructure so maximise housing and affordable housing provision	-	- Negative, may impose additional costs and lead to reduced affordable housing provision
9B	Sustainable mix	0	0 Neutral, should not affect mix of housing	-	- Negative, may impose additional costs and lead to reduced affordable housing provision
10	Access to facilities	+	+ Positive, not as much provision on site, but may lead to improved access to near site facilities	+	+ Positive, should lead to good on site facilities
11	Community safety	0	0 No significant effect, depends on overall design rather than infrastructure	0	0 No significant effect, depends on overall design rather than infrastructure
12A	Quality of Life	+	+ Positive - Improvements to transport infrastructure should have positive benefits for quality of life	0	0 Neutral, not likely to lead to funding as much near-site transport improvements as more flexible option
12B	Access to jobs	+	+ Positive - Improvements to transport infrastructure should have positive benefits for the economy and access to jobs	0	0 Neutral, not likely to lead to funding as much near site transport improvements as more flexible option
12C	Value added	0	0 No significant effect	0	0 No significant effect

Policy		1. Flexible approach - provide direct or fund, both on and off site locations		2. Direct provision and on-site provision given preference for most infrastructure	
13A	Encourage innovation	+	+ Positive, improvements to transport and telecommunications infrastructure will help in this regard	0	0 Uncertain effect, less likely to be positive than option 1
13B	Knowledge based economy	+	+ Positive, improvements to transport and telecommunications infrastructure will help in this regard	0	0 Uncertain effect, less likely to be positive than option 2
14A	Enhanced skills	0	0 No significant effect	0	0 No significant effect
14B	Skilled workforce	+	+ Positive, any improvements to transport infrastructure will have some knock on benefits for the wider economy, but new development cannot deliver all improvements on its own	0	0 Neutral, not likely to lead to funding as much near site transport improvements as more flexible option
15A	Rural economy	+	+ Positive, any improvements to transport infrastructure will have some knock on benefits for the wider economy, but new development cannot deliver all improvements on its own	0	0 Neutral, not likely to lead to funding as much near site transport improvements as more flexible option
15B	Sustainable tourism	0	0 No significant effect	0	0 No significant effect

Policy 9 Development and Infrastructure Provision



Policy 10 Chichester City Development Principles

Policy		1. General support policy for arts, entertainment and facilities. Use of Historic Characterisation Assessments and City Centre AAP		2. No over-arching policy, leave to individual policies - no AAP, just development briefs	
1A	Biodiversity loss	+	+ Positive, the AAP is the key document to ensure any sensitive sites are avoided	0	Neutral, greater risk of cumulative small losses
1B	Habitat migration	+	+ Positive, the AAP is the key document to ensure any sensitive sites are avoided	-	- Negative, lack of localised planning risk exiting links being disrupted
1 C	Habitat creation	0	Overall neutral, some small enhancements may be possible within the city	0	Overall neutral, some small enhancements may be possible within the city
2A	Water resources	0	No significant effects	0	No significant effects
2B	Waste resources	0	No significant effects	0	No significant effects
2C	Sustainable consumption	+	+ City centre sites generally good on this issue	+	+ City centre sites generally good on this issue
3A	Air pollution	-	- Negative, central sites will put pressure on inner ring road	-	- Negative, central sites will put pressure on inner ring road

Policy		1. General support policy for arts, entertainment and facilities. Use of Historic Characterisation Assessments and City Centre AAP		2. No over-arching policy, leave to individual policies - no AAP, just development briefs	
3B	Contaminated land	0	? Uncertain effects, depends on sites in the Area Action Plan	-	- Negative certain site may not come forward without positive planning, although Development Briefs can mitigate this
3C	Water pollution	0	No significant effects, provided level of development stays within Apuldram capacity	0	No significant effects, provided level of development stays within Apuldram capacity
4A	Low carbon energy	+	+ Positive - if potential for district heating across several sites is taken up by the AAP	0	Neutral - depends on site level design
4B	Need to travel	+	+ Positive - central sites have good walking access to shops, jobs facilities	+	+ Positive - central sites have good walking access to shops, jobs facilities
4C	Embodied carbon	0	Neutral - depends on design	0	Neutral - depends on design
5A	Flood risk	+	+ Positive, providing AAP avoids the small historic flood areas	0	Overall neutral, depends on application or DB level assessments
5B	Sustainable drainage	0	Neutral - depends on site specific design	0	Neutral - depends on site specific design
6A	Adaption to climate change	0	Neutral - depends on site specific design	0	Neutral - depends on site specific design

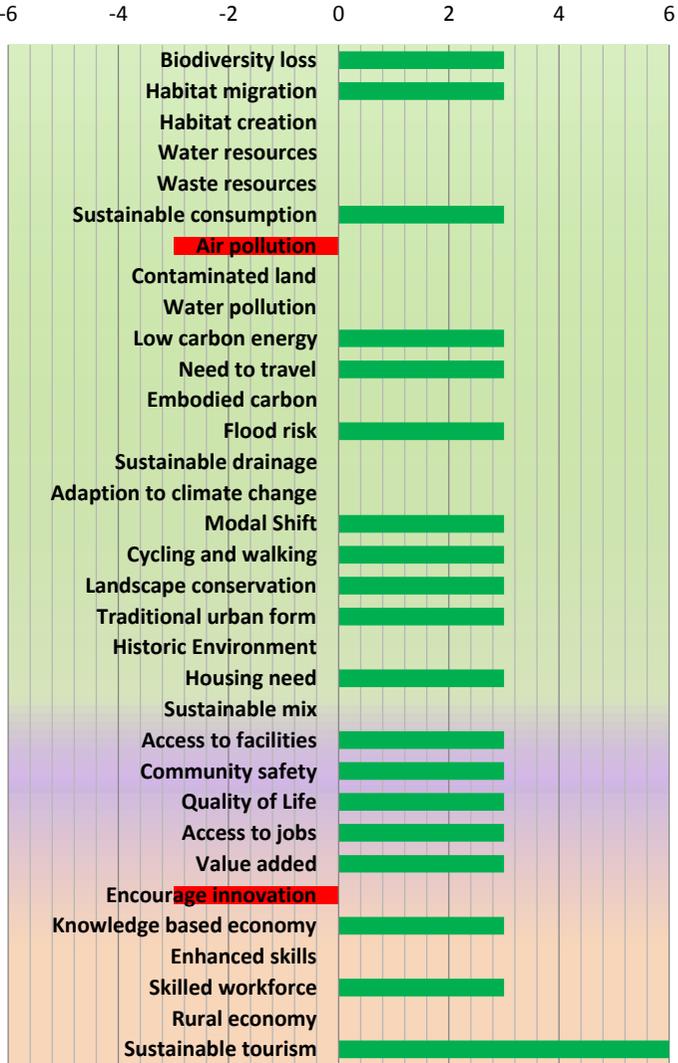
Policy		1. General support policy for arts, entertainment and facilities. Use of Historic Characterisation Assessments and City Centre AAP		2. No over-arching policy, leave to individual policies - no AAP, just development briefs	
7A	Modal Shift	+	+ Positive, sites will be close to bus and train links	+	+ Positive, sites will be close to bus and train links
7B	Cycling and walking	+	+ Positive, sites will be in good walking and cycling distance to facilities	0	Overall neutral, some opportunities for joined up links and routes may be blocked
8A	Landscape conservation	+	+ Positive - should be within existing urban envelope	+	+ Positive - should be within existing urban envelope
8B	Traditional urban form	+	+ Overall positive - use of assessment will help, but comes down to application level judgement	-	- Negative - will be more reliant on application level assessment, risk of cumulative small negative impacts
8C	Historic Environment	0	? Uncertain effect, individual development may impact on historic environment, even with the safeguards in this policy	-	- Negative, would have fewer policy safeguards and strategic assessment before planning application stage
9A	Housing need	+	+ Positive, but larger sites out of centre will be the main delivery sites for housing	+	+ Positive, but larger sites out of centre will be the main delivery sites for housing

Policy		1. General support policy for arts, entertainment and facilities. Use of Historic Characterisation Assessments and City Centre AAP		2. No over-arching policy, leave to individual policies - no AAP, just development briefs	
9B	Sustainable mix	0	No significant effect - depends on other policies	0	No significant effect - depends on other policies
10	Access to facilities	+	+ Positive, a sustainable location	+	+ Positive, a sustainable location
11	Community safety	+	+ Positive - a good mix of types of occupation will help the City centre remain occupied and so observed	0	Neutral - opportunities for a mix of types may be lost
12A	Quality of Life	+	+ A mix of housing and employment sites in the city will have a positive impact	0	Neutral - mix may happen due to market forces, but may not
12B	Access to jobs	+	+ A mix of housing and employment sites in the city will have a positive impact	0	Neutral - mix may happen due to market forces, but may not
12C	Value added	+	+ Positive - arts and cultural activities will help attract and retain economic value into the City	0	? Uncertain effect, benefits may happen in any case as policy of encouragement could still happen
13A	Encourage innovation	-	- Negative, higher protection for historic environment may restrict certain businesses opportunities	+	+ May allow for more economic freedoms for certain types of business

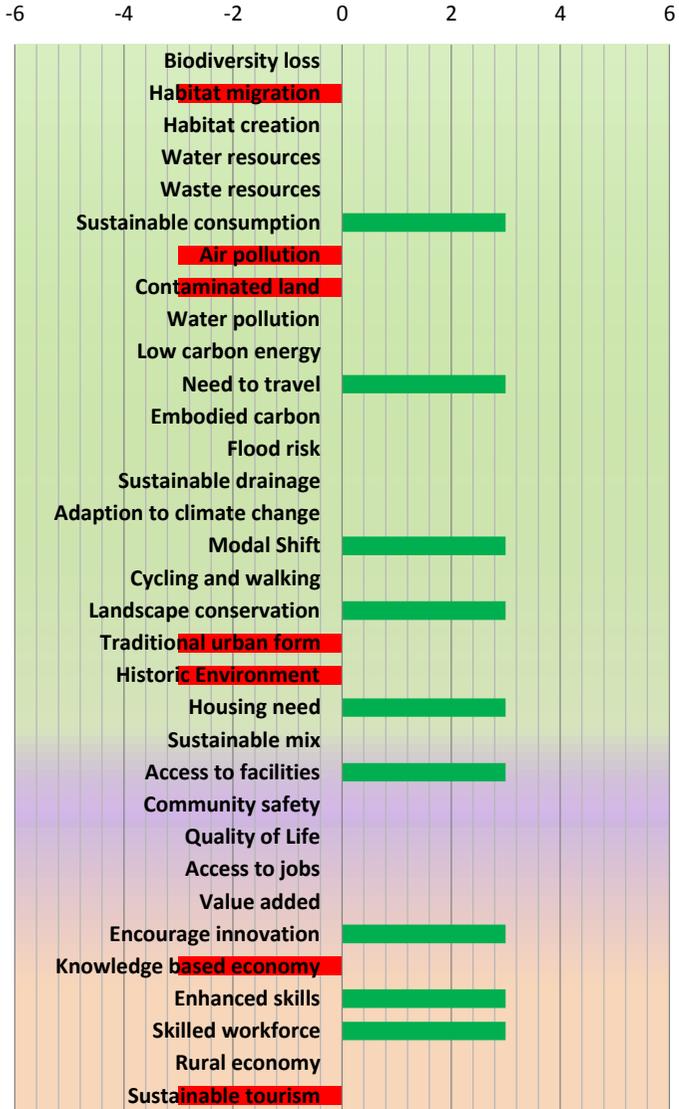
Policy		1. General support policy for arts, entertainment and facilities. Use of Historic Characterisation Assessments and City Centre AAP		2. No over-arching policy, leave to individual policies - no AAP, just development briefs	
13B	Knowledge based economy	+	+ Positive - a high quality environment is likely to attract those types of businesses that can locate anywhere with good communications	-	- Negative, risk of small scale cumulative degradation of city attractiveness and liveability
14A	Enhanced skills	0	? Uncertain impact - will the policy restrict expansion of the College and University?	+	+ More freedom for expansion of training facilities
14B	Skilled workforce	+	+ Slight positive effect - may not address housing needs issues	+	+ May allow for more economic freedoms for certain types of business
15A	Rural economy	0	No significant effect	0	No significant effect
15B	Sustainable tourism	++	++ Positive - encouragement for cultural activities and protection of the historic environment	-	- Negative, risk of small scale cumulative degradation of city attractiveness and liveability

Policy 10 Chichester City Development Principles

1. General support policy



No Over-Arching Policy



Policy 11 Chichester City Employment Sites

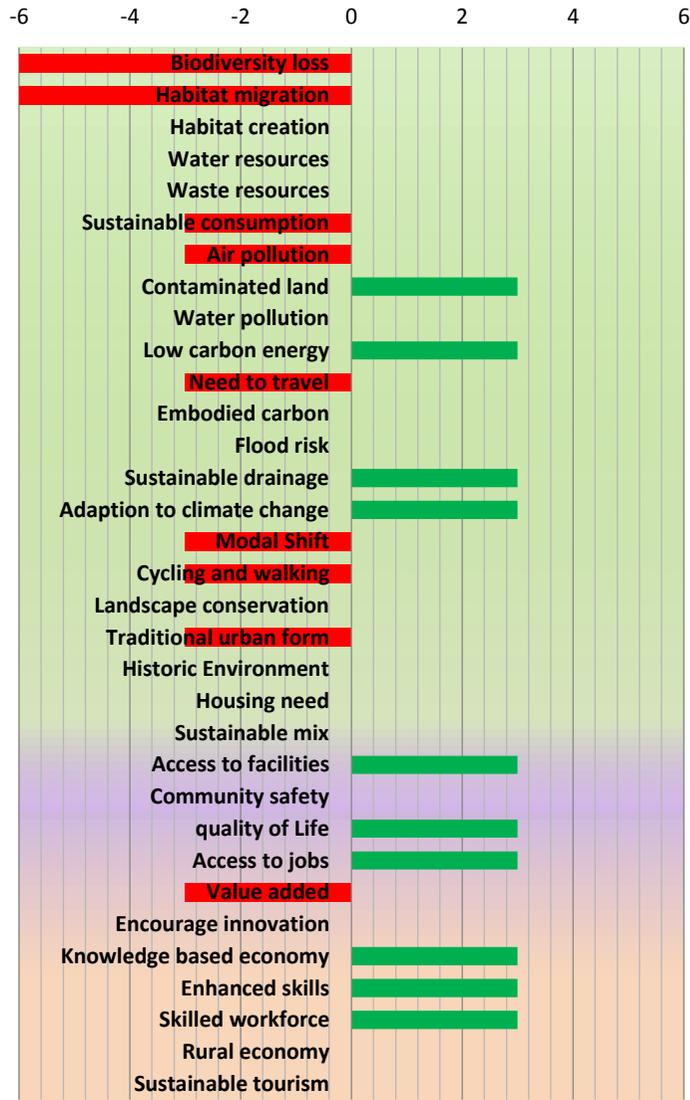
Policy		1. Allocate level of employment land needed but not the locations		3. Allocate level and location of employment land, focusing on mixed used development with housing	
1A	Biodiversity loss	-	- - Though determined by overall employment allocation policy, there would be some increase risk of biodiversity loss through development of large out of town retail areas	-	- - Though determined by overall employment allocation policy, there would be some increase risk of biodiversity loss
1B	Habitat migration	-	- - May be some loss of habitat	-	- May be some loss of habitat
1C	Habitat creation	0	0 Unlikely to be any change from the overall strategic allocation	0	0 Unlikely to be any change from the overall strategic allocation
2A	Water resources	0	0 uncertain, depends on high water use industrial uses	0	0 uncertain, depends on high water use industrial uses
2B	Waste resources	0	0 Uncertain, depends on split of office, retail and industrial	0	0 Uncertain, depends on split of office, retail and industrial
2C	Sustainable consumption	-	- risk of employment land being developed away from housing	+	+ opportunity for housing and employment space to be integrated
3A	Air pollution	-	- slight negative impact, through increased industrial units	-	- slight negative impact, through increased industrial units
2B	Contaminated land	+	+ May allow for development on brownfield sites	0	0 Overall neutral, maybe some improvements but this would be site specific
2C	Water pollution	0	0 Site and use specific	0	0 Site and use specific
4A	Low carbon energy	+	+ Positive but would depend on outcomes of master plan	+	+ + Potential to utilise communal energy systems linked to housing

Policy		1. Allocate level of employment land needed but not the locations		3. Allocate level and location of employment land, focusing on mixed used development with housing	
4B	Need to travel	-	- Risk of employment land away from housing which will increase commuting distances	+	+ Opportunity for employment space to be integrated with housing to reduce commuting distances
4C	Embodied carbon	0	0 neutral depends on design standards	0	0 neutral depends on design standards
5A	Flood risk	0	0 Site specific depending on location, though flood risk areas should be avoided	0	0 Site specific depending on location, though flood risk areas should be avoided
5B	Sustainable drainage	+	+ Opportunity to incorporate SUDS into new schemes	+	+ Opportunity to incorporate SUDS into new schemes
6A	Adaption to climate change	+	+ potential for some adaption but this would depend on the scheme design	+	+ potential for some adaption but this would depend on the scheme design
7A	Modal Shift	-	- risk of negative impact unless public transport and cycle links are improved	+	+ Potential for live work and local retailing which would reduce the need to travel by car
7B	Cycling and walking	-	- risk of negative impact unless public transport and cycle links are improved	+	+ Potential for live work and local retailing which would reduce the need to travel by car
8A	Landscape conservation	0	0 uncertain, depends on site specifics	0	0 uncertain, depends on site specifics
8B	Traditional urban form	-	- Potential for development of out of town retail centres unlinked to housing	+	+ Positive with mixed used development and local centres for retail within housing
8C	Historic Environment	0	0 Site specific with usual protection measures in place	0	0 Site specific with usual protection measures in place
9A	Housing need	0	No impact	0	No impact
9B	Sustainable mix	0	No impact	0	No impact

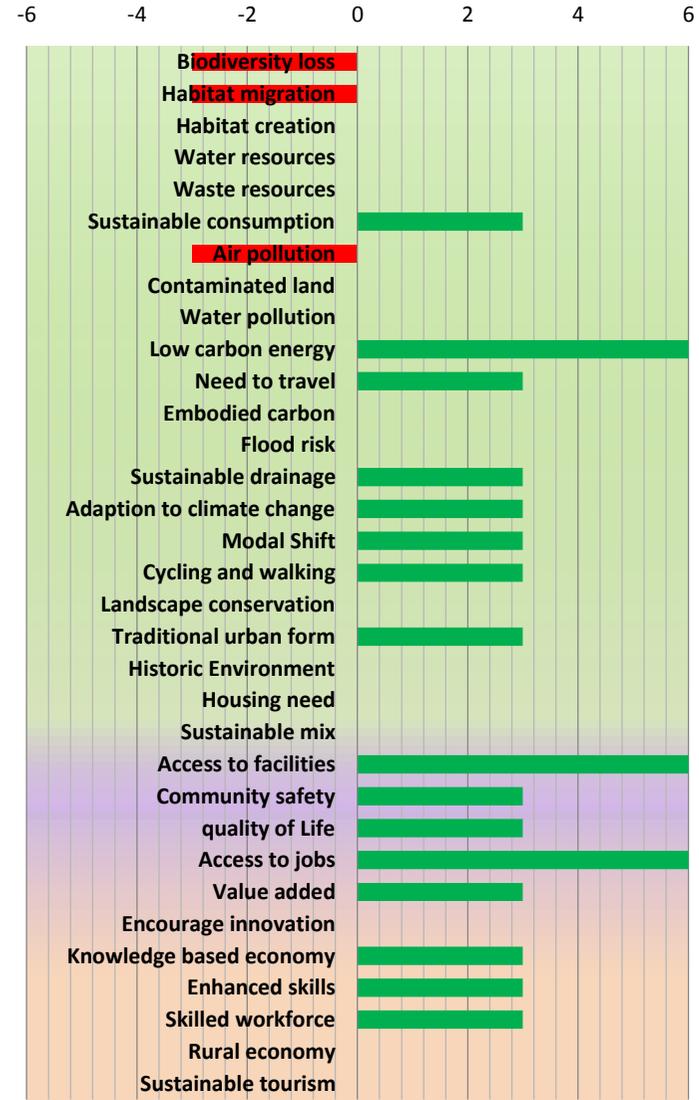
Policy		1. Allocate level of employment land needed but not the locations		3. Allocate level and location of employment land, focusing on mixed used development with housing	
10	Access to facilities	+	+ Will provide access to jobs and retail, though this may not be in close proximity to housing	+	+ + Will provide access to jobs and retail within close proximity to housing
11	Community safety	0	no impact	+	+ Slight positive, with mixed use development creating more activity in the evening, provided it is not drinking related
12A	quality of Life	+	+ Improved, through mix of facilities and chose of lifestyles within close proximity	+	+ Improved, through mix of facilities and chose of lifestyles within close proximity
12B	Access to jobs	+	+ Good access to jobs, though this may require some commuting	+	+ + Very good access to jobs, in close proximity to housing
12C	Value added	-	Risk large industrial office parks will attract national chains and in commuting	+	+ More opportunities for local businesses to develop within the city
13A	Encourage innovation	0	No significant effect	0	No significant effect
13B	Knowledge based economy	+	+ May appeal to businesses relocating needing medium to large premises	+	+ May appeal to smaller businesses and start ups
14A	Enhanced skills	+	+ This policy encourages employment land, but benefits are uncertain as they depend on mix of uses	+	+ This policy encourages employment land, but benefits are uncertain as they depend on mix of uses
14B	Skilled workforce	+	+ Positive impact, but depends on having a mix of uses and a balance of traditional local sectors	+	+ Positive impact, but depends on having a mix of uses and a balance of traditional local sectors
15A	Rural economy	0	No significant effect	0	No significant effect
15B	Sustainable tourism	0	0 Overall neutral, may be a benefit if the city gets a new hotel, but this is not specified in this policy	0	0 Overall neutral, may be a benefit if the city gets a new hotel, but this is not specified in this policy

Policy 11 Chichester City Employment Sites

1. Allocate level but not location



2. Allocate level and location



Policy 12 Water Resources in the Apuldram Waste Water Treatment Catchment

Policy		1. Do not have a policy		2. Local criteria based policy		3. Mild locally based policy	
1A	Biodiversity Loss	-	- Negative - risk of cumulative impact from small scale developments	0	Neutral - no losses as capacity is limited to a 'safe' level	0	Neutral - no losses as capacity is limited to a 'safe' level
1B	Habitat migration	0	No significant effect	0	No significant effect	0	No significant effect
1C	Habitat creation	0	No significant effect	0	No significant effect	0	No significant effect
2A	Water resources	-	- Negative - does not make best use of water resources	+	++ Positive, conserves water resources	-	- Negative - does not make best use of water resources
2B	Waste resources	0	No significant effect	0	No significant effect	0	No significant effect
2C	Sustainable consumption	-	- Negative - opportunity missed	+	+ Positive for water consumption, but is aside effect of sustainable construction standards	0	Neutral may have some effect but minor

Policy 12 Water Resources in the Apuldram Waste Water Treatment Catchment

3C	Water pollution	-	-- Negative, does not address existing situation or make best of limited capacity	-	- Negative, does not address existing pollution of the Harbour, merely makes best use of a poor situation	-	-- Negative, does not address existing situation or make best of limited capacity
4A	Low carbon energy	0	No significant effect	0	No significant effect	0	No significant effect
4b	Need to Travel	0	No significant effect	0	No significant effect	0	No significant effect
4C	Embodied carbon	0	No significant effect	+	+ Slight positive, as water treatment has a carbon footprint	0	no significant effect
5A	Flood risk	0	No significant effect	0	No significant effect	0	No significant effect
5B	Sustainable drainage	0	Overall neutral	0	? Uncertain effect may have slight positive through retrofitting existing properties, taking them out of the combined sewer system	0	Overall neutral
6	Adapt to climate change	-	- Negative, makes little or no attempt to adapt	+	++ Positive, conserves water resources	+	+ Positive - may have a lesser beneficial effect on water consumption than Option 2

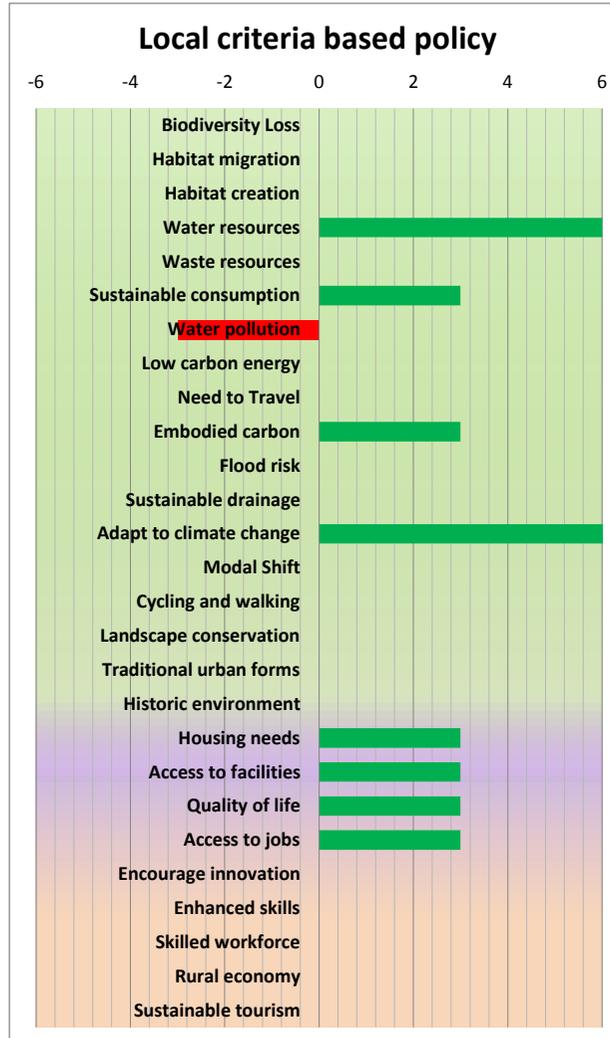
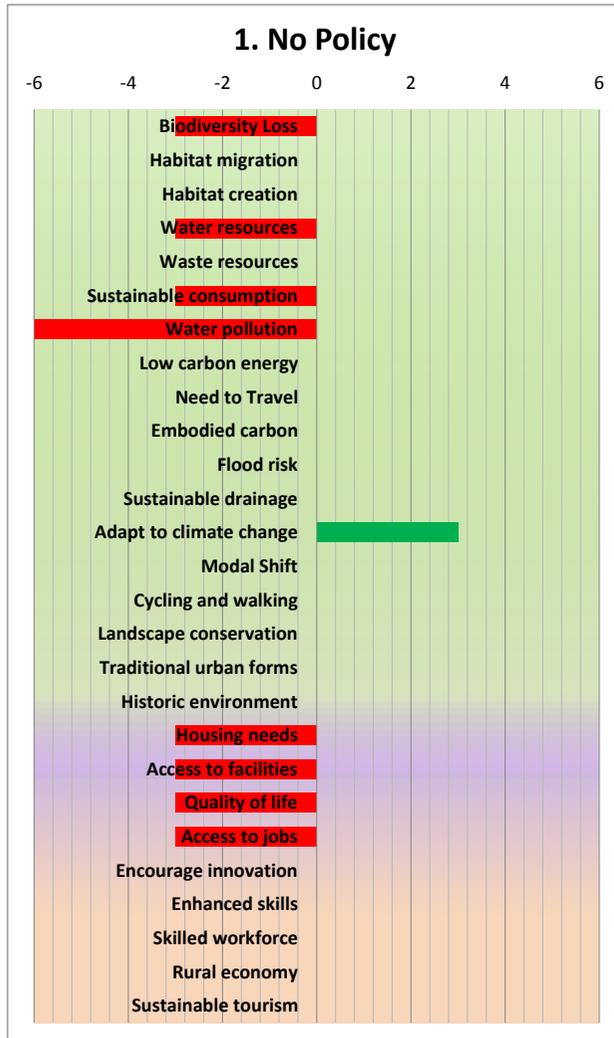
Policy 12 Water Resources in the Apuldram Waste Water Treatment Catchment

7A	Modal Shift	0	No significant effect	0	No significant effect	0	No significant effect
7B	Cycling and walking	0	No significant effect	0	No significant effect	0	No significant effect
8A	Landscape conservation	0	No significant effect	0	No significant effect	0	No significant effect
8B	Traditional urban forms	0	No significant effect	0	No significant effect	0	No significant effect
8C	Historic environment	0	No significant effect	0	No significant effect	0	No significant effect
9A	Housing needs	-	- Negative, some housing will be provided in the short term, but the first developments to come forward will waste the limited headroom and reduce numbers overall	+	+ Positive, will allow the greatest possible number of houses in the short - medium term	0	Overall neutral, not strong enough for optimal housing delivery
10	Access to facilities	-	- Negative, would push more housing out away from the city in the medium term, reducing accessibility	+	+ Positive, makes best use of locations with best access to facilities	0	Overall neutral

Policy 12 Water Resources in the Apuldram Waste Water Treatment Catchment

12A	Quality of life	-	- Negative, would not make best economic use of limited treatment capacity for Chichester	+	+ As maximises development potential at Chichester in the short to medium term	-	- Negative, would not make best economic use of limited treatment capacity for Chichester
12B	Access to jobs	-	- Negative, would push more housing out away from the city in the medium term, reducing accessibility	+	+ Positive, makes best use of locations with best access to facilities	-	- Negative, would push more housing out away from the city in the medium term, reducing accessibility
13A	Encourage innovation	0	? Uncertain effect may impact negatively if capacity is all used up in very short term	0	No significant effect - not likely to affect business premises unless they are high water users	0	No significant effect - not likely to affect business premises unless they are high water users
14A	Enhanced skills	0	No significant effect	0	No significant effect	0	No significant effect
14B	Skilled workforce	0	No significant effect	0	No significant effect	0	No significant effect
15A	Rural economy	0	No significant effect	0	No significant effect	0	No significant effect
15B	Sustainable tourism	0	No significant effect	0	No significant effect	0	No significant effect

Policy 12 Water Resources in the Apuldram Waste Water Treatment Catchment



Policy 13 Chichester City Transport Strategy

Policy		1. Explore and encourage a defined list of measures		2. Prioritise A27 junction improvements and bus and cycle lanes	
1A	Biodiversity loss	0	No significant effect	-	- Slight negative, may have some small losses from improvement works
1B	Habitat migration	0	No significant effect	0	No significant effect
1C	Habitat creation	0	No significant effect	0	No significant effect
2A	Water resources	0	No significant effect	0	No significant effect
2B	Waste resources	0	No significant effect	0	No significant effect
2C	Sustainable consumption	0	? Uncertain effect, may have slight positive from improving access to city centre shops	-	- Overall negative, would result in better access to out of town retail parks, offset to some extent by improved access to city centre
3A	Air pollution	+	+ Slight positive from bus lane improvements	+	+ Positive in short to medium, term, but may turn to negative in the long term as traffic increases
3B	Contaminated land	0	No significant effect	0	No significant effect
3C	Water pollution	0	No significant effect	0	No significant effect
4A	Low carbon energy	0	No significant effect	0	No significant effect

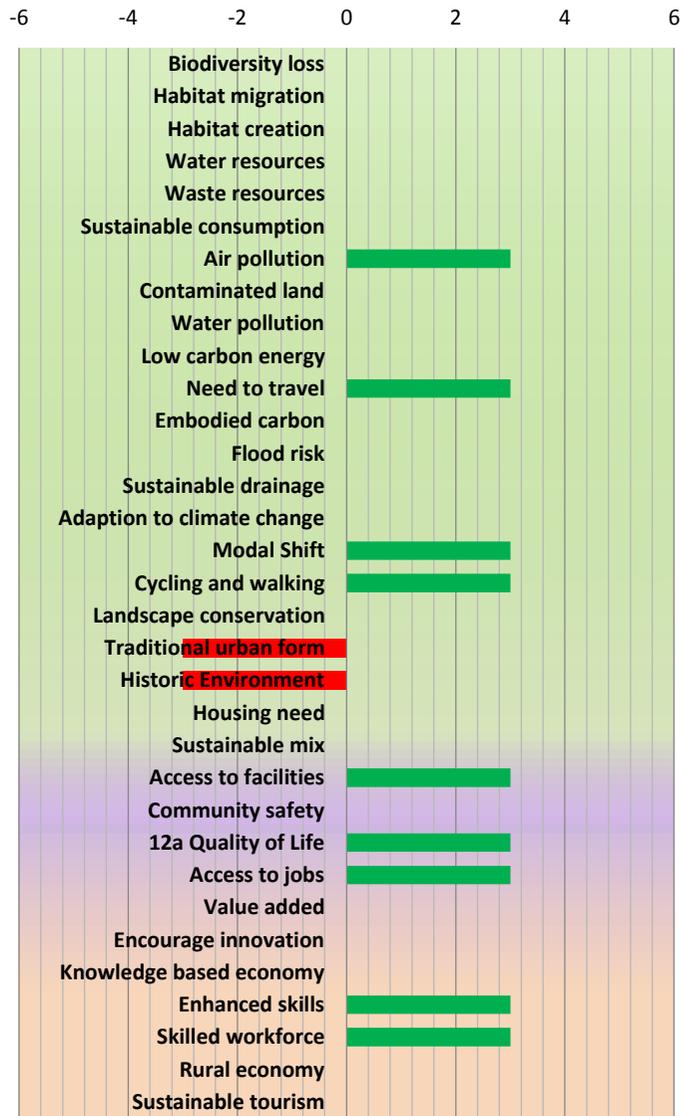
Policy		1. Explore and encourage a defined list of measures		2. Prioritise A27 junction improvements and bus and cycle lanes	
4B	Need to travel	+	+ Slight positive - Depends on development location, but these improvements will help ease access to facilities and jobs within the City	0	? Uncertain effect, may facilitate development further away along A27 corridor, but this may be offset by other improvement measures
4C	Embodied carbon	0	No significant effect, depends on building design	0	No significant effect, depends on building design
5A	Flood risk	0	No significant effect	0	No significant effect
5B	Sustainable drainage	0	Overall neutral	+	+ Positive as road improvements offer an opportunity to change drainage systems to SUDS
6A	Adaption to climate change	0	Overall neutral	+	+ Positive, may have some adaptation opportunities as part of works
7A	Modal Shift	+	+ Positive, this is the main objective of the policy	+	++ Positive, a more defined list of measures will have a more beneficial effect
7B	Cycling and walking	+	+ Positive, this is the main objective of the policy	+	++ Positive, a more defined list of measures will have a more beneficial effect

Policy		1. Explore and encourage a defined list of measures		2. Prioritise A27 junction improvements and bus and cycle lanes	
8A	Landscape conservation	0	No significant effect	-	- Negative, some impacts from A27 works
8B	Traditional urban form	-	- Negative, impact of VMS and other signage on urban environment	-	- Negative, impact of VMS and other signage on urban environment
8C	Historic Environment	-	- Negative, impact of VMS and other signage on urban environment	-	- Negative, impact of VMS and other signage on urban environment
9A	Housing need	0	Overall neutral	0	Overall neutral
9B	Sustainable mix	0	No significant effect	0	No significant effect
10	Access to facilities	+	+ Positive, this is the main objective of the policy	+	++ Positive, a range of measures to ensure continued accessibility without absolute reliance on the car
11	Community safety	0	No significant effect	0	No significant effect
12A	12a Quality of Life	+	+ Positive maintains a good level of access to jobs and leisure / cultural activities in the City	+	++ More definite approach to A27 improvements could have short term economic benefits - depends on questionable deliverability
12B	Access to jobs	+	+ Positive, maintains a good level of access to jobs and leisure / cultural activities in the City	+	++ Positive for access to jobs, particularly those living to the south and east of the City

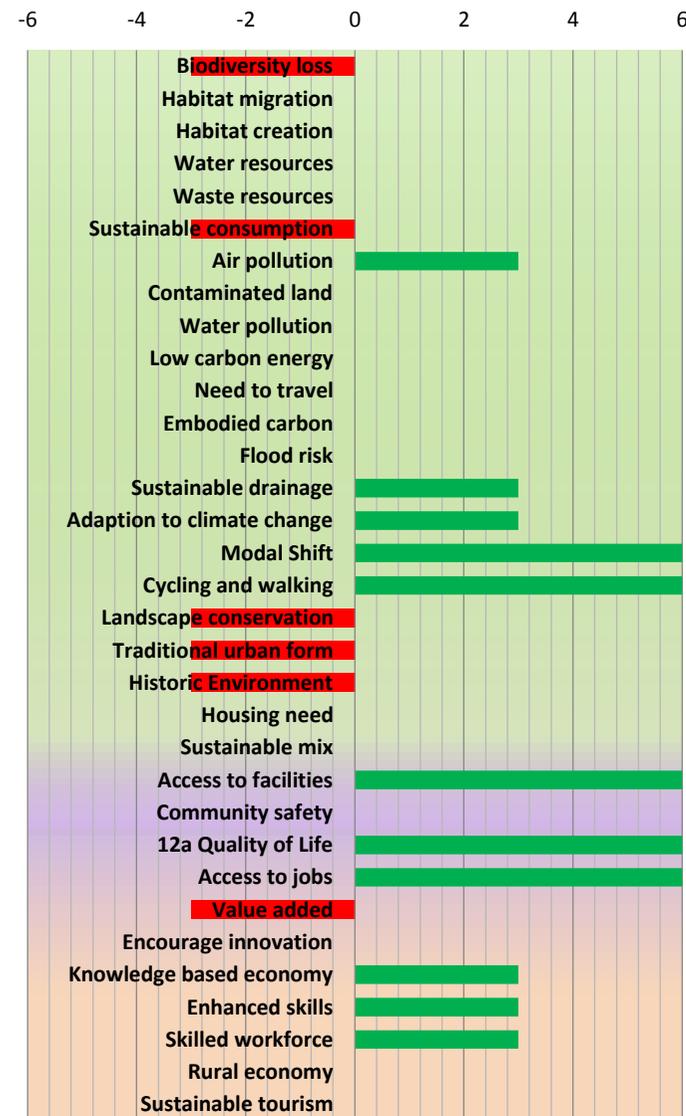
Policy		1. Explore and encourage a defined list of measures		2. Prioritise A27 junction improvements and bus and cycle lanes	
12C	Value added	0	Overall neutral, but depends on car parking review outcomes	-	- Negative, likely to make in and out commuting more easy
13A	Encourage innovation	0	No significant effect	0	No significant effect
13B	Knowledge based economy	0	? Uncertain effect, should offer some improvements in accessibility, increasing attractiveness to these types of business	+	+ Positive, if deliverable in short term
14A	Enhanced skills	+	+ Improvements may offer slight positive impact on access to the University and College	+	+ Improvements may offer slight positive impact on access to the University and College
14B	Skilled workforce	+	+ Positive, keeps the city moving in short to medium term	+	+ Positive, especially if A27 improvements are deliverable
15A	Rural economy	0	Overall neutral	0	Overall neutral
15B	Sustainable tourism	0	No significant effect	0	No significant effect

Policy 13 Chichester City Transport Strategy

1. Defined list approach



2. Prioritise A27 junctions



Policy 14 Development at Chichester City North

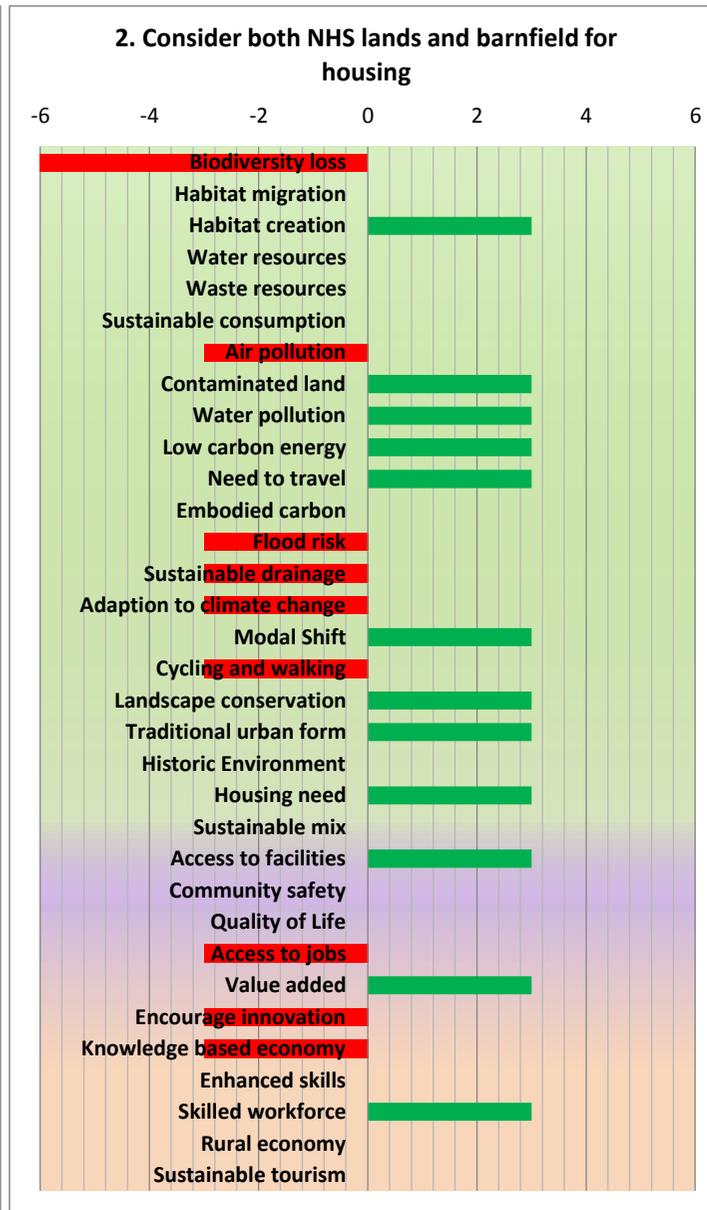
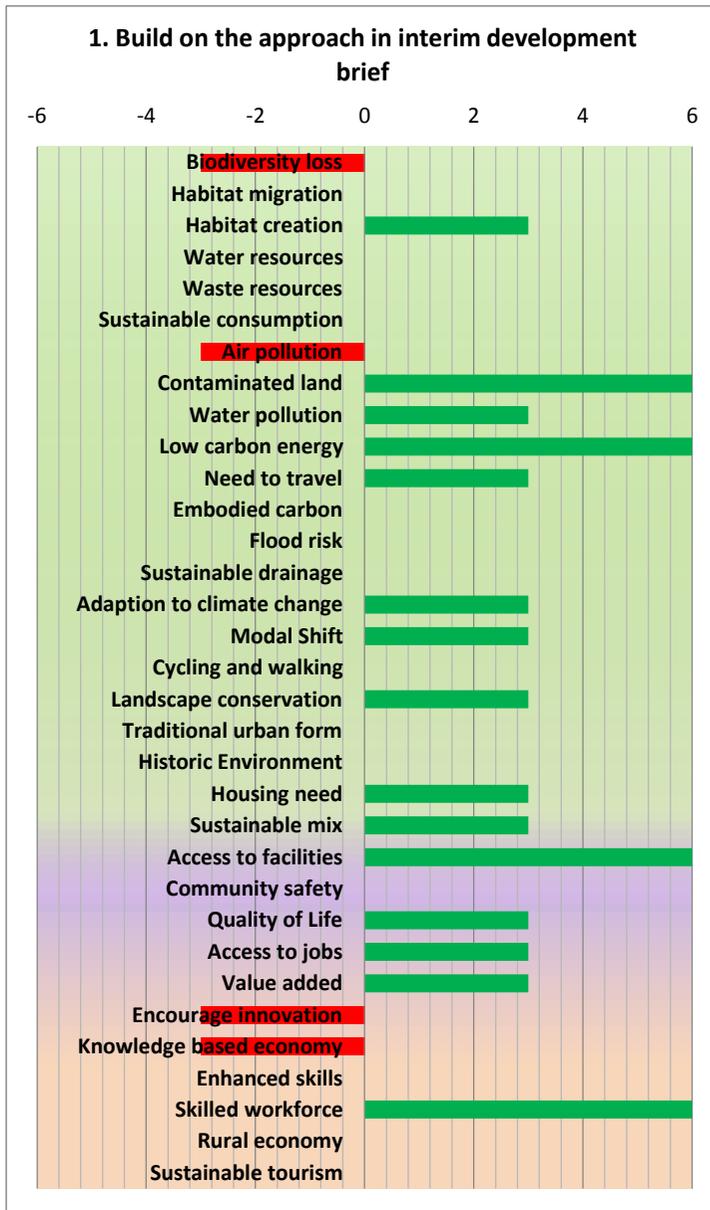
Policy		1. Build on the Approach in the Interim Development Brief		2. Consider both NHS lands and Barnfield for Housing	
1A	Biodiversity loss	-	- Negative until waste water impacts on the Harbour can be addressed	-	- - Negative until waste water impacts on the Harbour can be addressed, also adds more to Recreational Disturbance impacts
1B	Habitat migration	0	Some additional land take at Barnfield Drive will have an impact , can be mitigated by careful layout	0	Some additional land take at Barnfield Drive will have an impact , can be mitigated by careful layout
1C	Habitat creation	+	+ Positive, some small scale opportunities within the sites	+	+ Positive, some small scale opportunities within the sites
2A	Water resources	0	Neutral, level of impact determined by other policies setting overall housing numbers and employment land area	0	Neutral, level of impact determined by other policies setting overall housing numbers and employment land area
2B	Waste resources	0	Neutral, level of impact determined by other policies setting overall housing numbers and employment land area	0	Neutral, level of impact determined by other policies setting overall housing numbers and employment land area
2C	Sustainable consumption	0	Overall neutral - additional edge of town retail at Barnfield would have to be carefully managed to ensure there is no negative impact on the City centre.	0	Overall neutral - additional edge of town retail at Barnfield would have to be carefully managed to ensure there is no negative impact on the City centre.
3A	Air pollution	-	- Negative, both options will put additional traffic onto the inner ring road	-	- Negative, both options will put additional traffic onto the inner ring road

Policy		1. Build on the Approach in the Interim Development Brief		2. Consider both NHS lands and Barnfield for Housing	
3B	Contaminated land	+	++ Remediation of the former landfill site will be helped by the development of Barnfield	+	+ Housing use at Barnfield would be less suitable for the site given the landfill gas issues
3C	Water pollution	+	+ Not in any groundwater protection zones	+	+ Not in any groundwater protection zones
4A	Low carbon energy	+	++ Positive, potential to link into the Graylingwell and University / Hospital energy systems	+	+ Positive, as for option 1, housing more likely to deliver expanded district heating than industrial / retail units
4B	Need to travel	+	+ Positive, development will be close into Chichester	+	+ Positive, development will be close into Chichester
4C	Embodied carbon	0	No significant effect, depends on design standards policies	0	No significant effect, depends on design standards policies
5A	Flood risk	0	Overall neutral - parts of Barnfield are in flood risk zones, but certain types of non-residential use may be suitable	-	- Negative, housing at Barnfield would be at risk, so site is not suitable for housing
5B	Sustainable drainage	0	Overall neutral - NHS land should be OK , but there are issues at Barnfield	-	- Negative, may struggle to provide SUDS in the low -lying / flood risk areas
6A	Adaption to climate change	+	+ Positive, some adaptation measures will be required	-	- Negative due to flood risk issues for housing
7A	Modal Shift	+	+ Positive, given proximity to city centre and potential for improving bus links. Improvements to University access also a plus.	+	+ Positive, given proximity to city centre and potential for improving bus links. Improvements to University access also a plus.
7B	Cycling and walking	0	Overall neutral, NHS site can be linked in but Barnfield not so easily achieved	-	- Negative, Barnfield not naturally well linked into networks for a housing use

Policy		1. Build on the Approach in the Interim Development Brief		2. Consider both NHS lands and Barnfield for Housing	
8A	Landscape conservation	+	+ Positive, uses sites within existing city area	+	+ Positive, uses sites within existing city area
8B	Traditional urban form	0	Neutral - existing retail areas at Portfield will be extended but character had already been lost at this edge	+	+ Potential to integrate housing with Graylingwell Park and with Westhampnett strategic site
8C	Historic Environment	0	Neutral - no obvious historic assets within sites, but may impact on archaeology	0	Neutral - no obvious historic assets within sites, but may impact on archaeology
9A	Housing need	+	+ Positive, meets part of Chichester's need whilst minimising need for greenfield sites	+	+ Positive, meets part of Chichester's needs, but will mean more employment land would have to be found on other strategic sites
9B	Sustainable mix	+	+ Mix of housing types and employment uses, albeit on different sites in close proximity	0	Overall neutral, not as mixed as the other option
10	Access to facilities	+	++ Puts housing close into Chichester with good access to shops, university and Hospital. Improved access to the University will be a general benefit	+	+ Positive, more housing in location with good access overall, but reduces access to employment sites
11	Community safety	0	No significant effect	0	No significant effect

Policy		1. Build on the Approach in the Interim Development Brief		2. Consider both NHS lands and Barnfield for Housing	
12A	Quality of Life	+	+ Positive, creating new employment opportunities and housing in this quarter of the City	0	Overall neutral, will create some housing and facilities
12B	Access to jobs	+	+ Positive, creating new employment opportunities and housing in this quarter of the City	-	- Negative, emphasis is on housing alone, not in balance with job creation
12C	Value added	+	+ Positive, creating a balance of housing and job opportunities in the same local area	+	+ Positive, additional housing may create some economic value, but is not the primary purpose of the policy
13A	Encourage innovation	-	- Negative, Barnfield employment sites not aimed at these enterprises, an opportunity missed perhaps	-	- Negative, Barnfield employment sites not aimed at these enterprises, an opportunity missed perhaps
13B	Knowledge based economy	-		-	
14A	Enhanced skills	0	No significant effect	0	No significant effect
14B	Skilled workforce	+	++ Positive, provides for housing and employment needs within Chichester City	+	+ Positive through housing provision for a workforce, but needs to have matching job creation in the Chichester area
15A	Rural economy	0	No significant effect	0	No significant effect
15B	Sustainable tourism	0	No significant effect	0	No significant effect

Policy 14 Development at Chichester City North



Policy 15 West of Chichester Strategic Development Location

Policy		1. 1000 houses		2. Less than 1000 houses 400-700		3. More than 1000 houses within the plan period	
1A	Biodiversity loss	-	- Negative impact from this scale of development due to recreational disturbance issues with Chichester Harbour, will require separate assessment to determine the effectiveness of on-site mitigation	0	Neutral impact as development is close to the harbour but cut-off by the A27 and the railway. Development to the north would impact on Brandy Hole Copse LNR.	-	-- Negative impact from this scale of development due to recreational disturbance issues with Chichester Harbour, which become more difficult to mitigate at this scale. Also a loss of habitat for some protected species
1B	Habitat migration	-	- Negative impact due to some losses of connectivity, can be mitigated through careful masterplanning to preserve some and possible relocate other elements of the existing ecological corridors	0	Neutral impact as can locate houses away from more sensitive areas and preserve existing North-South ecological connections between the Downs and the Harbour	-	- A major negative impact as this level of development would disrupt the main ecological corridor between the Downs and the Harbour that runs through this site. Development north of Old Broyle Road would have a negative impact on Brandy Hole Copse LNR.
1C	Habitat creation	+	+ Positive impact as the scale of the site offers the greatest opportunities of any of the strategic locations for terrestrial habitat creation	0	Overall neutral as less development would support less habitat creation, so may only balance losses	+	++ Positive impact as the scale of the site offers the greatest opportunities of any of the strategic locations for terrestrial habitat creation
2A	Water resources	-	- Negative. Depends on the overall housing numbers in the south, fewer at this site would imply more elsewhere	-	- Negative. Depends on the overall housing numbers in the south, fewer at this site would imply more elsewhere	-	- Negative. Depends on the overall housing numbers in the south, more at this site would imply fewer elsewhere

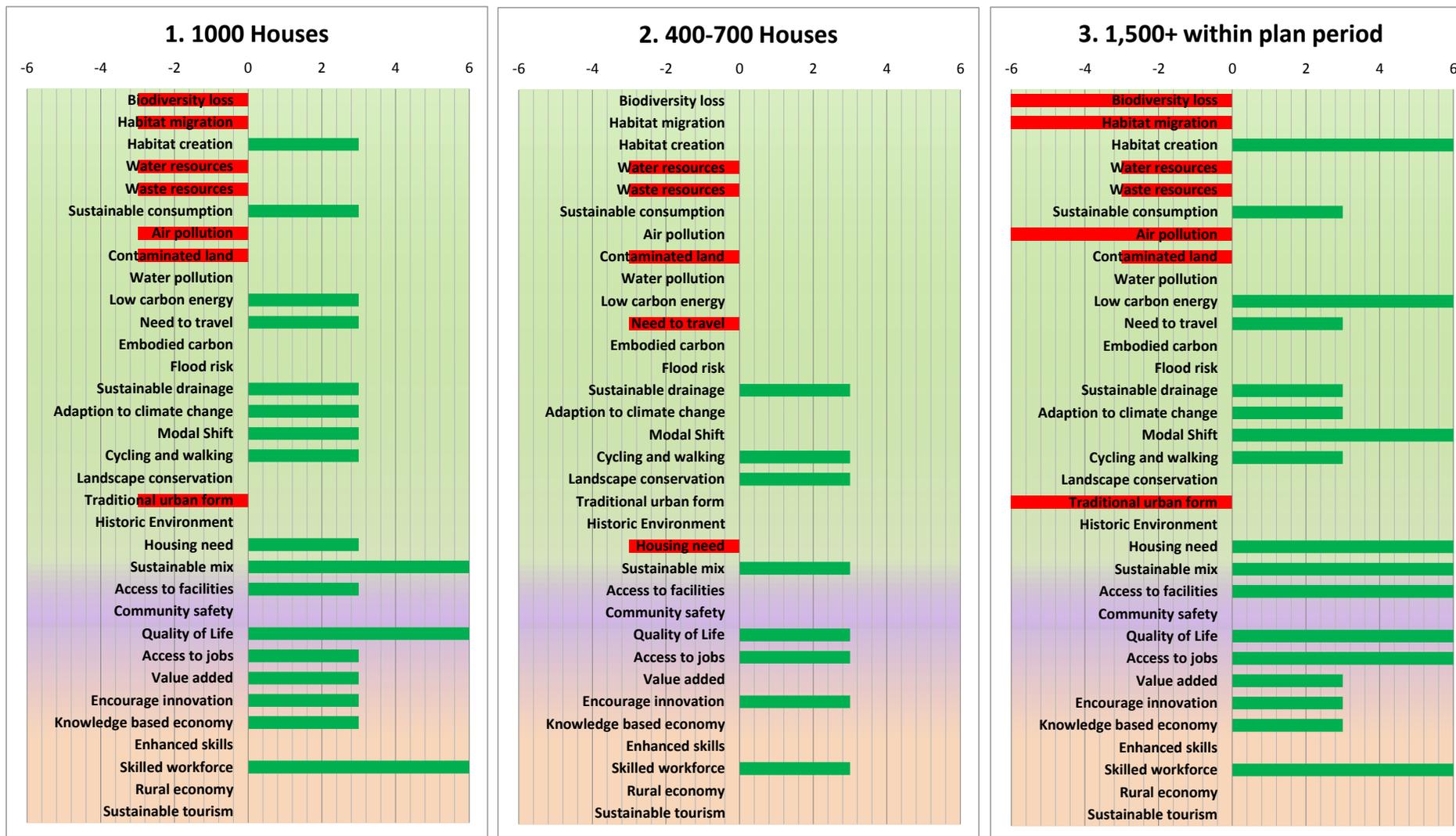
Policy		1. 1000 houses		2. Less than 1000 houses 400-700		3. More than 1000 houses within the plan period	
2B	Waste resources	-	- Negative as more households means more waste, but depends on overall housing numbers for the south	-	- Negative as more households means more waste, but depends on overall housing numbers for the south	-	- Negative as more households means more waste, but depends on overall housing numbers for the south
2C	Sustainable consumption	+	+ Positive as site would have good links to Chichester , compared to alternative sites	0	Neutral as may not make best use of more sustainable location	+	+ Positive as site would have good links to Chichester , compared to alternative sites
3A	Air pollution	-	- Negative impact as some additional industrial development and additional transport pressures on the A27 and the inner ring road	0	Neutral as reduces impacts on inner ring road, but likely to be offset by increased pressures elsewhere	-	-- Negative impact as some additional industrial development and additional transport pressures on the A27 and the inner ring road
3B	Contaminated land	-	- Negative - green field site so no remediation of brownfield land	-	- Negative - green field site so no remediation of brownfield land	-	- Negative - green field site so no remediation of brownfield land
3C	Water pollution	0	Neutral impact as no obvious main surface waters to pollute	0	Neutral impact as no obvious main surface waters to pollute	0	Neutral impact as no obvious main surface waters to pollute
4A	Low carbon energy	+	+ Positive impact as the size of the site could enable district heating and has the space for other large scale renewables	0	Overall neutral as opportunities for large scale renewable may not be feasible at this size of development	+	++ Positive impact as the size of the site could enable district heating and has the space for other large scale renewables
4B	Need to travel	+	+ Positive impact as the scale of development enables community infrastructure within the site but has limited opportunities to linking to Chichester road networks across the Centurion way	-	- Negative as does not make best use of location close to Chichester facilities and jobs	+	+ Positive impact as the scale of development enables community infrastructure within the site but has limited opportunities to linking to Chichester road networks across the Centurion way
4C	Embodied carbon	0	Depends on site specific design and environmental standards specified by other policies	0	Depends on site specific design and environmental standards specified by other policies	0	Depends on site specific design and environmental standards specified by other policies

Policy		1. 1000 houses		2. Less than 1000 houses 400-700		3. More than 1000 houses within the plan period	
5A	Flood risk	0	Neutral impact as there is no flood risk area but there are some land drainage issues around the site	0	Neutral impact as there is no flooded risk area but there are some land drainage issues around the site	0	Neutral impact as there is no flooded risk area but there are some land drainage issues around the site
5B	Sustainable drainage	+	+ Positive impact as the size of the site would enable the potential to develop SUDS.	+	+ Positive impact as the size of the site would enable the potential to develop SUDS.	+	+ Positive impact as the size of the site would enable the potential to develop SUDS.
6A	Adaption to climate change	+	+ Positive impact as the size of the site would enable the potential to develop mitigation measures (SUDS, tree planting, green infrastructure).	0	Overall neutral as lower numbers here would mean higher level of housing on less suitable sites	+	+ Positive impact as the size of the site would enable the potential to develop mitigation measures (SUDS, tree planting, green infrastructure).
7A	Modal Shift	+	+ Positive impact as size of site could justify a dedicated bus service for the area. Could develop a pedestrian/cycle network to Fishbourne railway station.	0	Neutral as some links could be made but opportunities would be lost	++	++ Positive impact as size of site could justify a dedicated bus service for the area. Could develop a pedestrian/cycle network to Fishbourne railway station.
7B	Cycling and walking	+	+ Positive impact as there is no "difficult" barriers however, the existing road layout/topography limits the potential to form good links	+	+ Positive impact as there is no "difficult" barriers however, the existing road layout/topography limits the potential to form good links	+	+ Positive impact as there is no "difficult" barriers however, the existing road layout/topography limits the potential to form good links
8A	Landscape conservation	0	Overall neutral impact as site could be screened and enhanced in landscape terms. However local impact on views from Centurion Way.	+	+ Positive as smaller development would have less local impact	0	Overall neutral impact as site could be screened and enhanced in landscape terms. However local impact on views from Centurion Way.

Policy		1. 1000 houses		2. Less than 1000 houses 400-700		3. More than 1000 houses within the plan period	
8B	Traditional urban form	-	- Negative impact on views of Chichester from the surrounding landscape, the distinction between Fishbourne and Chichester would be blurred leading to an unclear edge to the urban form.	0	Overall neutral as smaller development will be more clearly an extension of Chichester	-	-- Negative impact on views of Chichester from the surrounding landscape, the distinction between Fishbourne and Chichester would be blurred leading to an unclear edge to the urban form.
8C	Historic Environment	0	Uncertain impact, potential for site specific archaeological impacts	0	Uncertain impact, potential for site specific archaeological impacts, risks reduced by smaller land-take	0	Uncertain impact, potential for site specific archaeological impacts
9A	Housing need	+	+ Positive impact as development is an extension of Chichester City and at a scale to provide significant housing and community infrastructure	-	- Negative as may lead to overall housing needs not being met	+	++ Positive impact as development is an extension of Chichester City and at a scale to provide significant housing and community infrastructure
9B	Sustainable mix	+	++ As this scale of development should deliver a wide mix of development	+	+ Smaller scale but still should be able to deliver a mix	+	++ As this scale of development should deliver a wide mix of development
10	Access to facilities	+	+ Positive but slightly reduced opportunities compared to larger option	0	Neutral as fewer opportunities for on-site facilities but still good access to the wider Chichester facilities	+	++ Positive impact as the scale of the site provides opportunities for new services and facilities in the development and to wider communities providing the links can be made
11	Community safety	0	no interaction - site specific	0	no interaction - site specific	0	no interaction - site specific
12A	Quality of Life	+	++ Residents will have good access to jobs, countryside and Chichester city	+	+ Fewer residents to take advantage of good quality of life potential	+	++ Residents will have good access to jobs, countryside and Chichester city

Policy		1. 1000 houses		2. Less than 1000 houses 400-700		3. More than 1000 houses within the plan period	
12B	Access to jobs	+	+ Positive impact overall assuming it is possible to make direct access from the south (including links to the A27).	+	+ Positive impact overall assuming it is possible to make direct access from the south (including links to the A27).	+	++ Positive impact overall assuming it is possible to make direct access from the south (including links to the A27).
12C	Value added	+	+ Location should provide for high quality jobs, be attractive to some employers but also cater to some out commuters	0	May not provide for same balance of housing and employment as other options	+	+ Location should provide for high quality jobs, be attractive to some employers but also cater to some out commuters
13A	Encourage innovation	+	+ Location should be attractive to such businesses, provided a good link to the A27 is achievable	+	+ Location should be attractive to such businesses, provided a good link to the A27 is achievable	+	+ Location should be attractive to such businesses, provided a good link to the A27 is achievable
13B	Knowledge based economy	+	+ Positive impact as it will provide a mix of employment uses	0	Overall neutral as may not be able to support such wide mix of employment at a reduced scale.	+	+ Positive impact as it will provide a mix of employment uses
14A	Enhanced skills	0	No specific interaction	0	No specific interaction	0	No specific interaction
14B	Skilled workforce	+	++ Positive impact, as it will provide housing and employment uses together within easy reach of Chichester.	+	+ Positive impact, as it will provide some housing and employment uses together within easy reach of Chichester.	+	++ Positive impact, as it will provide housing and employment uses together within easy reach of Chichester.
15A	Rural economy	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs
15B	Sustainable tourism	0	No interaction	0	No interaction	0	No interaction

Policy 15 West of Chichester Strategic Development Location



Policy 16 Shopwyke Strategic Development Location

Policy		2. 500 Houses		1. less than 500 (200-300)	
1A	Biodiversity loss	+	+ Positive impact so long as development avoids the on-site lakes	+	+ Positive impact so long as development avoids the on-site lakes
1B	Habitat migration	0	Neutral impact as the design and layout of development would need to take existing habitats into account	+	+ Positive impact as could leave more room around existing habitats
1C	Habitat creation	+	+ Positive impact as there is potential to improve the habitats but not increase the overall amount of habitat	0	Overall neutral as may not support large scale habitat improvements
2A	Water resources	-	- Negative. Depends on the overall housing numbers in the south of the District	-	- Negative. Depends on the overall housing numbers in the south, fewer at this site would imply more elsewhere
2B	Waste resources	-	- Negative as more households means more waste, but depends on overall housing numbers for the south	-	- Negative as more households means more waste, but depends on overall housing numbers for the south
2C	Sustainable consumption	-	- Negative, A27 barrier means residents are likely to use for cars for most shopping	-	- Negative, A27 barrier means residents are likely to use for cars for most shopping

Policy		2. 500 Houses		1. less than 500 (200-300)	
3A	Air pollution	0	Neutral impact, as it is redeveloping an existing industrial use and it would avoid additional traffic on the inner ring road.	-	- Negative as less development here would mean more at other site with greater impact
3B	Contaminated land	++ +	++ As would result in remediation of a brownfield site	+	+ As would result in remediation of part of a brownfield site
3C	Water pollution	-	- Negative impact as greater risk of pollution to surface water lakes and the groundwater in the aquifer.	-	- Negative impact as greater risk of pollution to surface water lakes and the groundwater in the aquifer.
4A	Low carbon energy	0	Neutral impact as the size and isolated location of development could hinder development of a CHP, but some opportunities due to size of development	-	- Negative as even smaller development would have even more limited opportunities
4B	Need to travel	0	Neutral impact as the scale of development provides less opportunity for community infrastructure increasing the need to travel. In addition the A27 forms a barrier to linking to Chichester.	0	Neutral impact as the scale of development provides less opportunity for community infrastructure increasing the need to travel. In addition the A27 forms a barrier to linking to Chichester.
4C	Embodied carbon	0	No specific interaction, depends on materials used	0	No specific interaction, depends on materials used
5A	Flood risk	-	- Negative impact as development could increase the area of hard standing and hence surface water run-off. This needs further investigation	-	- Negative impact as development could increase the area of hard standing and hence surface water run-off. This needs further investigation

Policy		2. 500 Houses		1. less than 500 (200-300)	
5B	Sustainable drainage	+	+ Site could use existing ponds as a resource and would need to mitigate surface water management issues	+	+ Site could use existing ponds as a resource and would need to mitigate surface water management issues
6A	Adaption to climate change	0	Neutral impact as the size of the site would restrict the potential to develop mitigation measures (SUDS, tree planting, green infrastructure)	-	- Slight negative impact smaller size of the site would restrict the potential to develop mitigation measures (SUDS, tree planting, green infrastructure)
7A	Modal Shift	+	+ Positive impact as good existing bus links that could be integrated into the development.	+	+ Positive impact as good existing bus links that could be integrated into the development.
7B	Cycling and walking	0	Overall neutral impact as once the A27 is crossed there is good links to the city centre. However, the A27 still forms a considerable barrier	0	Overall neutral impact as once the A27 is crossed there is good links to the city centre. However, the A27 still forms a considerable barrier
8A	Landscape conservation	++	++ Would improve on existing derelict industrial site	+	+ Would improve part of site
8B	Traditional urban form	-	- Negative impact as size and shape of site would unnaturally extend the urban edge of Chichester formed by the A27	-	- Slight negative as smaller site would have same issues but reduction in size would help mitigate this impact

Policy		2. 500 Houses		1. less than 500 (200-300)	
8C	Historic Environment	+	++ Positive impact as opportunities for enhancement given the current use of the site	+	+ Positive impact as opportunities for enhancement given the current use of the site
9A	Housing need	+	++ Positive impact as development is an extension of Chichester City and at a scale to provide housing and community infrastructure	+	+ Slight positive as meets some needs but not all
9B	Sustainable mix	+	+ Should be able to achieve a good mix, but need separate policy to achieve this.	+	+ Slight positive as less opportunity than larger options
10	Access to facilities	-	- Negative impact as the site is small in scale for a strategic site and is likely to be self contained in its provision of facilities for its own needs. The A27 forms a boundary to a sharing of facilities and services with the adjoining communities.	-	-- Negative impact as the site is small in scale for a strategic site and is likely to be self contained in its provision of facilities for its own needs. The A27 forms a boundary to a sharing of facilities and services with the adjoining communities.
11	Community safety	0	No specific interaction, depends on site specific design	0	No specific interaction, depends on site specific design
12A	Quality of Life	0	Overall neutral. Site offer interesting opportunities for waterside development, but noise issues from the road will impinge	+	+ Slight positive. Site offer interesting opportunities for waterside development, but noise issues from the road will impinge, Smaller development may be able to avoid these areas
12B	Access to jobs	+	+ Positive impact as good access to road links, development would have to ensure a net increase in employment provision given the loss of the current use.	+	+ Positive impact as good access to road links, development would have to ensure a net increase in employment provision given the loss of the current use.

Policy		2. 500 Houses		1. less than 500 (200-300)	
13A	Encourage innovation	0	Uncertain impact, good links to A27 is a positive but may not be the best location to attract innovative businesses	0	Uncertain impact, good links to A27 is a positive but may not be the best location to attract innovative businesses
13B	Knowledge based econom	+	+ Positive impact as it will provide a mix of employment uses	+	+ Positive impact as it will provide a mix of employment uses
14A	Enhanced skills	0	No significant effect	0	No significant effect
14B	Skilled workforce	++	++ Positive impact, as it will provide housing and employment uses together within easy reach of Chichester.	+	+ Slight positive impact, as it will provide reduced housing and employment uses together within easy reach of Chichester.
15A	Rural economy	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs
15B	Sustainable tourism	0	No specific interaction	0	No specific interaction

Policy 16 Shopwyke Strategic Development Location



Policy 17 Westhampnett / North East Chichester Strategic Development

Policy		1. 500 Houses - no employment		2. 1000 + houses - no employment	
1A	Biodiversity loss	++	++ Positive impact because it avoids high quality habitat and designated sites. Can connect to Tangmere WWTW and is further from Chichester Harbour than West of Chichester	+	+ Positive impact because it avoids high quality habitat and designated sites. Can connect to Tangmere WWTW and is further from Chichester Harbour than West of Chichester. Recreational disturbance will be more difficult to mitigate with this option
1B	Habitat migration	+	+Positive impact as development would have to avoid the flood zone, therefore leaving the River Lavant corridor open.	-	-Negative - Greater numbers will lead to more intensely developed site with less ecological connectivity
1C	Habitat creation	+	+ Positive impact. There is potential for wetland habitats from the River Lavant	+	+ Slight positive, some potential but more land will be required for housing
2A	Water resources	0	Neutral - Determined mainly by the overall housing numbers policy	0	Neutral - Determined mainly by the overall housing numbers policy
2B	Waste resources	0	Neutral - Determined mainly by the overall housing numbers policy	0	Neutral - Determined mainly by the overall housing numbers policy
2C	Sustainable consumption	0	No significant effect - Depends on site specific layout and the provision of local shops	0	No significant effect - Depends on site specific layout and the provision of local shops

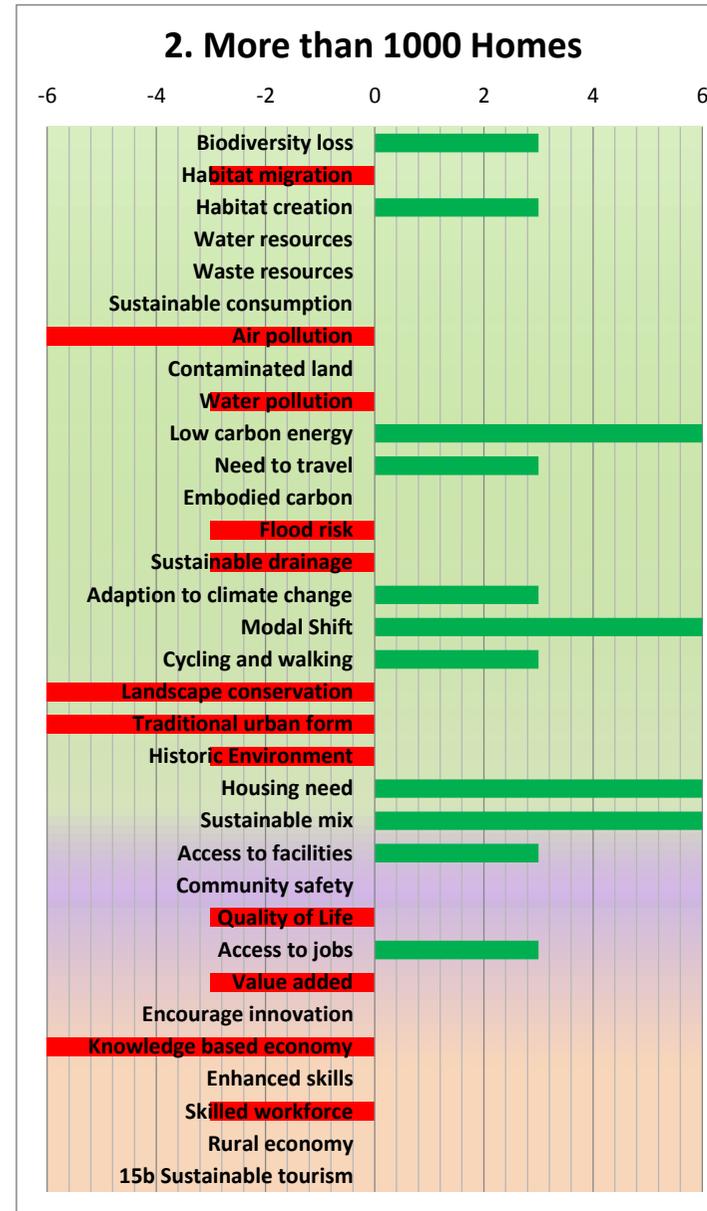
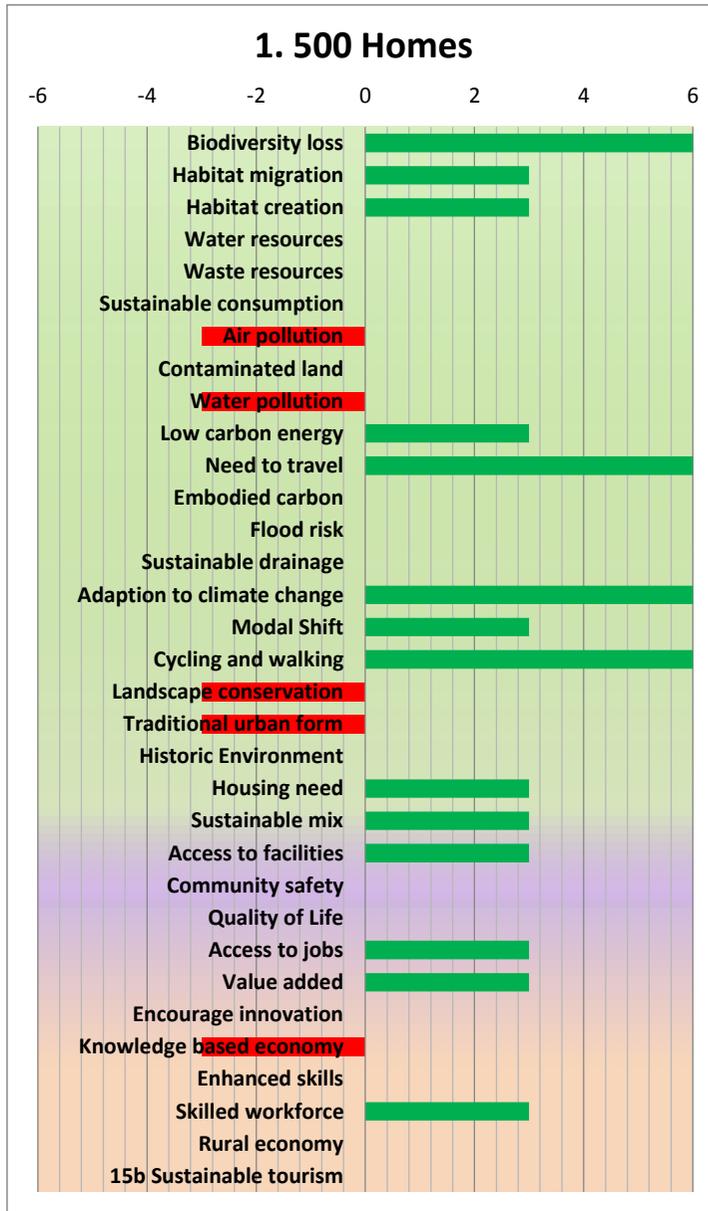
Policy		1. 500 Houses - no employment		2. 1000 + houses - no employment	
3A	Air pollution	-	- Negative impact as greater additional transport pressures on the A27 and Westhampnett Road	- -	- - Negative impact as greater additional transport pressures on the A27 and Westhampnett Road
3B	Contaminated land	0	Neutral as unlikely to use and remediate contaminated land	0	Neutral as unlikely to use and remediate contaminated land
3C	Water pollution	-	- Negative impact as there is a risk of pollution to the River Lavant	-	- Negative impact as there is a greater risk of pollution to the River Lavant
4A	Low carbon energy	+	+ Positive impact as there is potential to link to the Graylingwell development CHP District heating scheme	++	++ Positive impact as there is potential to link to the Graylingwell development CHP District heating scheme
4B	Need to travel	++	++ Positive impact as the scale of development enables community infrastructure within the site and has fewest barriers to linking to Chichester (of the near-Chichester sites)	+	+ Slight Positive impact as the scale of development enables community infrastructure within the site and has fewest barriers to linking to Chichester (of the near-Chichester sites), but implies more housing at a greater distance from the city on the far side of the site
4C	Embodied carbon	0	Depends on site specific design	0	Depends on site specific design
5A	Flood risk	0	Neutral impact providing development avoids the fluvial flood plain	-	- Negative impact - Greater risk of encroaching onto the flood areas and more runoff
5B	Sustainable drainage	0	Overall neutral - Will need careful design of SUDS to avoid adding to the runoff going into the Lavant	-	- Negative - Larger numbers will make effective SUDs more difficult to achieve in this location

Policy		1. 500 Houses - no employment		2. 1000 + houses - no employment	
6A	Adaption to climate change	++	++ Positive impact as the size of the site would enable the potential to develop mitigation measures (e.g. tree planting, green infrastructure).	+	+ Slight positive impact as the size of the site would enable the potential to develop mitigation measures (SUDS, tree planting, green infrastructure), but with less space for GI than option 1.
7A	Modal Shift	+	+ Positive impact as size of site could justify a dedicated bus service for the area, which could run through Graylingwell or Barnfield Drive	++	++ Positive impact as size of site more likely than option 1 to justify a dedicated bus service for the area, which could run through Graylingwell or Barnfield Drive
7B	Cycling and walking	++	++ Positive impact as it can link into existing and proposed networks but distances are further on the far side of the Lavant	+	+ Slight Positive impact as it can link into existing and proposed networks but distances are further on the far side of the Lavant
8A	Landscape conservation	-	- Negative impact form this scale of development	--	-- Negative, larger scale of development
8B	Traditional urban form	-	- Negative impact on views from the downs implying a separate settlement on the far side of the Lavant. The distinction between Westhampnett and Chichester would be blurred.	--	-- Negative impact on views from the downs implying a separate settlement on the far side of the Lavant. The distinction between Westhampnett and Chichester would be blurred.
8C	Historic Environment	0	Overall neutral impact as site could be screened and enhanced in landscape terms, it is adjacent to the Chichester Conservation Area, however the context of the listed buildings at Graylingwell would be more affected by redevelopment there than the Greenfield development.	-	- Slight negative impact as similar to option 1 but greater numbers increasing risk of harm

Policy		1. 500 Houses - no employment		2. 1000 + houses - no employment	
9A	Housing need	+	+ Positive impact as development is an extension of Chichester City and at a scale to provide housing and community infrastructure	++	++ Positive impact, greater provision of housing than option 1 and provided close to the main need in Chichester City
9B	Sustainable mix	+	+ Positive - large enough site to achieve a mixed community	++	++ Positive - larger site should provide for more affordable housing
10	Access to facilities	+	+ Positive impact for the adjoining community at Graylingwell and within the site itself to share services, however, a barrier is formed by the River Lavant	+	+ Positive impact for the adjoining community at Graylingwell and within the site itself to share services, however, a barrier is formed by the River Lavant
11	Community safety	0	No significant effect, depends on site specific design	0	No significant effect, depends on site specific design
12A	Quality of Life	0	0 Neutral impact as the site will avoid Goodwood airfield and racing circuit	-	- Negative impact, noise issues will affect those houses close to Goodwood airfield and racing circuit

Policy		1. 500 Houses - no employment		2. 1000 + houses - no employment	
12B	Access to jobs	+	+ Positive impact as good access to road links and existing employment uses	+	+ Positive impact as good access to road links and existing employment uses
12C	Value added	+	+ Positive impact, likely to provide for a mix of housing with some out-commuting along the A27	-	- Negative as though development would provide a mix of housing there would be a high level of out-commuting along the A27
13A	Encourage innovation	0	0 no impact	0	0 no impact
13B	Knowledge based economy	-	- negative impact due to lack of high quality office and industrial units nearby - Barnfield drive is mainly warehouse retailing so far	--	-- negative impact due to lack of high quality office and industrial units nearby - Barnfield drive is mainly warehouse retailing so far
14A	Enhanced skills	0	Neutral - no interaction with this criteria	0	Neutral - no interaction with this criteria
14B	Skilled workforce	+	+ Positive impact, as it will provide housing within easy reach of Chichester	-	- Negative impact - as it will provide housing within easy reach of Chichester though Chichester may not be able to provide employment for all residents
15A	Rural economy	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs	0	Neutral impact, as Chichester is already the main hub of our rural district. Development at Chichester supports the role but as an urban extension does not specifically address rural economic needs
15B	15b Sustainable tourism	0	Neutral - no interaction with this criteria	0	Neutral - no interaction with this criteria

Policy 17 Westhampnett / North East Chichester Strategic Development



Policy 18 Tangmere Strategic Development Location

Policy		1. Up to 1000 houses		2. More than 1000 houses - 2000-2500	
1A	Biodiversity loss	+	+ Positive impact as avoids known wildlife sites and sewage discharge into Chichester Harbour.	0	Overall neutral impact as avoids known wildlife sites and sewage discharge into Chichester Harbour, but level of land take will balance this out
1B	Habitat migration	+	+ Positive impact as development has the potential to create wildlife links.	0	Neutral as some on site links but less space for GI that smaller option
1C	Habitat creation	0	Neutral impact, as there is limited opportunity to create high quality BAP habitat within the site.	+	+ As scale of development offers opportunity for habitat creation near site od in strategic GI areas
2A	Water resources	-	- Negative - but determined by the overall housing numbers in the South	-	- Negative - but determined by the overall housing numbers in the South
2B	Waste resources	-	- Negative - but determined by the overall housing numbers in the South	-	- Negative - but determined by the overall housing numbers in the South
2C	Sustainable consumption	-	- Negative, as more remote than the Chichester city extension options. Could be mitigated by on site shops, allotments, local service providers	-	-- Negative, majority of housing is now remote from the City, Mitigation now essential
3A	Air pollution	-	- Negative, likely to add to traffic on the A27 and hence air pollution issues	-	- Negative, likely to add to traffic on the A27 and hence air pollution issues

Policy		1. Up to 1000 houses		2. More than 1000 houses - 2000-2500	
3B	Contaminated land	0	Neutral, no significant effect, greenfield site	0	Neutral, no significant effect, greenfield site
3C	Water pollution	0	Neutral impact as the site has no watercourses and is outside the groundwater protection zones.	0	Neutral impact as the site has no watercourses and is outside the groundwater protection zones.
4A	Low carbon energy	+	Positive impact as the scale of development would maximise opportunities for on-site renewable heating and/or CHP	+	++ Positive impact as the greater scale of development would maximise opportunities for on-site renewable heating and CHP in particular.
4B	Need to travel	0	Overall neutral impact however, long term delivery would have to ensure the creation of improved services and facilities; development would have to provide more on site facilities than the other locations.	-	- Negative as this scale of housing would not be matched by local jobs so would lead to more commuting
4C	Embodied carbon	+	No significant effect	0	No significant effect
5A	Flood risk	+	+ Overall positive but need to ensure that the small flood zone is avoided.	+	+ Overall positive but need to ensure that the small flood zone is avoided.
5B	Sustainable drainage	+	++ SUDS should be achievable on this location	+	++ SUDS should be achievable on this location
6A	Adaption to climate change	+	+ Positive impact as the scale of development would allow the potential to develop mitigation measures (SUDS, tree planting, green infrastructure).	+	+ Positive impact as the scale of development would allow the potential to develop mitigation measures (SUDS, tree planting, green infrastructure).
7A	Modal Shift	-	- Negative as a car dependant location, some opportunity for improved bus services.	-	- Negative, as is a car dependant location, but scale would provide for a much improved bus links

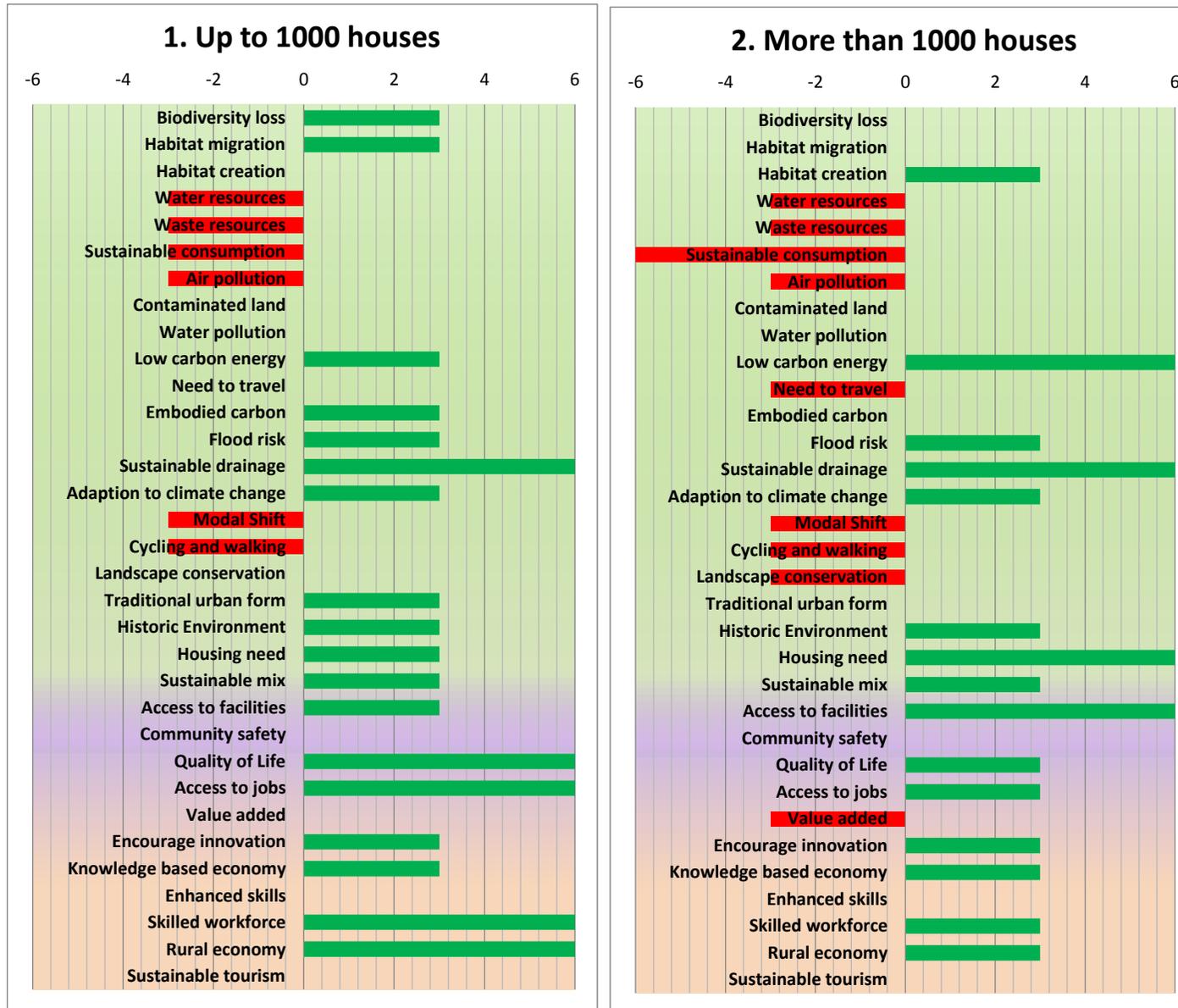
Policy		1. Up to 1000 houses		2. More than 1000 houses - 2000-2500	
7B	Cycling and walking	-	- Negative as too far to walk to Chichester's facilities, a cycle way is feasible but depends on master plan and infrastructure policies to deliver	-	- Negative as more housing is located too far away to walk to Chichester's facilities, a cycle way is feasible but depends on master plan and infrastructure policies to deliver
8A	Landscape conservation	0	? Uncertain effect, it will completely alter Tangmere as a place, but also in effect create its own urban form if well planned	-	- Negative, Scale of development is such that landscape impacts are unavoidable
8B	Traditional urban form	+	+ Positive impact it would have to create a new urban form and would protect other settlements from development	0	? Uncertain effect as increased scale has greater impact on Tangmere and also on surrounding settlements.
8C	Historic Environment	+	+ Positive impact as development here would protect more sensitive sites.	+	+ Positive impact as development here would protect more sensitive sites.
9A	Housing need	+	+ Overall positive impact as development would meet the housing need in the south of the District, particularly Chichester's. The size of development relative to Tangmere would create a new community and this will need careful master planning.	++	++ Option will meet a wide housing need, but is putting all eggs in one basket in terms of locations

Policy		1. Up to 1000 houses		2. More than 1000 houses - 2000-2500	
9B	Sustainable mix	+	+ Overall positive, as should be able to deliver a sustainable mix. There is some risk that it becomes the preferred site for smaller and more affordable housing and larger houses going into more 'desirable' areas	+	+ Overall positive, as should be able to deliver a sustainable mix. There is some risk that it becomes the preferred site for smaller and more affordable housing and larger houses going into more 'desirable' areas

Policy		1. Up to 1000 houses		2. More than 1000 houses - 2000-2500	
10	Access to facilities	+	+ Overall positive impact as there is an opportunity for development to provide improved services and facilities for Tangmere, however, Chichester would still provide wider services and facilities.	+	++ Positive impact as there is an increased opportunity for development to provide improved services and facilities on-site and for Tangmere, however, Chichester would still provide wider services and facilities.
11	Community safety	0	No significant effect - depends on site specific design and layout	0	No significant effect - depends on site specific design and layout
12A	Quality of Life	+	++ Positive as opportunity to create homes and jobs alongside each other	+	+ Positive but houses likely to outweigh local employment opportunities with this option
12B	Access to jobs	+	++ Positive impact, however, not as favourable as the options that are "at Chichester". The scale of development and proximity to A27 would allow a mix of housing and employment uses. Proximity to Chichester allows Tangmere to meet some of Chichester's commercial development needs	+	+ Overall positive impact, however, not as favourable as the options that are "at Chichester". The scale of development and proximity to A27 would allow a mix of housing and employment uses. Proximity to Chichester allows Tangmere to meet some of Chichester's commercial development needs
12C	Value added	0	? Uncertain Effect, may become a commuters dormitory, mitigation is the Tangmere employment policy	-	- Negative - at this scale it is likely to serve as a dormitory village for A27 commuting corridor and contribute less to local economy than other locations

Policy		1. Up to 1000 houses		2. More than 1000 houses - 2000-2500	
13A	Encourage innovation	+	+ Positive impact as type of location and access to the A27 should encourage this type of employer to move into the area	+	+ Positive impact as type of location and access to the A27 should encourage this type of employer to move into the area
13B	Knowledge based economy	+	+ Positive impact as type of location and access to the A27 should encourage this type of employer to move into the area	+	+ Positive impact as type of location and access to the A27 should encourage this type of employer to move into the area
14A	Enhanced skills	0	No significant effect	0	No significant effect
14B	Skilled workforce	++	++ Positive impact, however, not as favourable as the options that are "at Chichester", as long term delivery will ensure affordable housing is available alongside employment floor space but also with good access to other parts of the District	+	+ Positive but not as balanced in terms of jobs and housing as smaller option
15A	Rural economy	+	+ Positive impact as long term delivery will ensure affordable housing with good access to other parts of the District. Additional potential to support HDA employment	+	+ Positive impact as long term delivery will ensure affordable housing with good access to other parts of the District. Additional potential to support HDA employment
15B	Sustainable tourism	0	No significant effect	0	No significant effect

Policy 18 Tangmere Strategic Development Location



Policy 19 Tangmere Strategic Employment Land

Policy		1. Allocation integrated into residential development		2. Allocation as an extension to existing business park	
1A	Biodiversity loss	+	+ Positive, avoids development in more sensitive locations	+	+ Positive, uses existing sites and avoids high quality habitats
1B	Habitat migration	-	- Negative, would expand greenfield land take to the west of the settlement	0	Neutral, builds on existing business uses in the area
1C	Habitat creation	+	+ Positive, larger scale and mix of development more likely to deliver new on and off site biodiversity areas	+	+ Overall Positive, may be some opportunities within the Park
2A	Water resources	-	- Negative, but determined by overall level of employment land allocated	-	- Negative, but determined by overall level of employment land allocated
2B	Waste resources	-	- Negative, but determined by overall level of employment land allocated	-	- Negative, but determined by overall level of employment land allocated

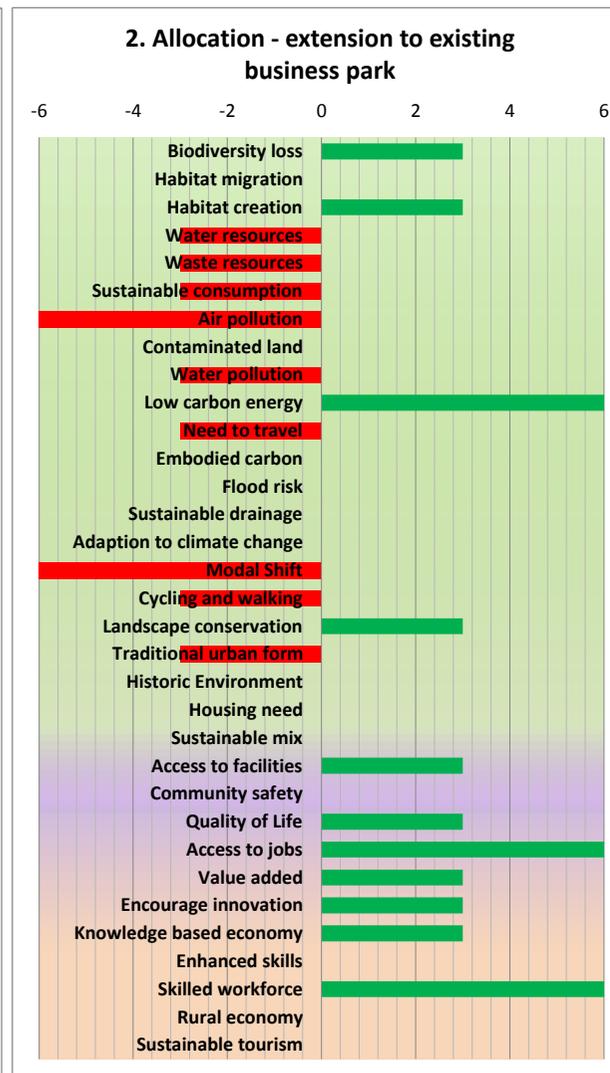
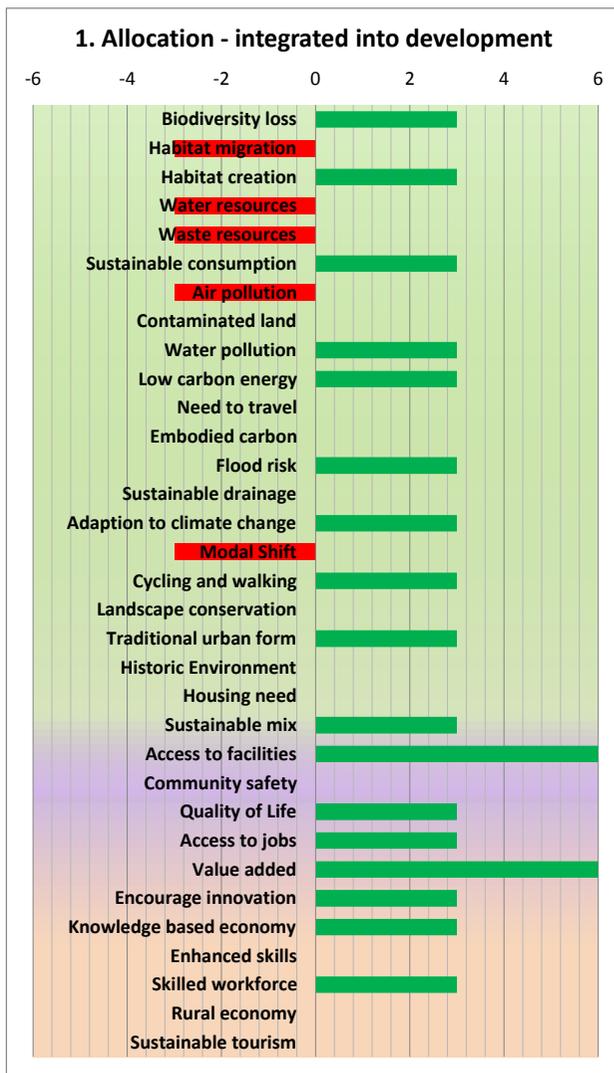
Policy		1. Allocation integrated into residential development		2. Allocation as an extension to existing business park	
2C	Sustainable consumption	+	+ Positive, more opportunity for links between housing work and retail, but depends on effective master-planning	-	- Negative, predicated on A 27 links rather than local Tangmere economy
3A	Air pollution	-	- Negative, puts additional pressure on the A27, needs improvements to this road to mitigate	- -	- - Negative, puts more pressure on the A27 the other option as Business park assumes all user come and go via this route, needs improvements to this road to mitigate
3B	Contaminated land	0	Neutral - no effect as uses greenfield site	0	Neutral - uses identified sites but not contaminated ones
3C	Water pollution	+	+ Positive would avoid known areas of sensitivity	-	- Negative, site touches on a groundwater source protection zone, so individual permissions will have to examine this issue in detail
4A	Low carbon energy	+	+ Positive, development should be large enough for LCE opportunities	+ +	++ Positive, could link to LCE elsewhere on the Park or to a possible Horticultural 'hub'

Policy		1. Allocation integrated into residential development		2. Allocation as an extension to existing business park	
4B	Need to travel	0	Neutral, depends on businesses being linked to the local new housing, which is beyond the planning system.	-	- Negative, site is designed around A 27 links and commuting
4C	Embodied carbon	0	No significant effect, depends on design standards	0	No significant effect, depends on design standards
5A	Flood risk	+	+ Positive, avoids existing flood risk zones	0	Uncertain, site may border onto flood risk zones, especially access to the site.
5B	Sustainable drainage	0	Neutral - SUDS should be achievable on either option	0	Neutral - SUDS should be achievable on either option
6A	Adaption to climate change	+	+ Positive, offers opportunity to integrate layout and design features with the residential areas	0	Neutral, some opportunities, but existing park and infrastructure will limit these
7A	Modal Shift	-	- Negative, compared to Chichester sites, access is poor. Mixed site could support improved bus links	--	-- Negative, based on easy A27 access and generous car parking, no natural incentives to avoid car use
7B	Cycling and walking	+	+ Positive for within site links, but too far to access Chichester easily	-	- Negative, although some links to the village could be improved

Policy		1. Allocation integrated into residential development		2. Allocation as an extension to existing business park	
8A	Landscape conservation	0	Overall neutral, option will further expand Tangmere to the west, but not by much compared to the residential requirements	+	+ Positive, less sensitive site, with existing business use
8B	Traditional urban form	+	+ Positive, mixing in development with housing	-	- Negative - leads to shed on one side, housing on the other
8C	Historic Environment	0	Neutral, needs site specific investigation of archaeology	0	Neutral, needs site specific investigation of archaeology
9A	Housing need	0	Neutral, employment land should serve the housing development here, not drive need for yet further housing	0	Neutral, employment land should serve the housing development here, not drive need for yet further housing
9B	Sustainable mix	+	+ Mix of housing and employment on one site	0	Neutral - the Park can serve Tangmere but tends to isolate work and home.
10	Access to facilities	+	++ Good on-site mix of facilities	+	+ Employment site will be accessible to wider area of the District, but local access not as good
11	Community safety	0	Uncertain effect, mix of occupancy during the day, but may create dead spots at night	0	No significant effect
12A	Quality of Life	+	+ Good access to jobs for those in the new development.	+	+ More likely to serve a wider economic need, but in a less pleasant working environment

Policy		1. Allocation integrated into residential development		2. Allocation as an extension to existing business park	
12B	Access to jobs	+	+ Positive but serves the 'new town' of Tangmere, may not suit Chichester City residents as well	+	++ Better for commuters, so serves a wider need
12C	Value added	+	++ More likely to secure local jobs alongside housing but uncertainty on whether all the site be taken up by the market	+	+ Positive, but depends on degree to which it serves other districts to the East, which is uncertain
13A	Encourage innovation	+	+ Overall Positive, but would depend on a more integrated design approach to appeal to smaller start up innovator businesses on 'lifestyle' grounds	+	+ Positive - Ease of access to a wide area is good, but Chichester may be preferred on quality of life grounds
13B	Knowledge based economy	+	+ Overall Positive, but would depend on a more integrated design approach to appeal to smaller start up innovator businesses on 'lifestyle' grounds	+	+ Positive - Ease of access to a wide area is good, but Chichester may be preferred on quality of life grounds
14A	Enhanced skills	0	No significant effect	0	No significant effect
14B	Skilled workforce	+	+ Positive but would depend more on attracting a skilled workforce into the new housing in Tangmere and Chichester	+	++ Improved A27 access would give access to a skilled workforce from a large area
15A	Rural economy	0	No significant effect	0	No significant effect
15B	Sustainable tourism	0	No significant effect	0	No significant effect

Policy 19 Tangmere Strategic Employment Land



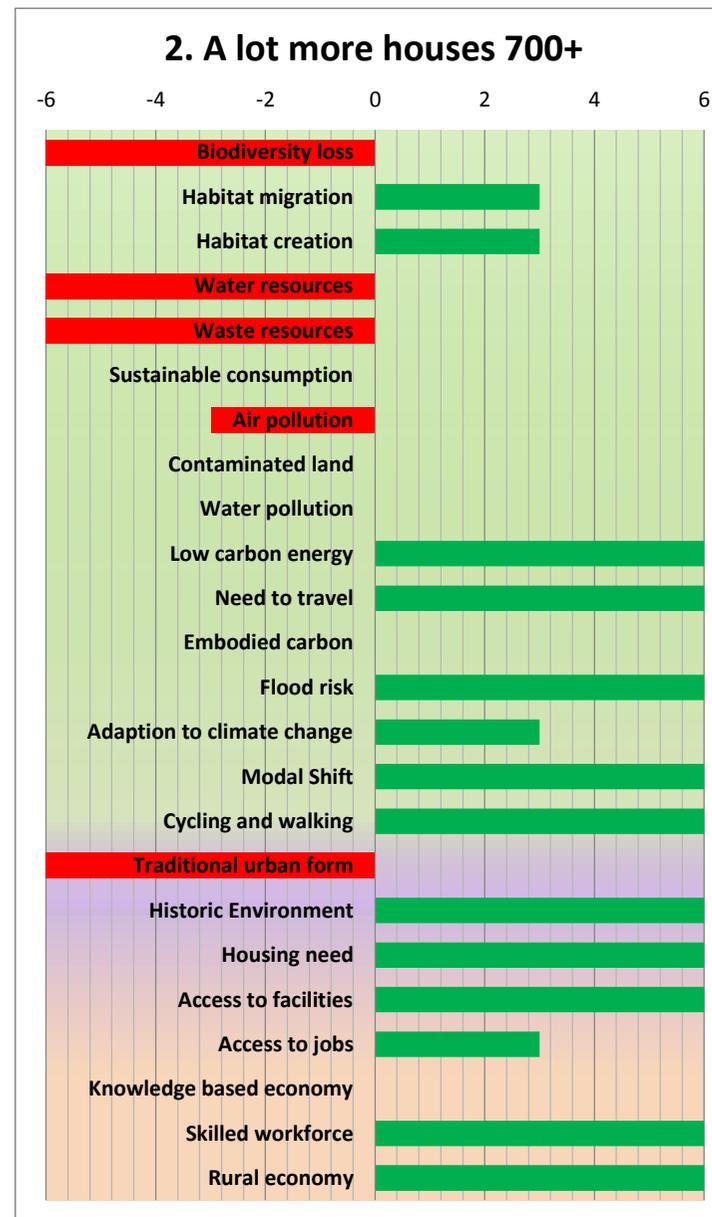
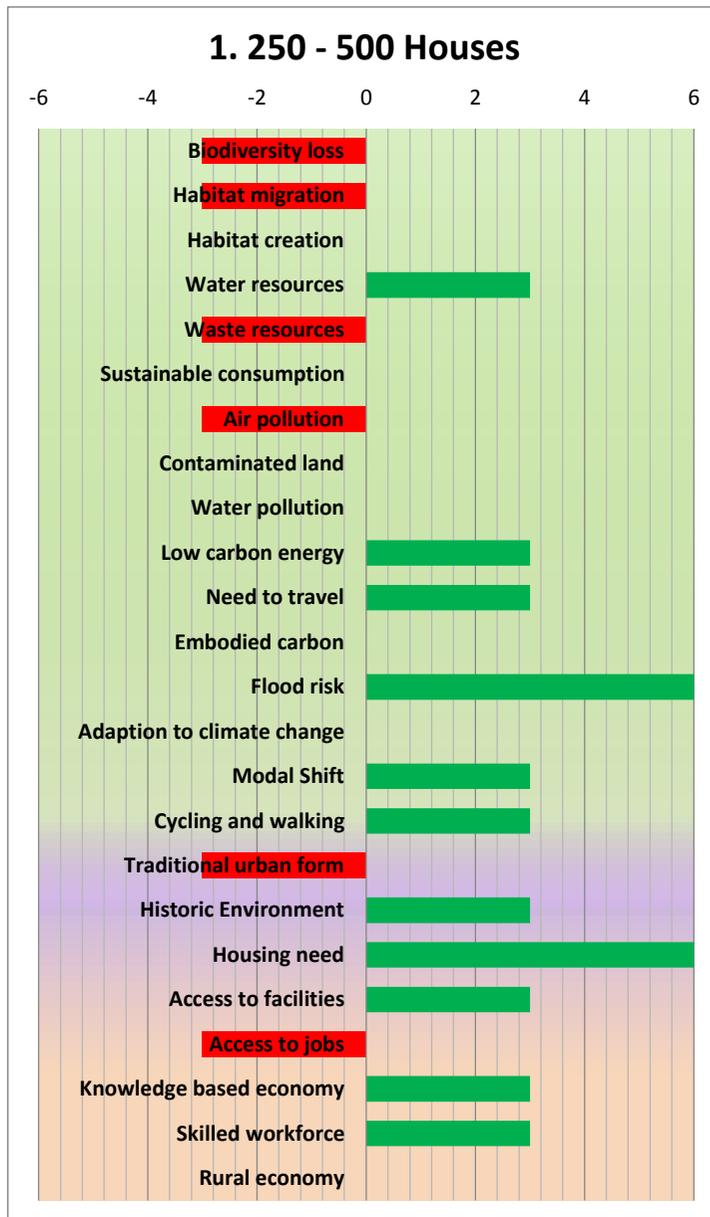
Policy 20 Southbourne Strategic Development

Policy		1. 250 - 500 houses		2. A lot more houses 700+	
1A	Biodiversity loss	-	- Negative impact as potential recreational disturbance at Chichester Harbour	- -	- - Negative impact as sewage discharge and potential recreational disturbance at Chichester Harbour
1B	Habitat migration	-	- Negative impact however, creation of links across existing barriers (railway/A27) could lead to positive enhancements. Developable area would not be large enough for strategic Housing requirement; this would require another substantial site leading to greater additional habitat fragmentation	+	+ Though there is a neutral impact, creation of links across existing barriers (railway / A27) could lead to positive enhancements
1C	Habitat creation	0	0 Neutral impact as development may make a contribution to habitat creation away from the site, however the size of the site implies the use of another of the site option.	+	+ Positive impact as there is potential to recreate habitat however, this is unlikely to be high quality Sussex BAP habitat
2A	Water resources	+	+ Deliverable within existing water resources	- -	- - Increased demand on water resources, you can use higher code levels to mitigate against this
2B	Waste resources	-	- Negative impact until the WWTW have been upgraded to meet the demand from further development	- -	- - Negative impact until the WWTW have been upgraded to meet the demand from further development
2C	Sustainable consumption	0	Site specific	0	Site specific
3A	Air pollution	-	- Negative impact as traffic eastbourne would add to congestion at Fishbourne roundabout and potential increase pollution	-	- Negative impact as traffic eastbourne would add to congestion at Fishbourne roundabout and potential increase pollution
3B	Contaminated land	0	0 Neutral impact as there are very few areas of contaminated land within the area	0	0 Neutral impact as there are very few areas of contaminated land within the area

Policy		1. 250 - 500 houses		2. A lot more houses 700+	
3C	Water pollution	0	0 Neutral impact as the site has no watercourses and is outside the groundwater protection zones	0	0 Neutral impact as the site has no watercourses and is outside the groundwater protection zones
4A	Low carbon energy	+	+ Positive impact as the scale of development would maximise opportunities for onsite renewable heating and / or CHP	++	+ + Positive impact as the scale of development would maximise opportunities for onsite renewable heating and / or CHP
4B	Need to travel	+	+ Positive impact as development would add to the existing facilities within the settlement. However there is a need to travel to Chichester for particular facilities	++	+ + Positive impact as development would add to the existing facilities within the settlement. However there is a need to travel to Chichester for particular facilities
4C	Embodied carbon	0	Site specific	0	Site specific
5A	Flood risk	+	+ + Positive impact as no known flooding issues	++	+ + Positive impact as no known flooding issues
6A	Adaption to climate change	0	0 Neutral impact, as development neither restricts options nor provided ideal solutions	+	+ Positive impact as the scale of development would allow the potential to develop mitigation measures (SUDS, tree planting, green infrastructure). However this would be dependant on the size and form of the sites
7A	Modal Shift	+	+ Potential to improve rail and bus links; however, distance to Chichester and Havant would reduce potential for walking and cycling	++	+ + Positive as there is potential to improve rail and bus links; however, distance to Chichester and Havant would reduce potential for walking and cycling
7B	Cycling and walking	+	+ Positive impact as potential to create useable links to Emsworth	++	+ + Positive impact as potential to create wider useable links to Emsworth
8B	Traditional urban form	-	- Negative impact as development would expand a diffused village form	--	- - Negative impact as development would expand a diffused village form
8C	Historic Environment	+	+ Positive impact as development here would protect more sensitive sites	++	+ + Positive impact as development here would protect more sensitive sites

Policy		1. 250 - 500 houses		2. A lot more houses 700+	
9A	Housing need	+	++ Positive impact, as development would go some way to meet the housing requirements of the area	++	++ Positive, as development would meet the housing need in the south of the district, particularly Chichester's. However the size and development may create an urban sprawl with Emsworth and Havant
10	Access to facilities	+	+ Positive impact as some new links would be created to existing facilities, though there would still be a need to travel to Chichester for some larger facilities	++	++ Positive impact as good access to existing facilities, development would add to these, however there would be a need to travel out to Chichester / Havant for major facilities (hospitals, university, college) but with good road and rail links. Opportunities for these links and new facilities to be enhanced
12B	Access to jobs	-	- Negative impact as remote from Chichester and good road links. It is unlikely to achieve a sustainable balance of housing and employment	+	+ Positive impact as scale of development and good road and rail links would allow a mix of housing and employment uses. Economic opportunities could be in competition with Havant / A3 corridor
13B	Knowledge based economy	+	+ Good access links through rail and road to Chichester	0	0 Neutral impact as good access to rail and road links. However would Southbourne be able to compete with alternatives in Chichester / Havant / A3 corridor?
14B	Skilled workforce	+	+ Overall positive impact, though the scale of development may not be large enough to compete with the business floor space available in Chichester centre	++	++ Overall positive impact as development could deliver housing for mix of skilled workers who would otherwise be excluded from the district because of the housing market.
15A	Rural economy	0	0 Neutral impact as development could support rural businesses on the A259 corridor but not necessarily encourage new businesses	++	++ Positive impact as long term delivery will ensure affordable housing with good access to other parts of the District.

Policy 20 Southbourne Strategic Development



Policy 21 Thorney Island

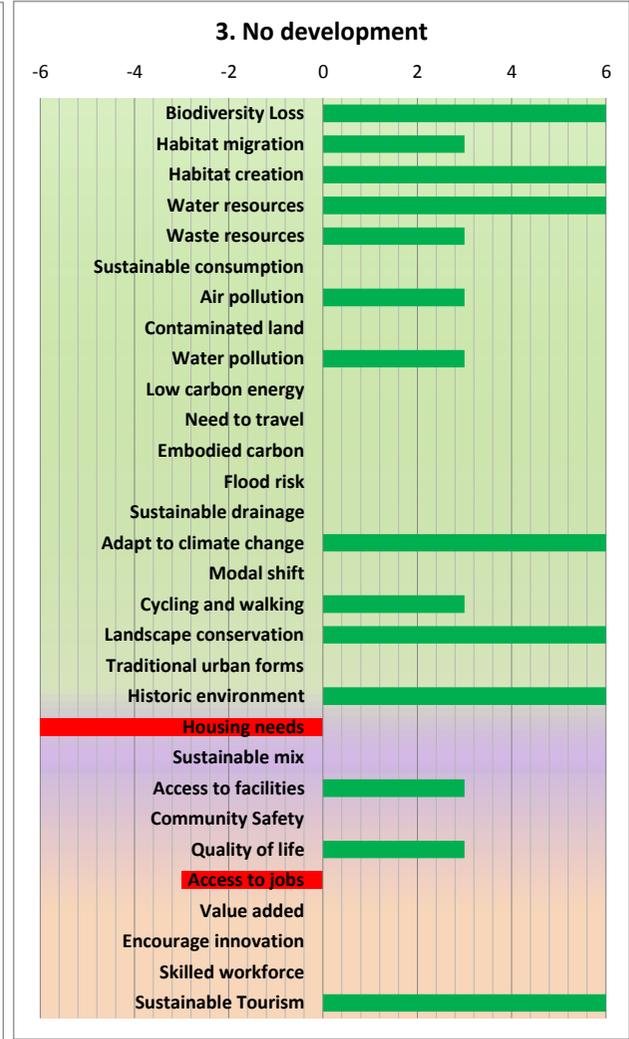
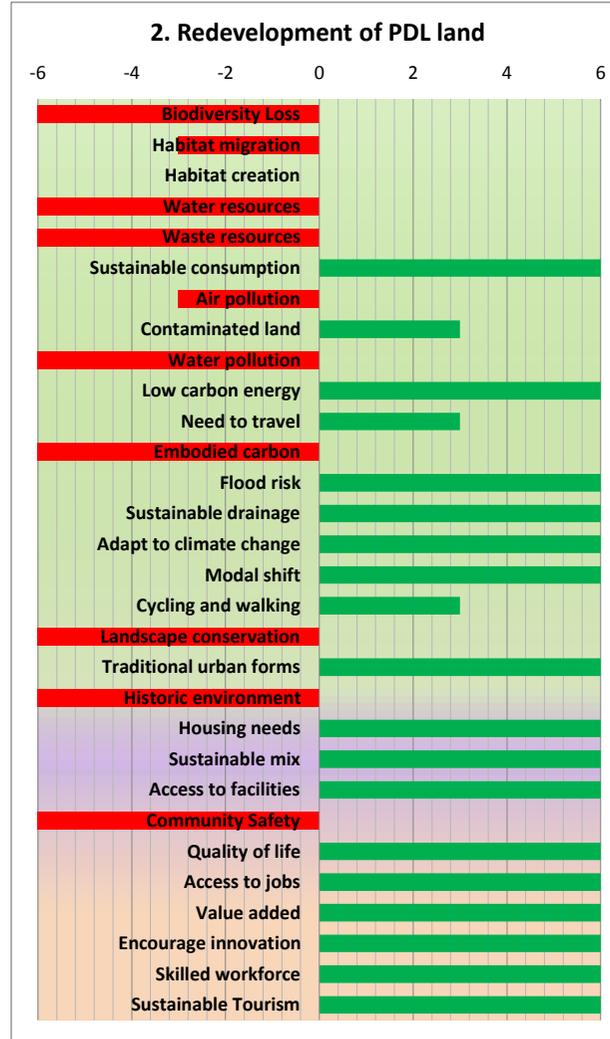
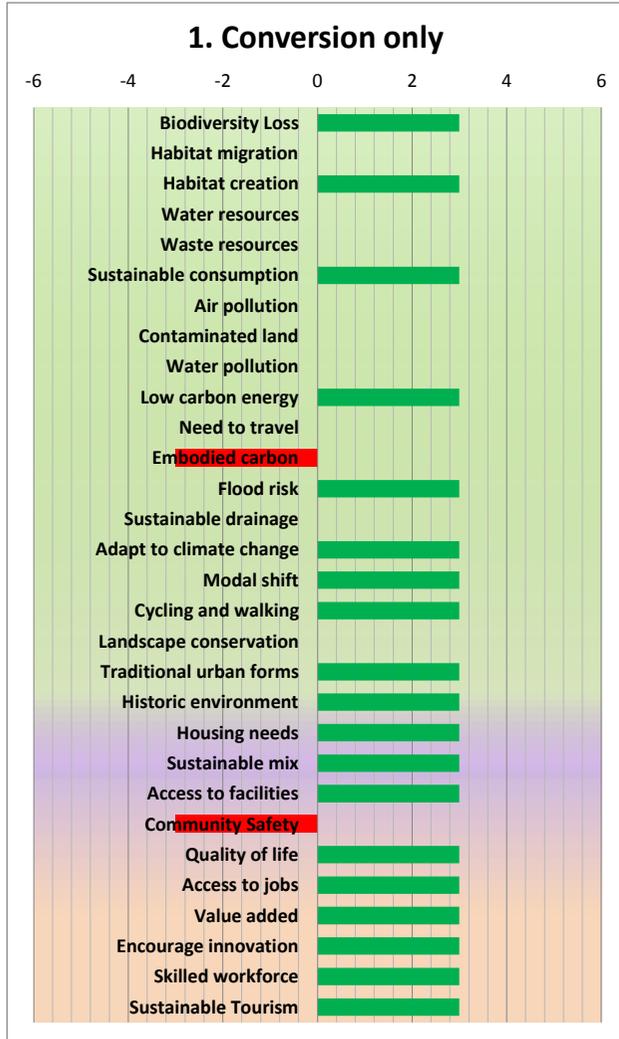
Policy		1. Presumption against development, only conversion		2. Large area of pdl land suitable for redevelopment		3. No building	
1A	Biodiversity Loss	+	+ No loss of habitat	--	-- There would be habitat loss	+	++ potential for the habitat and biodiversity of the area to be created and enhanced
1B	Habitat migration	0	0 No change	-	- There is the risk of reducing the green networks on the site	+	+ Increase in wildlife area and would provide the opportunity for further migration
1C	Habitat creation	+	+ Potential for habitat to be created as part of the conversion	0	0 Potential for some habitat to be created as part of the redevelopment, though this would be offset by the loss of habitat for the site	+	++ The area could be enhanced and where buildings are taken down wildlife areas created
2A	Water resources	0	0 No change	--	-- There would be an increase in demand for water with any new development	+	++ The demand for water resources would reduce
2B	Waste resources	0	0 No change	--	-- Element on uncertainty on the intensity of waste generation in new development though with increased development there will be a greater demand for waste resources	+	+ Reduction in the demand for waste resources
2C	Sustainable consumption	+	+ Provide the opportunity for enhancement to be incorporated into the building	+	++ Opportunity for renewable energy sources to be incorporated into the new development	0	0 No change

Policy		1. Presumption against development, only conversion		2. Large area of pdl land suitable for redevelopment		3. No building	
3A	Air pollution	0	0 No change - the traffic generated by the MOD would be similar to that of the residents	-	- There may be an increase in air pollution as the level of traffic onto Thorny Island increases	+	+ Reduction in air pollution as the number of vehicles to the island would be reduced
3B	Contaminated land	0	0 - No change	+	+ Possible positive if land within Thorny Island is contaminated remediation would be required for the site to be used as housing	0	0 No change
3C	Water pollution	0	0 No change	--	-- increased development does hold the risk of increasing water pollution	+	+ May be the potential for water pollution to be reduced with the area not being used by the MOD or housing
4A	Low carbon energy	+	+ Potential for some enhancements to be made within the conversion	+	++ Opportunity for sustainable energy technologies to be incorporated into new development	0	0 No change
4B	Need to travel	0	0 The area has poor transport links and a lack of facilities currently though with conversion some facilities may be incorporated into the conversion	+	+ Opportunity for more facilities to be incorporated into the areas within would reduce the need to travel by local residents	0	0 No change
4C	Embodied carbon	-	- Further building materials would be required as part of the conversion	--	-- Old buildings and the materials would need to be removed and new materials brought in	0	0 Though some of the current buildings would have to be removed, no new building materials would be required
5A	Flood risk	+	+ Opportunity for some enhancements to be included to mitigate some of the flood risk	+	++ Opportunity for new flood defences to be incorporated into the development	0	0 No change
5B	Sustainable drainage	0	0 No change though there may be the possibility for retro fitting within the enhancements	+	++ There is the opportunity to make improvements and develop new sustainable drainage systems	0	0 No change

Policy		1. Presumption against development, only conversion		2. Large area of pdl land suitable for redevelopment		3. No building	
6	Adapt to climate change	+	+ Opportunity for some enhancements, drought resistant planting and shading	+	+ + Opportunity for some enhancements, drought resistant planting and shading	+	+ + Opportunity to incorporate some drought resistant planting and shading into any environmental enhancements
7A	Modal shift	+	+ Opportunity to enhance the transport links to the area which	+	+ + Opportunity to create a new transport network for the area	0	0 Not impacted
7B	Cycling and walking	+	+ Enhancements could improve facilities for cyclists and walkers,	+	+ New sites could improve facilities for cyclists and walkers,	+	+ Enhancements could improve facilities for cyclists and walkers,
8A	Landscape conservation	0	0 No change	- -	- - Landscape would be lost due to new development	+	+ + Natural landscape would be enhanced and become more accessible
8B	Traditional urban forms	+	+ The area would be more assessable to the district residents and develop as a residential area	+	+ + The area would be redeveloped as a residential area which a urban identity	0	0 No change
8C	Historic environment	+	+ Historic buildings will be retained and converted	- -	- - Historic environment may be at risk unless individual buildings have conservation status	+	+ + Historical buildings would be retained and restored
9A	Housing needs	+	+ Some residential units would be developed	+	+ + Potential for a large number of housing units to be developed to meet local housing need	- -	- - No new housing units would become available
9B	Sustainable mix	+	+ Some opportunities for a mix of unit types through this would be restricted by the nature of conversion	+	+ + Opportunity to create a wide range of housing units, which could be tailored to the housing needs of the area	0	0 Not applicable
10	Access to facilities	+	+ Opportunity for some facilities to be enhanced	+	+ + Opportunity for new facilities as part of the development site	+	+ Enhancements to open space facilities

Policy		1. Presumption against development, only conversion		2. Large area of pdl land suitable for redevelopment		3. No building	
11	Community Safety	-	- Due to the remote location there are no community safety facilities close to the site.	--	-- Due to the remote location there are no community safety facilities close to the site. These facilities would be required to develop as part of the redevelopment to include emergency service facilities	0	0 No change
12A	Quality of life	+	+ Area would become accessible for local residents to use	+	++ Area would become more accessible for local residents to access and there would more housing for the community	+	+ Environmental area for local residents to use
12B	Access to jobs	+	+ Potential for a number for some employment units to be incorporated into the conversion	+	++ Potential for a number for some employment units to be incorporated into the development	-	- Loss of employment opportunities
12C	Value added	+	+ There would be an increase in resident units to encourage the workforce to stay in the district	+	++ There would be an increase in housing units to encourage the workforce to stay in the district	0	0 No change
13A	Encourage innovation	+	+ More residential housing would be available for the workforce	+	++ More residential housing would be available for the workforce	0	0 No change
14B	Skilled workforce	+	+ More residential housing would be available and may encourage people into the district to live and work	+	++ More residential housing would be available and may encourage people into the district to live and work	0	0 No change
15B	Sustainable Tourism	+	+ Potential for enhancements to be made to the local area as part of the conversion works	+	++ Potential for the area to be and enhanced to encourage people as part of the redevelopment	+	++ Environmental area would be enhanced and has potential to become a sustainable tourist attraction (in the form of a protected area)

Policy 21 Thorney Island



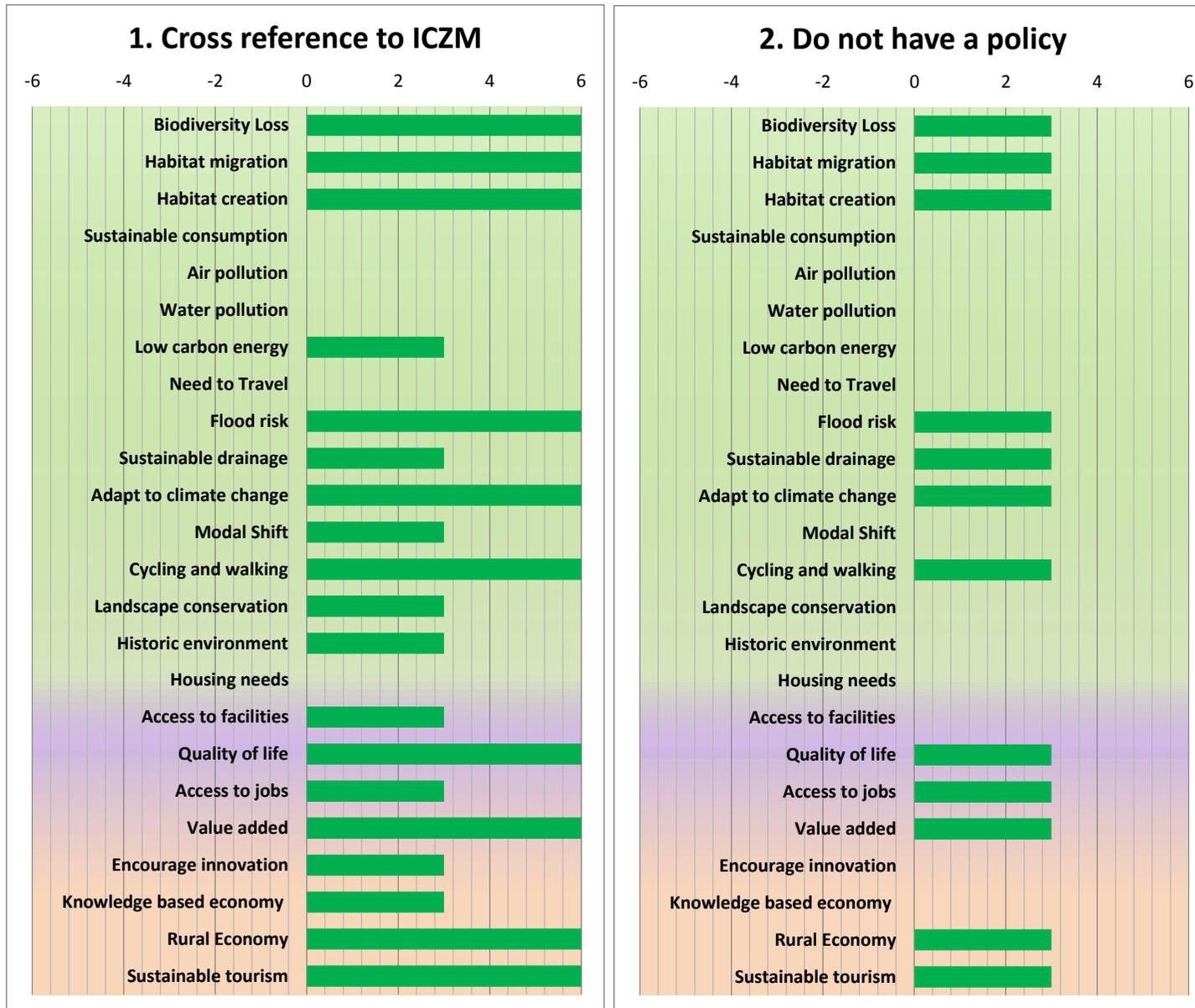
Policy 22 ICZM for the Manhood Peninsula

Policy		1. Cross reference to ICZM		2. Do not have a policy	
1A	Biodiversity Loss	+	++ Positive - Local knowledge will help prevent losses in coastal area	+	+ Positive, as long as other environmental protection policies remain in the plan
1B	Habitat migration	+	++ Positive - integrated planning may make better use of opportunities	+	+ Overall positive through Green infrastructure policies, but may not be optimal
1C	Habitat creation	+	++ Positive - integrated planning may make better use of opportunities	+	+ Overall positive through Green infrastructure policies, but may not be optimal
2C	Sustainable consumption	0	No significant effect	0	No significant effect
3A	Air pollution	0	No significant effect	0	No significant effect
3C	Water pollution	0	? Uncertain may deliver some small scale localised improvements	0	Neutral - depends on. Policies elsewhere in the plan
4A	Low carbon energy	+	+ Positive, as it may secure community support for coastal renewable opportunities	0	No significant effect

Policy		1. Cross reference to ICZM		2. Do not have a policy	
4b	Need to Travel	0	Neutral - depends on housing and employment location policies	0	Neutral - depends on housing and employment location policies
5A	Flood risk	+	++ Integrated planning with the community should help address this issue	+	+ Positive because of policies elsewhere but some localised opportunities may be missed
5B	Sustainable drainage	+	+ Positive, side benefit of emphasis on climate change adaptation	+	+ Positive because of policies elsewhere but some localised opportunities may be missed
6	Adapt to climate change	+	++ Positive - one of the main priorities of the ICZM	+	+ Positive because of policies elsewhere but some localised opportunities may be missed
7A	Modal Shift	+	+ Slight positive effect as incidental benefit of integrated planning	0	Neutral
7B	Cycling and walking	+	++ Positive - one of the main priorities of the ICZM	+	+ Positive because of other plan policies, but reduced community input will not help
8A	Landscape conservation	+	+ Slight positive effect as incidental benefit of integrated planning	0	? Uncertain effect, depends on remaining plan policies
8C	Historic environment	+	+ Slight positive effect as incidental benefit of integrated planning	0	? Uncertain effect, depends on remaining plan policies

Policy		1. Cross reference to ICZM		2. Do not have a policy	
9A	Housing needs	0	Neutral - depends on housing policies	0	Neutral - depends on housing policies
10	Access to facilities	+	+ Positive, particularly on cross manhood links	0	Neutral
12A	Quality of life	++ +	++ Positive - one of the main priorities of the ICZM	+	+ Positive because of other plan policies, but reduced community input will not help
12B	Access to jobs	+	+ Positive should help support job creation in coastal area	+	? Uncertain effect, depends on remaining plan policies
12C	Value added	++ +	++ Positive, jobs created in this area should benefit local residents	+	? Uncertain effect, depends on remaining plan policies
13A	Encourage innovation	+	+ Slight positive, may improve attractiveness to certain businesses through enhanced environment	0	Overall neutral
13B	Knowledge based economy	+	+ Slight positive, may improve attractiveness to certain businesses through enhanced environment	0	Overall neutral
15A	Rural Economy	++ +	++ Positive - one of the main priorities of the ICZM	+	+ Positive because of other plan policies, but reduced community input will not help
15B	Sustainable tourism	++ +	++ Positive, especially site specific work on paths and bridleways and links with tourism economy	+	+ Positive, due to other policies

Policy 22 ICZM for the Manhood Peninsula



Policy 23 Selsey Strategic Development

Policy		1. 150 - 200 houses		2. A lot more houses 350+	
1A	Biodiversity loss	-	- Negative impact as potential recreational disturbance at Pagham Harbour	--	- - Negative impact as potential recreational disturbance at Pagham Harbour
1B	Habitat migration	-	- Negative impact as option would take away from Pagham harbour its adjoining habitat. Developable area would not be large enough for the Strategic Housing requirement; this would require another substantial site leading to greater additional habitat fragmentation	--	- - Negative impact as option would take away from Pagham harbour its adjoining habitat. Developable area would not be large enough for the Strategic Housing requirement; this would require another substantial site leading to greater additional habitat fragmentation
1C	1Habitat creation	0	0 Overall neutral impact as there are greater financial opportunities for creating BAP habitats, however, this would involve more land take, which may make the option less deliverable	+	+ Positive impact as there is potential to extend Pagham Harbour saltmarsh and mudflat habitats.
2A	Water resources	+	+ Deliverable within existing water resources	--	- - Increased demand on water resources, you can use higher code levels to mitigate against this

Policy		1. 150 - 200 houses		2. A lot more houses 350+	
2B	Waste resources	-	- Increased pressure on waste resources	--	-- Increased pressure on waste resources quicker, though more money would be provided to fund any required upgrades
2C	Sustainable consumption	0	Site specific	0	No significant effect - Site specific
3A	Air pollution	-	- Negative impact as development would increase the reliance on the B2145	--	-- Negative impact as development would increase the reliance on the B2145
3B	Contaminated land	0	0 Neutral impact as there are very few areas of contaminated land within the area	0	0 Neutral impact as there are very few areas of contaminated land within the area
3C	Water pollution	0	0 Neutral impact as the site has no water courses and is outside the groundwater protection zone	0	0 Neutral impact as the site has no water courses and is outside the groundwater protection zone
4A	Low carbon energy	+	+ Positive impact as the scale of development would maximise opportunities for on-site renewable heating and / or CHP	++	++ Positive impact as there is potential for onsite renewable heating and / or CHP
4B	Need to travel	+	+ Positive impact as development would add to the existing facilities within the settlement. However, there is a need to travel to Chichester for particular facilities	++	++ Positive impact as development would add to the existing facilities within the settlement. However there is a need to travel to Chichester for particular facilities
5A	Flood Risk	-	- Negative impact as risk of coastal flooding increases over time	--	-- Negative impact as risk of coastal flooding increases over time

Policy		1. 150 - 200 houses		2. A lot more houses 350+	
5B	Sustainable drainage	+	+ All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further	+ +	+ + All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further
6A	Adaption to climate change	-	- Negative impact as development could restrict the coastal management options	- -	- - Negative impact as development extends that area that will need to be heavily defended and restricts options for coastal management
7A	Modal Shift	0	0 Overall neutral impact as potential to improve bus links (A27), however distance to Chichester would reduce potential for walking and cycling	-	- Negative impact as development would require the A27 improvements and the completion of the Chichester Selsey cycle route to achieve any modal shift
7B	Cycling and walking	0	0 Overall neutral impact as good links within the settlement however, the issue remains of the distance to other services and faculties provided at Chichester	+	+ Positive impact as development could deliver the completion of Chichester - Selsey cycle routes with good links into Selsey. However, there is the issue of the distance to Chichester.
8A	Landscape conservation	0	0 Overall neutral but would depend on the extent of development particularly if there were any impacts on the Church Norton area	0	0 Overall neutral but would depend on the extent of development particularly if there were any impacts on the Church Norton area

Policy		1. 150 - 200 houses		2. A lot more houses 350+	
7B	Traditional urban form	-	- Negative impact as development would expand an already overdeveloped village form	- -	- - Negative impact as development would expand an already overdeveloped village form
9A	Housing need	-	- Negative impact as large scale development would impact on the landscape of pagham harbour and Church Norton	- -	- - Overall negative impact as the local housing need and wider need is being met at a remoter location. Selsey is already a sustainable mixed community, which the size of development may unbalance. Particularly with regards to employment / housing mix
9B	Sustainable mix	-	- Overall negative impact as the local housing need and wider need is being met at remoter location. Selsey is already a sustainable mixed community which the size of development may unbalance. Particularly with regard to employment / housing mix	- -	- - Overall negative impact as the local housing need and wider need is being met at remoter location. Selsey is already a sustainable mixed community which the size of development may unbalance. Particularly with regard to employment / housing mix
10	Access to facilities	-	- Negative impact as good access to existing facilities development would add to these, however there would be a need to travel out to Chichester for major facilities (hospital / university / college) with only B2145 connection	- -	- - Negative impact as good access to existing facilities, development would add to these however, there would be a need to travel out to Chichester for major facilities (hospital, university and college) with only B2145 connection.

Policy		1. 150 - 200 houses		2. A lot more houses 350+	
12B	Access to jobs	-	- Negative impact as remote from Chichester but better access onto A27 with improvements. However the main route is still the B2145. it is unlikely to achieve a sustainable balance of housing and employment.	- -	- - Negative impact as transport infrastructure would be unable to sustain major employment floor space of the scale to match the housing.
13B	Knowledge based economy	0	0 Neutral impact as the A27 improvements will still be reasonable but not as favourable as Chichester sites as those with direct access to the A27	-	- Negative impact as limited opportunities to attract in new businesses in this sector due to poor road links
14B	Skilled workforce	+	+ Overall positive impact, however not as favourable as the options that are 'at Chichester', as long term delivery will ensure affordable housing is available alongside employment floor space but also with good access to other parts of the district.	+	+ + Positive impact as development could deliver housing for mix of skilled workers who would otherwise be excluded from the district because of the housing market. However issues with the distance and time for commenting
15A	Rural economy	0	0 Neutral impact as long term delivery for local needs on the Manhood but unlikely to be able to service the rural north	0	0 Neutral impact as development could support agricultural businesses however, may not encourage new business

Policy 23 Selsey Strategic Development



Policy 24 East Wittering and Bracklesham Strategic Development

Policy		1. 50-150 houses		2. 250 - 300 houses		3. More than 500 houses	
1A	Biodiversity loss	0	0 Overall neutral, smaller scale means fewer losses as can be constrained to less valuable areas of land	-	- Though development is not close the Harbours is closer than other areas and sites to the east of Chichester	--	-- Negative impact as potential for recreational disturbance at Chichester and Pagham Harbours
1B	Habitat migration	+	++ Positive as development would not impinge on existing habitat	+	++ Positive as development would not impinge on existing habitat	+	+ Positive as development would not impinge on existing habitat and could create wildlife links
1C	Habitat creation	0	0 Neutral, smaller scale means development unlikely to be able to support any significant creation	+	+ Positive impact as there is potential to create high quality habitats at the Harbours and Medmerry	+	++ Positive impact as there is potential to create high quality habitats at the harbours and Medmerry
2A	Water resources	+	+ Deliverable within existing water resources	+	+ Deliverable within existing water resources	--	-- Increased demand on water resources, you can use higher code levels to mitigate against this
2B	Waste resources	-	- Slight negative Increased pressure on waste resources	-	- Increased pressure on waste resources	--	-- Increased pressure on waste resources quicker, though more money would be provided to fund any required upgrades
2C	Sustainable consumption	0	Site specific	0	Site specific	0	Site specific
3A	Air pollution	-	- Minor Negative impact as development would slightly increase traffic on the unimproved Stockbridge roundabout	-	- Negative impact as development would increase traffic on the unimproved Stockbridge roundabout	--	-- Negative impact as development would increase traffic on the unimproved Stockbridge roundabout

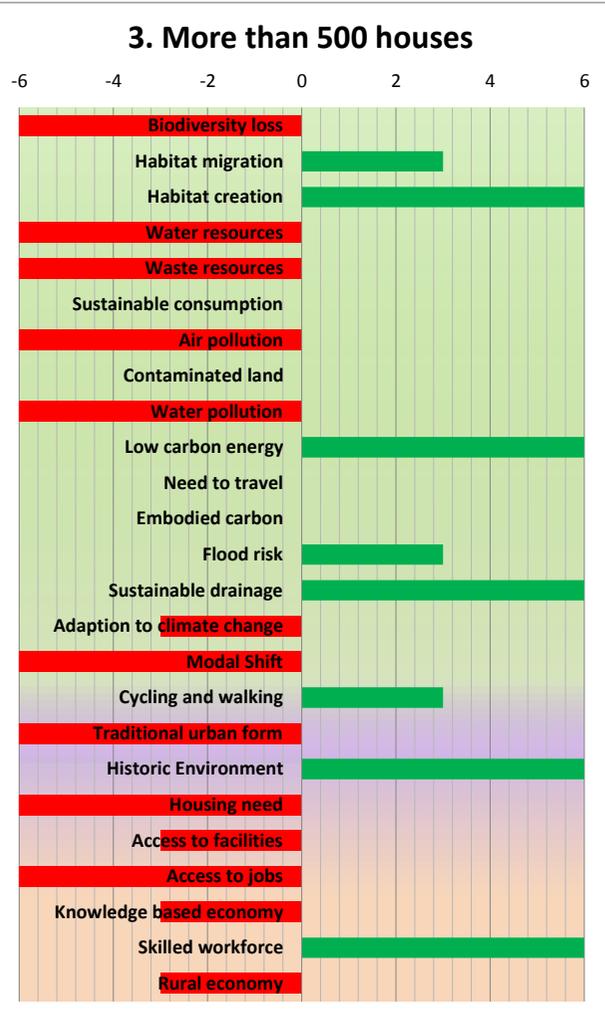
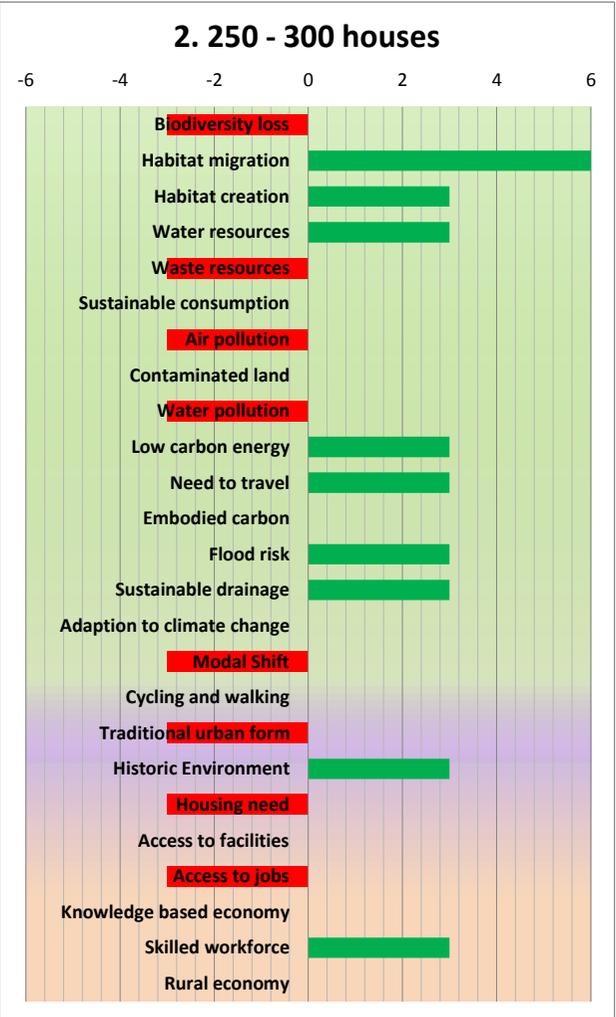
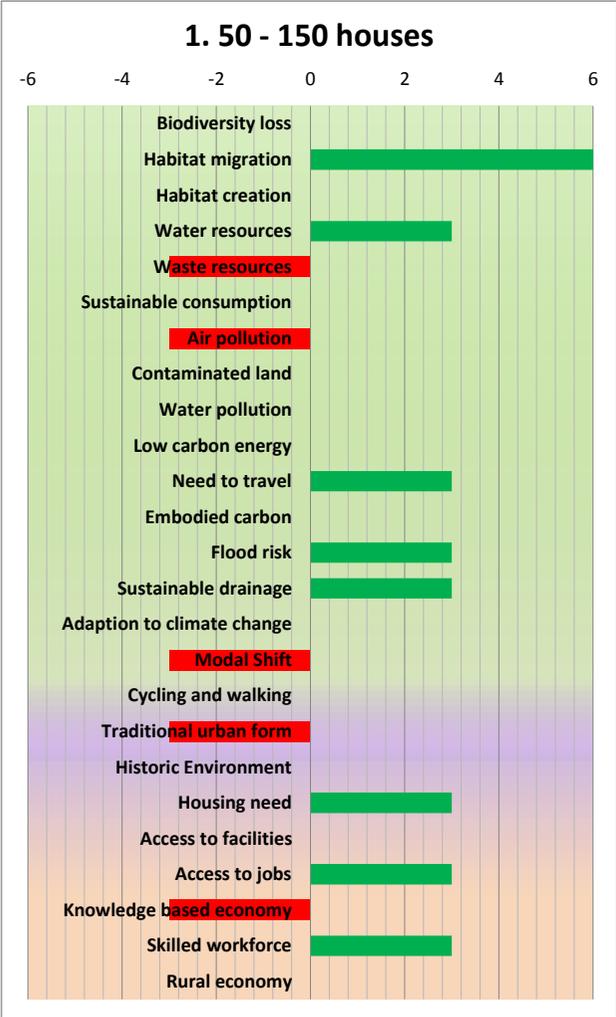
Policy		1. 50-150 houses		2. 250 - 300 houses		3. More than 500 houses	
3B	Contaminated land	0	0 Neutral impact as there are very few areas of contaminated land within the area	0	0 Neutral impact as there are very few areas of contaminated land within the area	0	0 Neutral impact as there are very few areas of contaminated land within the area
3C	Water pollution	0	0 Overall neutral, smaller development reduces risk of pollution	-	- Negative impact as there is potential pollution to the watercourse and is outside the groundwater protection zone	--	-- Negative impact as there is potential pollution to the watercourse and is outside the groundwater protection zone
4A	Low carbon energy	0	0- Overall neutral, some small scale LCE should be possible on-site	+	+ Positive impact as the scale of development would maximise opportunities for onsite renewable heating and or CHP and wind energy	+	++ Positive impact as the scale of development would maximise opportunities for onsite renewable heating and / or CHP and wind energy
4B	Need to travel	+	+ Positive impact as development would add to the existing facilities within the settlement. However there is a need to travel to Chichester for particular facilities (hospitals and secondary schools)	+	+ Positive impact as development would add to the existing facilities within the settlement. However there is a need to travel to Chichester for particular facilities (hospitals and secondary schools)	0	0 Overall neutral impact as development would add to the existing facilities within the settlement. However there is a need to travel to Chichester for particular facilities (hospitals and secondary schools)
4C	Embodied carbon	0	Site specific	0	Site specific	0	Site specific
5A	Flood risk	+	+ Positive impact as no known flooding issues	+	+ Positive impact as no known flooding issues	+	+ Positive impact as no known flooding issues
5B	Sustainable drainage	+	+ All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further	+	+ All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further	+	++ All housing developments should be providing SUDS, though in large housing sites more money would be available to develop these further

Policy		1. 50-150 houses		2. 250 - 300 houses		3. More than 500 houses	
6A	Adaption to climate change	0	0 overall neutral impact as the size of the site would allow mitigation, but the development is putting residents and businesses on the coast	0	0 overall neutral impact as the size of the site would allow mitigation, but the development is putting residents and businesses on the coast	-	- Overall negative impact due to development putting residents and businesses on the coast but due to the size of the site would allow mitigation
7A	Modal Shift	-	- Negative impact as without improvements to the A27 there is no potential to improve bus links. However, distance to Chichester would reduce potential for walking and cycling	-	- Negative impact as without improvements to the A27 there is no potential to improve bus links. However, distance to Chichester would reduce potential for walking and cycling	--	-- Negative impact as without improvements to the A27 there is no potential to improve bus links. However, distance to Chichester would reduce potential for walking and cycling
7B	Cycling and walking	0	0 Overall neutral impact as good links within the settlement however, the issue remains of the distance to other services and facilities provided at Chichester	0	0 Overall neutral impact as good links within the settlement however, the issue remains of the distance to other services and facilities provided at Chichester	+	+ Positive impact as development could deliver cycle routes with good links into Chichester. However there is the issue of the distance to Chichester
8B	Traditional urban form	-	- Slight Negative impact as development would expand an already overdeveloped village form, but not by as much as other options.	-	- Negative impact as development would expand an already overdeveloped village form. Development on the western edge would create coalescence with West Wittering	--	-- Negative impact as development would expand an already overdeveloped village form. Development on the western edge would create coalescence with West Wittering
8C	Historic Environment	0	Neutral, but would result in more development having to go elsewhere	+	+ Positive impact as development here would protect more sensitive sites	++	++ Positive impact as development here would protect more sensitive sites

Policy		1. 50-150 houses		2. 250 - 300 houses		3. More than 500 houses	
9A	Housing need	+	+ Positive, this size of development is more suited to local need and economic situation	-	- Overall negative impact as the local housing need and wider need is being met at a remoter location. East Wittering and Bracklesham is already a sustainable mixed community, which the size of development may unbalance. Particularly with regard to employment / housing mix	- -	- - Overall negative impact as the local housing need and wider need is being met at a remoter location. East Wittering and Bracklesham is already a sustainable mixed community, which the size of development may unbalance. Particularly with regard to employment / housing mix
10	Access to facilities	0	0 Overall neutral impact as good access to the existing facilities of this hub, however there would be a need to travel out to Chichester for major facilities (hospital, university, college). There is currently no secondary school like Southbourne and Selsey, but this is less of an issue with a smaller allocation	0	0 Overall neutral impact as good access to existing facilities, development would add to these however there would be a need to travel out to Chichester for major facilities (hospital, university, college). There is currently no secondary school like Southbourne and Selsey	-	- Negative impact as good access to existing facilities, development would add to these, however there would be a need to travel to Chichester / Havant for major facilities (hospital, university and college).

Policy		1. 50-150 houses		2. 250 - 300 houses		3. More than 500 houses	
12B	Access to jobs	+	+ Positive as more closely matched to local area job creation	-	- Negative impact as remote from Chichester with poor road links. It is unlikely to achieve a sustainable balance of housing and employment	--	-- Negative impact as transport infrastructure would be unable to sustain major employment floor space of the scale to match the housing
13B	Knowledge based economy	-	- Negative, housing may not support new business activities as well as existing needs	0	0 Neutral impact once the A27 improvements are implemented and so access improved	-	- Negative impact as limited opportunities to attract in new businesses in this sector due to poor road links
14B	Skilled workforce	+	+ Overall positive impact, as long term delivery will ensure affordable housing is available alongside employment floor space, but also with good access to other parts of the district	+	+ Overall positive impact, as long term delivery will ensure affordable housing is available alongside employment floor space, but also with good access to other parts of the district	+	++ Positive impact as development would deliver a housing mix for skilled workers who would otherwise be excluded from the district because of the housing market. However issues with the distance and time for commuting
15A	Rural economy	0	0 Neutral impact as development could support horticultural businesses however, may not encourage new businesses	0	0 Neutral impact as development could support horticultural businesses however, may not encourage new businesses	-	- Negative impact as limited opportunities to attract in new businesses in this sector due to poor road links

Policy 24 East Wittering and Bracklesham Strategic Development



Policy 25 - Development in Plan Area (North)

This is a signposting policy, the main effects on the environment, society and economy are determined through the Neighbourhood plans, Small Site Allocations DPD and Policies 2 and 5 which are already assessed

Therefore the assessment is unlikely to show any additional significant impacts and is not assessed further

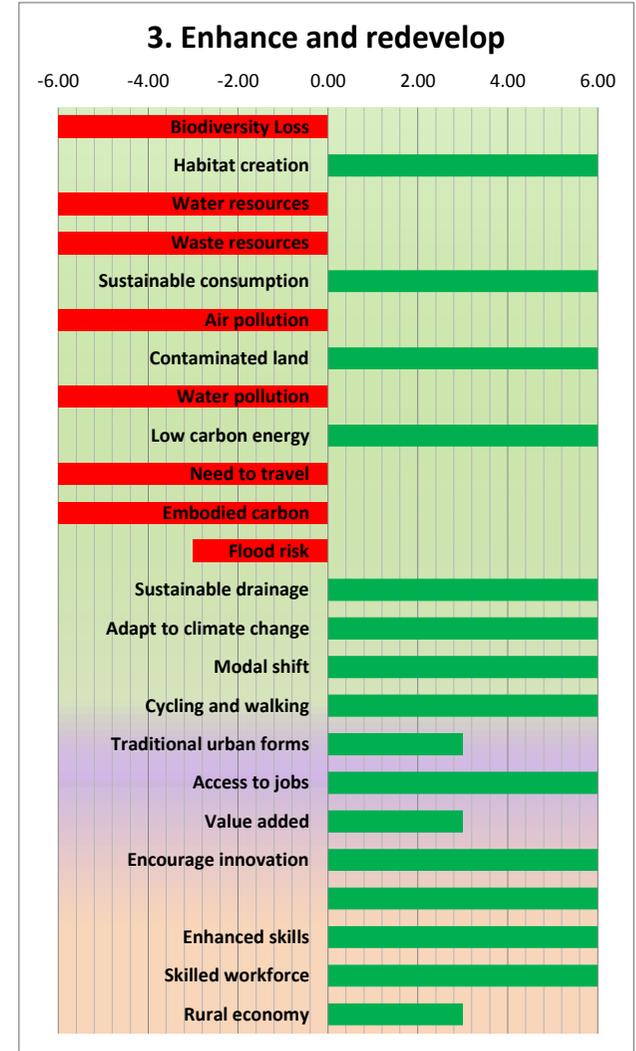
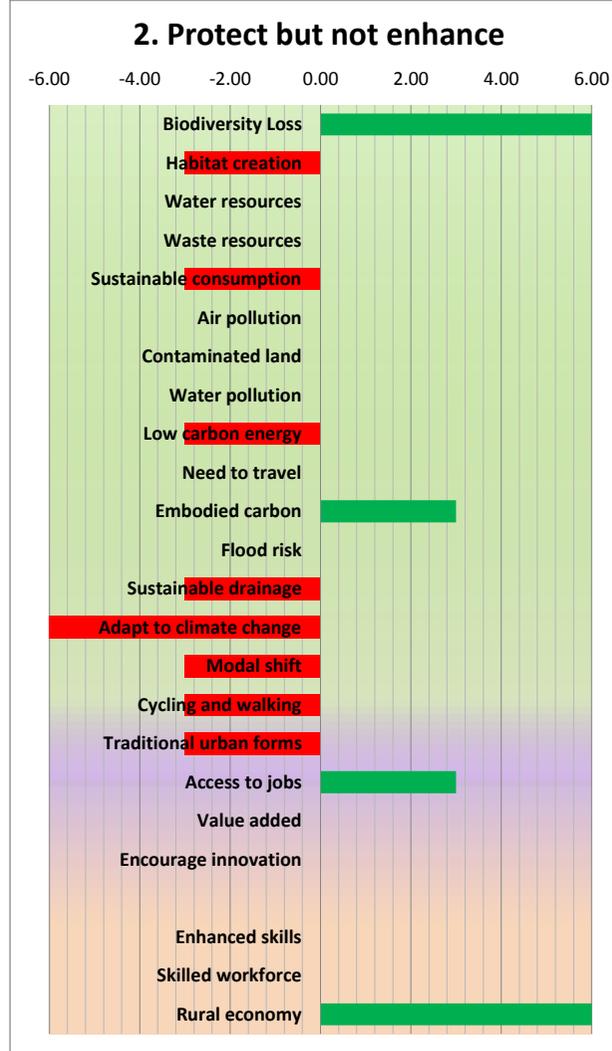
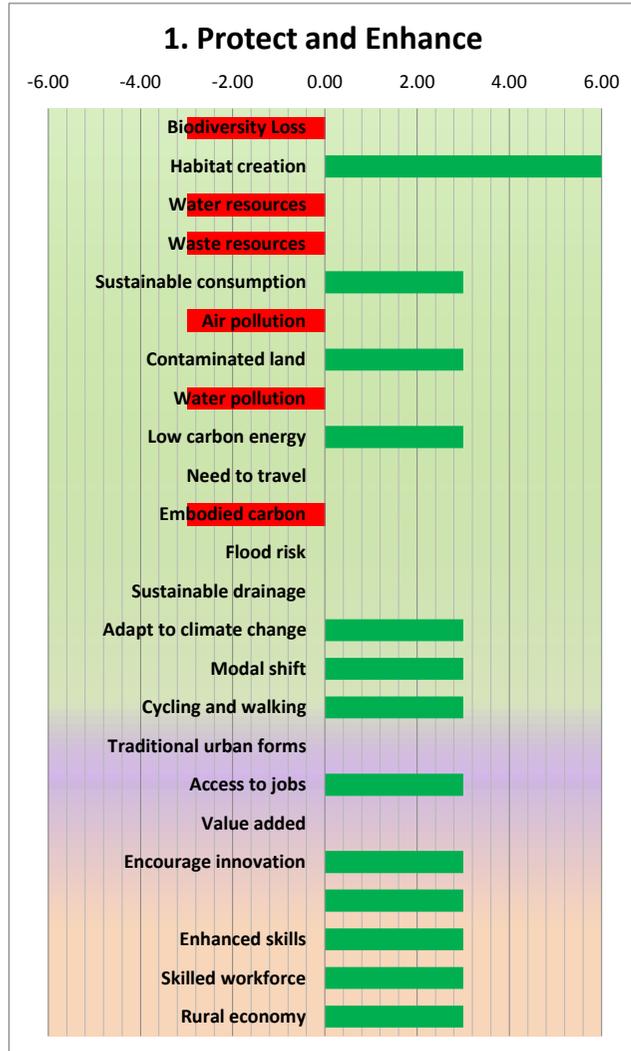
Policy 26 Existing Employment Sites

Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop	
1A	Biodiversity Loss	-	- There would be some loss of habitat with in turn would reduce biodiversity levels	+	++ Prevents physical loss of habitat through no new development	-	-- Increased loss of habitat compared to the other options
1C	Habitat creation	+	+ Potential opportunity for habitat creation within enhancements depending on the requirements of other policies	-	- No opportunity for habitat creation	+	++ Greatest opportunity for habitat creation depending on other policies requirements for habitat creation
2A	Water resources	-	- Element on uncertainty on the intensity of water demand in new development	0	0 The need for water does not vary	-	-- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources
2B	Waste resources	-	- Element on uncertainty on the intensity of waste generation in new development	0	0 The level of waste generation would not change	-	-- Element on uncertainty on the intensity of waste generation in new development though with increased development there will be a greater demand for waste resources
2C	Sustainable consumption	+	+ Opportunity for small changes to increase sustainability and energy efficiency	-	- No opportunity to increase sustainability and efficiency	+	++ Opportunity for new development to be more sustainable and efficient
3A	Air pollution	-	- May increase travel to the employment sites	0	0 No opportunity for an increase / decrease in air pollution	-	-- redevelopment of sites will lead to increase in worker numbers which will increase travel
3B	Contaminated land	+	+ Offers opportunities for remediation of contaminated land, but there is uncertainty because this will be site specific	0	0 No opportunity for remediation of contaminated land	+	++ Use redevelopment to remediate contaminated land rather than using green field sites

Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop	
3C	Water pollution	-	- increased development does hold the risk of increasing water pollution	0	0 Water pollution would be unaffected	-	- - increased development does hold the risk of increasing water pollution
4A	Low carbon energy	+	+ Opportunity for small changes to increase energy efficiency	-	- No opportunity to increase energy efficiency	+	+ + Opportunity for new development / redevelopment to increase energy efficiency
4B	Need to travel	0	0 No change in location of employment sites thus no travel changes	0	0 No change in location of employment sites thus no travel changes	-	- - Redevelopment of sites out of the town centre will cause an increase in the need to travel for work
4C	Embodied carbon	-	- Enhancements run the risk of increasing embodied carbon but there is mitigation available by using sustainable building materials	+	+ Makes best use of the embodied carbon already in the existing building and materials	-	- - Redevelopments run the risk of increasing embodied carbon and wasting already insitu building materials but there is mitigation available by using sustainable building materials
5A	Flood risk	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	-	- Some risk depending on site specifics
5B	Sustainable drainage	0	0 No change though there may be the possibility for retro fitting within the enhancements	-	- There is a lack of opportunity for making improvements to the drainage systems	+	++There is the opportunity to make improvements and develop new sustainable drainage systems
6	Adapt to climate change	+	+ some opportunity for some small scale adaptions for climate change	-	- - Do opportunity for adaption	+	++ High levels of opportunity for adaption to climate change
7A	Modal shift	+	+ Some opportunity to introduce options for sustainable transport as part of the enhancements	-	- Limited opportunity for pushing sustainable transport	+	+ + High level of opportunity for introducing more comprehensive options for sustainable transport
7B	Cycling and walking	+	+ Some opportunity to introduce options for cycling and walking as part of the enhancements	-	- Limited opportunity for pushing cycling and walking	+	+ + High level of opportunity for introducing more comprehensive options for cycling and walking

Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop	
8B	Traditional urban forms	0	0 No significant change, but there may be the opportunity for some enhancements to landscaping which may improve the current situation	-	- No change, there is the risk of being locked into having a more frequent edge of town retail townscape	+	+ Redevelopment provides the opportunity to reintegrate rational urban design
12B	Access to jobs	+	+ Protected from development for other uses	+	+ Protected from development for other uses	+	+ + Protected from development for other uses, and would encourage more employment space
12C	Value added	0	0 Protects what is existing, but does not necessarily alter the patterns of living and working	0	0 Protects what is existing, but does not necessarily alter the patterns of living and working	+	+ Potential for some increase in retaining the workforce in the district, this would be dependant on suitable housing for the workforce
13A	Encourage innovation	+	+ Some opportunity to enhance existing skills space	0	0 No change or opportunity to enhance the skills space	+	+ + Opportunity to attract new business sectors
13B	Knowledge based economy	+	+ Some opportunity to enhance existing knowledge base	0	0 No change or opportunity to enhance the knowledge base	+	+ + Opportunity to attract new knowledge base
14A	Enhanced skills	+	+ with more desirable employment sites which encourages new businesses which may encourage a more skilled workforce	0	0 No change or opportunity to enhance the employment sites and encourage new businesses into the area	+	+ + Opportunity to attract new businesses and enhance skills in the current workforce, though with this there is the risk for bring in a workforce from outside the district
14B	Skilled workforce	+	+ with more desirable employment sites which encourages new businesses which may encourage a more skilled workforce	0	0 No change or opportunity to enhance the employment sites and encourage new businesses into the area	+	+ + Opportunity to attract new businesses and enhance skills in the current workforce, though with this there is the risk for bring in a workforce from outside the district
15A	Rural economy	+	+ Small rural sites protected from redevelopment, though enhancements would need to be monitored	+	+ + Small rural sites protected from redevelopment	+	+ redevelopment for the business use would be encouraged, but there runs the risk that rural sites may be under pressure from being used for housing

Policy 26 Existing Employment Sites



Policy 27 Chichester Centre Retail Policy

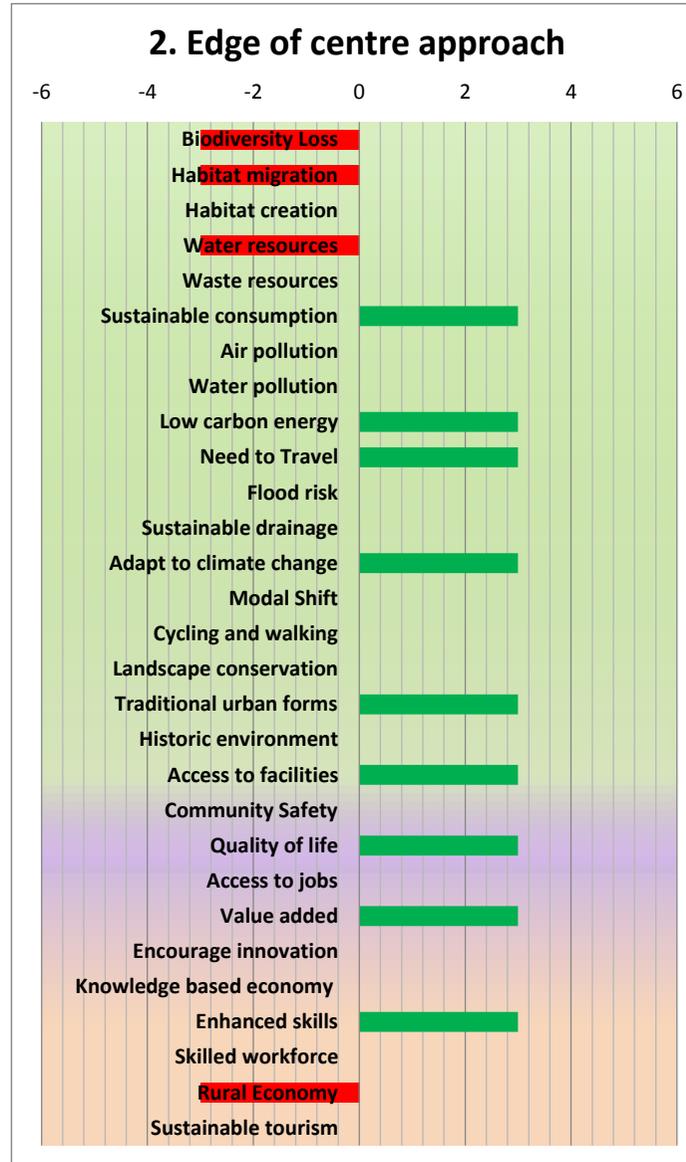
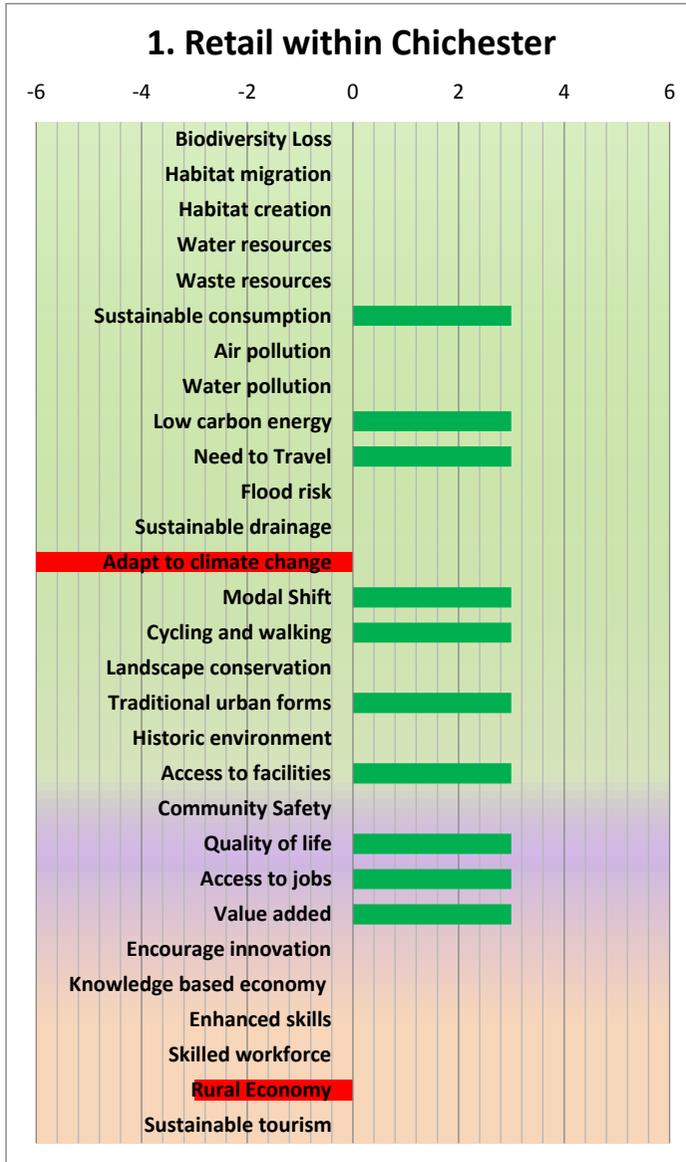
Policy		1. Retail within Chichester shopping centre and change of use for secondary shop frontages		2. Edge of centre approach - expand secondary into primary		3. Out of town retail - allow more including supermarkets		4. Don't have a policy	
1A	Biodiversity Loss	0	0 No change	-	- may be some slight loss in biodiversity through new development	-	- - May lead to some biodiversity loss due to development of out of town shopping areas	-	- - May cause some biodiversity loss depending on what is developed
1B	Habitat migration	0	0 no change	-	- May be some slight reduction in green links due to development	-	- May be some slight reduction in green links due to development	+	- - May be some reduction in green links due to development
1C	Habitat creation	0	0 None likely	0	0 None likely	+	+ May so some potential, in larger development sites	+	+ May so some potential, in larger development sites
2A	Water resources	0	0 The need for water does not vary	-	- Element on uncertainty on the intensity of water demand in new development	-	- Element on uncertainty on the intensity of water demand in new development	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources
2B	Waste resources	0	0 The level of waste generation would not change	0	0 The level of waste generation would not change	-	- Element on uncertainty on the intensity of waste generation in new development	-	- Element on uncertainty on the intensity of waste generation in new development
2C	Sustainable consumption	+	+ Opportunity for small changes to increase sustainability and energy efficiency	+	+ Opportunity for small changes to increase sustainability and energy efficiency	+	+ + Opportunity for new development to be more sustainable and efficient	+	+ + Opportunity for new development to be more sustainable and efficient
3A	Air pollution	0	0 No opportunity for an increase / decrease in air pollution	0	0 No opportunity for an increase / decrease in air pollution	-	- - redevelopment of sites will lead to increase in worker numbers which will increase travel	-	- - redevelopment of sites will lead to increase in worker numbers which will increase travel

Policy		1. Retail within Chichester shopping centre and change of use for secondary shop frontages		2. Edge of centre approach - expand secondary into primary		3. Out of town retail - allow more including supermarkets		4. Don't have a policy	
3C	Water pollution	0	0 Water pollution would be unaffected	0	0 Water pollution would be unaffected	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution
4A	Low carbon energy	+	+ Opportunity for small changes to increase energy efficiency	+	+ Opportunity for small changes to increase energy efficiency	+	++ Opportunity for new development / redevelopment to increase energy efficiency	+	++ Opportunity for new development / redevelopment to increase energy efficiency
4B	Need to Travel	+	+ Reduction in need to travel with more retail within the city centre	+	+ Reduction in travel with more retail within the city boundaries	-	- May cause more travel with out of town centres attracting people away from the centre	-	- Dependant on the type and location of development but may cause increased travel from customers to visit the shops etc.
5A	Flood risk	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	-	- Some risk depending on site specifics	-	- Some risk depending on site specifics
5B	Sustainable drainage	0	0 No change though there may be the possibility for retro fitting within the enhancements	0	0 No change though there may be the possibility for retro fitting within the enhancements	+	++There is the opportunity to make improvements and develop new sustainable drainage systems	+	++There is the opportunity to make improvements and develop new sustainable drainage systems
6	Adapt to climate change	-	-- Do opportunity for adaption	+	+ Opportunity to some adaption measures as part of the enhancements	+	++ High levels of opportunity for adaption to climate change	+	++ High levels of opportunity for adaption to climate change

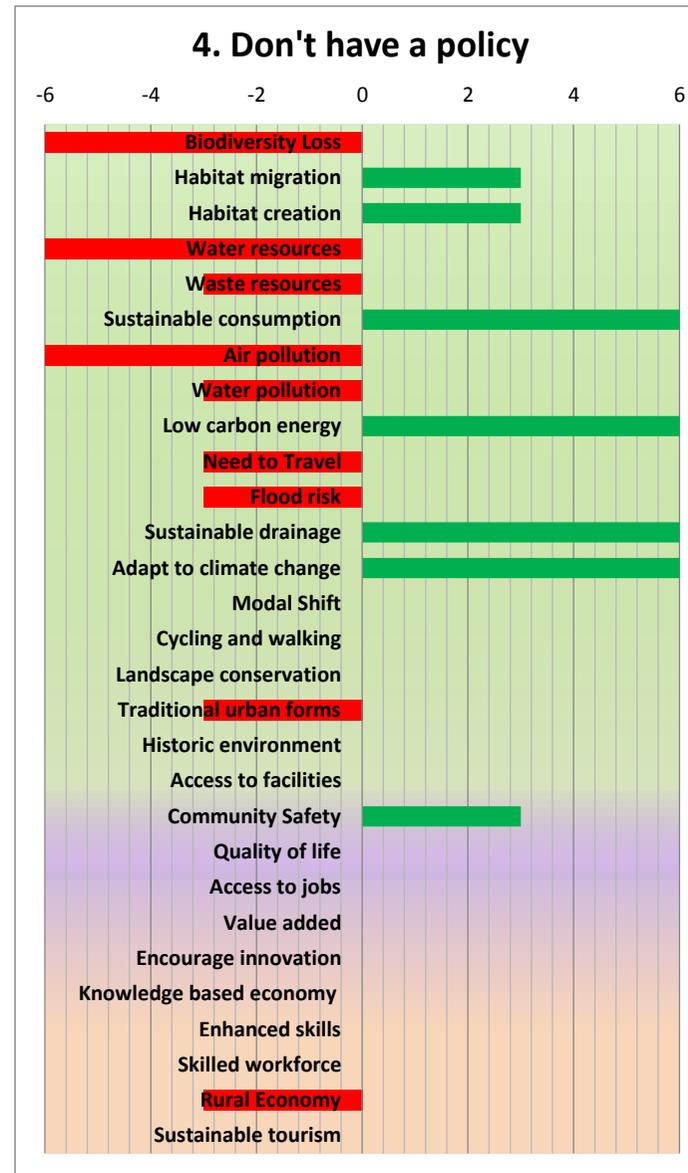
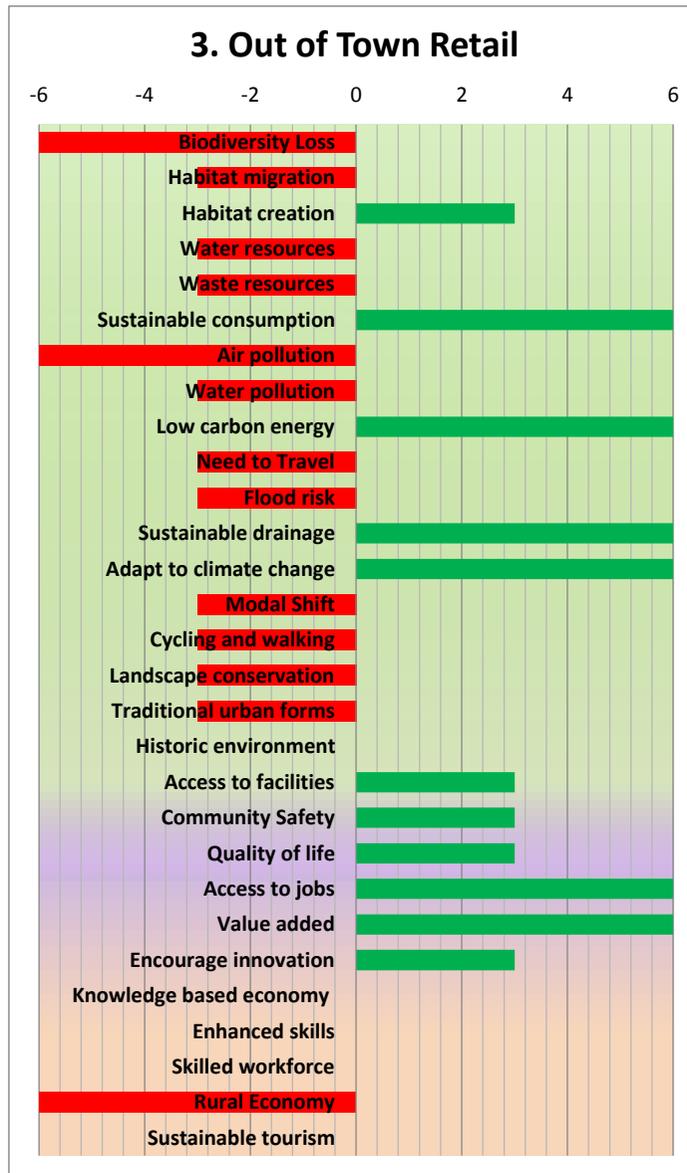
Policy		1. Retail within Chichester shopping centre and change of use for secondary shop frontages		2. Edge of centre approach - expand secondary into primary		3. Out of town retail - allow more including supermarkets		4. Don't have a policy	
7A	Modal Shift	+	+ May encourage more people to travel by public transport with most of the retail in one place	0	0 Unlikely to impact upon transport methods	-	- May encourage people to travel to out of town centres for retail shopping. Sustainable transport methods would need to be incorporated into any schemes to mitigate for this	0	0 Site specific
7B	Cycling and walking	+	+ People would be more likely to walk / cycle if everything is assessable in once place	0	0 no change	-	- May discourage the use of bikes or walking due to it is location away from the city	0	0 Site specific
8A	Landscape conservation	0	0 No change	0	0 No change	-	- may negatively impact upon the landscape with development	0	0 Site specific but any new development would impact upon the landscape
8B	Traditional urban forms	+	+ Would strengthen the traditional urban form with more retail space within the centre	+	+ Would strengthen the traditional urban form with more retail space within the centre	-	- May blur the clear city structure with expanding out of site retail sites	-	- Though this is site specific there is the risk that development away from the centre may cause traditional urban forms to dilute
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
10	Access to facilities	+	+ Improved with more retail outlets available in the centre	+	+ Improved with more retail / other class units available in the city	+	+ Out of town shopping may provide better access to facilities for some	0	0 Site specific but development out of the city centre may provide more facilities for residents away from Chichester
11	Community Safety	0	0 No change	0	0 No change	+	+ Community safety features can be designed into new shopping areas	+	+ Site specific, but community features can be designed into new developments
12A	Quality of life	+	+ May be improved with more retail options available	+	+ May be improved with more retail options available	+	+ May be improved with more retail options available	0	0 Site specific though if there was a reduction in retail outlets, this may negatively effect the quality of life for residents

Policy		1. Retail within Chichester shopping centre and change of use for secondary shop frontages		2. Edge of centre approach - expand secondary into primary		3. Out of town retail - allow more including supermarkets		4. Don't have a policy	
12B	Access to jobs	+	+ May be improved slightly with more retail job openings	0	0 No change	+	++ Increase in job openings with expansion of out of town retail centres	0	0 Site specific, but with more retail outlets there will be an increase in jobs, but if retail outlets are lost there would be a reduction in jobs available
12C	Value added	+	+ Slight increase in value added	+	+ Slight increase in value added	+	++ Increase with large out of town shopping centres	0	0 Site specific
13A	Encourage innovation	0	0 no impact	0	0 no impact	+	+ may encourage more businesses into the area if out of town shopping centres are successful as it would allow larger office sites of businesses to move into	0	0 Site specific
13B	Knowledge based economy	0	0 no impact	0	0 no impact	0	0 no impact	0	0 impact
14A	Enhanced skills	0	0 no impact	+	+ may allow for some small scale training facilities	0	0 no impact	0	0 no impact
14B	Skilled workforce	0	0 no impact	0	0 no impact	0	0 no impact	0	0 no impact
15A	Rural Economy	-	- may negatively effect the rural economy with retail staying within the city hub	-	- may negatively effect the rural economy with retail staying within the city hub	-	-- May cause a negative impact with out of town centres attracting people away from the rural shops	-	- Depending on the type of development it may mean rural economy is negatively effected with shoppers going to the larger stores to do there shopping rather than using the small local stores
15B	Sustainable tourism	0	0 no change	0	0 no change	0	0 no change	0	0 no change

Policy 27 Chichester Centre Retail Policy



Policy 27 Chichester Centre Retail Policy



Policy 28 Edge and Out of Centre sites - Chichester Policy

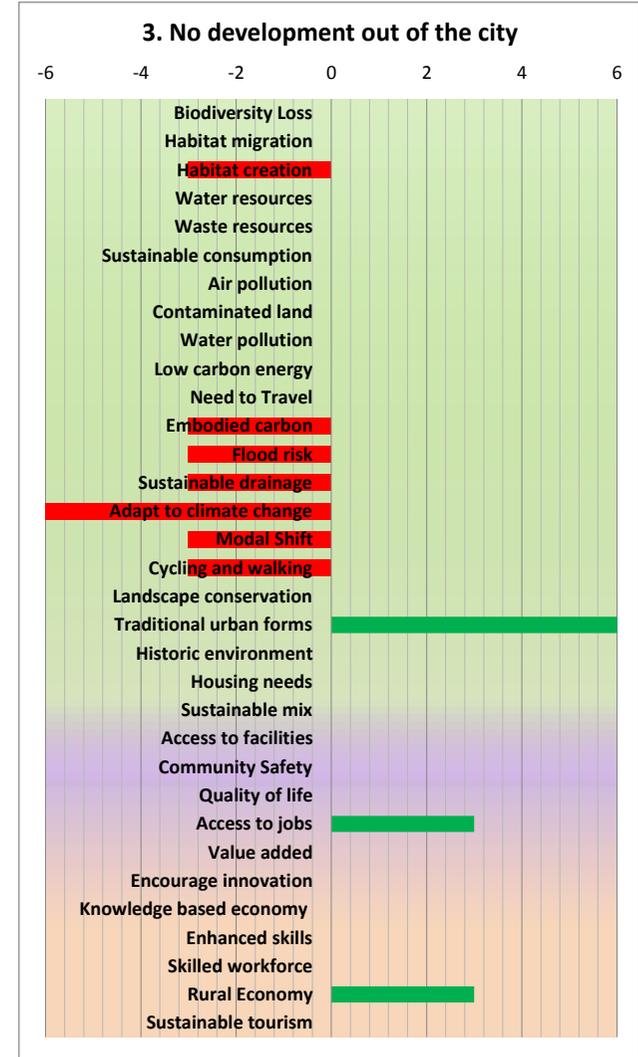
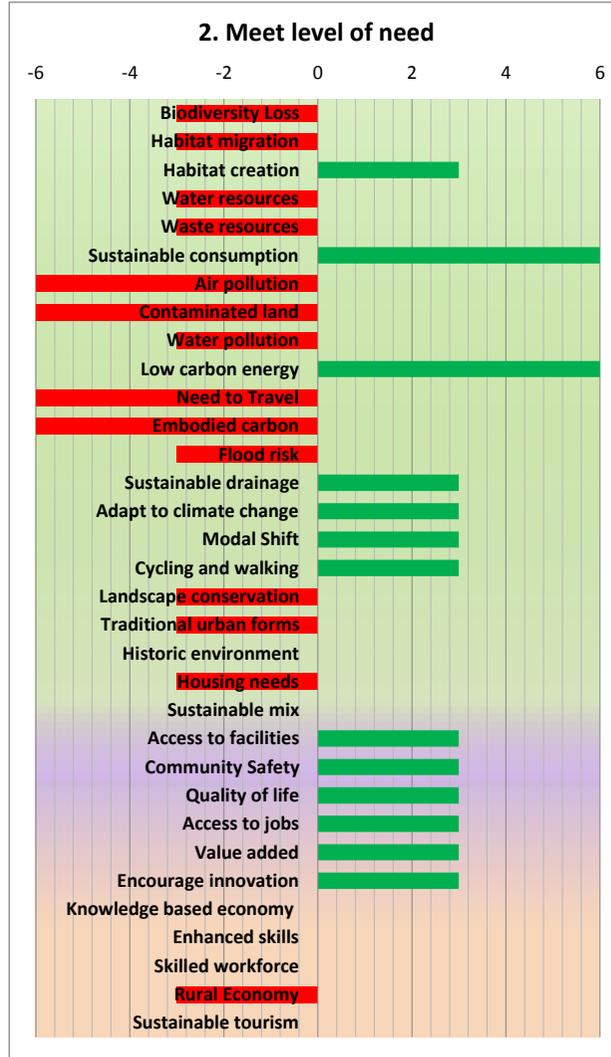
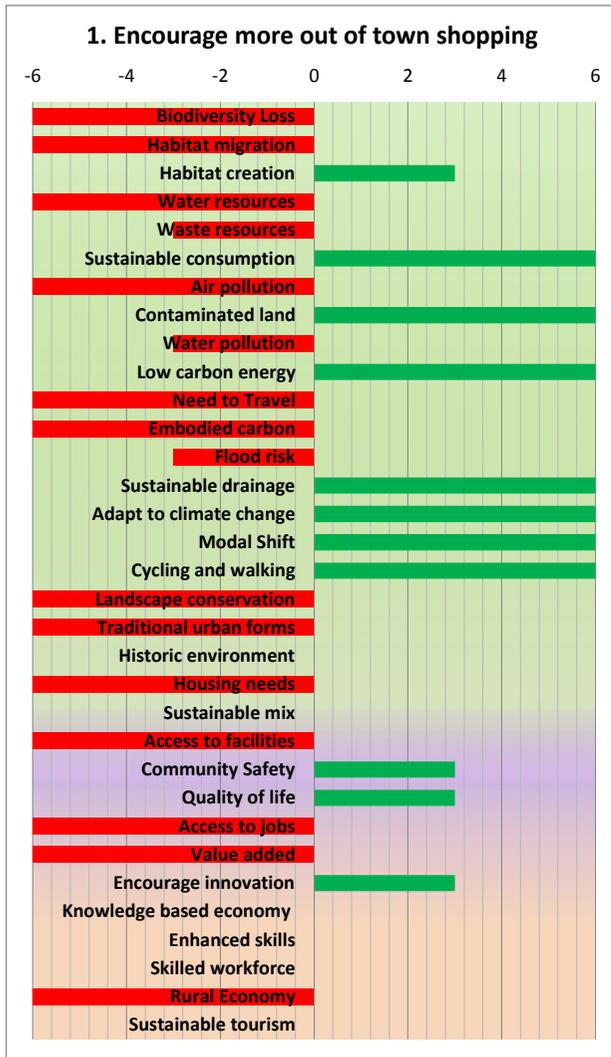
Policy		1. Encourage more out of town shopping areas		2. Meet level of need where city centre sites can not be used		3. No development out of the city centre	
1A	Biodiversity Loss	-	- - May cause wide loss of biodiversity if large areas of greenfield land is developed for retail	-	- May cause some loss of biodiversity due to development	0	0 Unlikely to cause any loss of biodiversity with brownfield sites in the inner city being utilised
1B	Habitat migration	-	- - May have a negative impact upon some green corridors	-	- May have some negative upon some green corridors depending on the location	0	0 unlikely to cause the loss of green corridors
1C	Habitat creation	+	+ Potential if habitat is created as part of the wider retail centre	+	+ Potential if habitat is created as part of the wider retail centre	-	- unlikely for any habitat to be created
2A	Water resources	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	- Element on uncertainty on the intensity of water demand in new development	0	0 The need for water does not vary
2B	Waste resources	-	- Element on uncertainty on the intensity of waste generation in new development	-	- Element on uncertainty on the intensity of waste generation in new development	0	0 The level of waste generation would not change
2C	Sustainable consumption	+	+ + Opportunity for new development to be more sustainable and efficient	+	+ + Opportunity for new development to be more sustainable and efficient	+	+ Opportunity for small changes to increase sustainability and energy efficiency

Policy		1. Encourage more out of town shopping areas		2. Meet level of need where city centre sites can not be used		3. No development out of the city centre	
3A	Air pollution	- -	-- redevelopment of sites will lead to increase in worker numbers which will increase travel	- -	-- redevelopment of sites will lead to increase in worker numbers which will increase travel	0	0 No opportunity for an increase / decrease in air pollution
3B	Contaminated land	+ +	++ Potential to utilise contaminated land for retail redevelopment	+ +	++ Potential to utilise contaminated land for retail redevelopment	+	+ Slight opportunity for redevelopment of contaminated land within the city centre
3C	Water pollution	- -	- increased development does hold the risk of increasing water pollution	- -	- increased development does hold the risk of increasing water pollution	0	0 Water pollution would be unaffected
4A	Low carbon energy	+ +	++ Opportunity for new development / redevelopment to increase energy efficiency	+ +	++ Opportunity for new development / redevelopment to increase energy efficiency	+	+ Opportunity for small changes to increase energy efficiency
4b	Need to Travel	- -	-- Redevelopment of sites out of the town centre will cause an increase in the need to travel for work	- -	-- Redevelopment of sites out of the town centre will cause an increase in the need to travel for work	0	0 No change in location of employment sites thus no travel changes
4C	Embodied carbon	- -	-- Redevelopments run the risk of increasing embodied carbon and wasting already insitu building materials but there is mitigation available by using sustainable building materials	- -	-- Redevelopments run the risk of increasing embodied carbon and wasting already insitu building materials but there is mitigation available by using sustainable building materials	-	- Enhancements run the risk of increasing embodied carbon but there is mitigation available by using sustainable building materials
5A	Flood risk	- -	- Some risk depending on site specifics	- -	- Some risk depending on site specifics	-	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding

Policy		1. Encourage more out of town shopping areas		2. Meet level of need where city centre sites can not be used		3. No development out of the city centre	
5B	Sustainable drainage	+	++There is the opportunity to make improvements and develop new sustainable drainage systems	+	+There is the opportunity to make improvements and develop new sustainable drainage systems	-	- There is a lack of opportunity for making improvements to the drainage systems
6	Adapt to climate change	+	++ High levels of opportunity for adaption to climate change	+	+ High levels of opportunity for adaption to climate change	-	- - Do opportunity for adaption
7A	Modal Shift	+	+ + High level of opportunity for introducing more comprehensive options for sustainable transport	+	+ Some opportunity to introduce options for sustainable transport as part of the enhancements	-	- Limited opportunity for pushing sustainable transport
7B	Cycling and walking	+	+ + High level of opportunity for introducing more comprehensive options for cycling and walking	+	+ Some opportunity to introduce options for cycling and walking as part of the enhancements	-	- Limited opportunity for pushing cycling and walking
8A	Landscape conservation	-	- - negative impact upon the landscape with large scale development changing the view of an area	-	- negative impact upon the landscape with large scale development changing the view of an area	0	0 No change
8B	Traditional urban forms	-	- - may cause some coalescence with large scale out of town centres developing further	-	- may cause some coalescence with large scale out of town centres developing further	+	+ + Help keep the traditional urban form in the town centres
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 no impact likely
9A	Housing needs	-	- - May reduce the number of suitable locations for housing development	-	- May reduce the number of suitable locations for housing development	0	0 no change

Policy		1. Encourage more out of town shopping areas		2. Meet level of need where city centre sites can not be used		3. No development out of the city centre	
9B	Sustainable mix	0	0 no impact	0	0 no impact	0	0 no impact
10	Access to facilities	+	+ + Increase access to retail facilities outside of the centre	+	+ Increase access to retail facilities outside of the centre	0	0 no change
11	Community Safety	+	+ Community safety features can be designed into new shopping areas	+	+ Community safety features can be designed into new shopping areas	0	0 no change
12A	Quality of life	+	+ May be improved with more retail options available	+	+ May be improved with more retail options available	0	0 no change
12B	Access to jobs	+	+ + May increase job levels outside of the city centre	+	+ May increase job levels outside of the city centre	+	+ May provide a small increase in housing numbers in the centre
12C	Value added	+	+ + Increase with large out of town shopping centres	+	+ Increase with large out of town shopping centres	0	0 no change
13A	Encourage innovation	+	+ may encourage more businesses into the area if out of town shopping centres are successful as it would allow larger office sites of businesses to move into	+	+ may encourage more businesses into the area if out of town shopping centres are successful as it would allow larger office sites of businesses to move into	0	0 No change
13B	Knowledge based economy	0	0 No impact	0	0 No impact	0	0 No impact
14A	Enhanced skills	0	0 no impact	0	0 no impact	0	0 no impact
14B	Skilled workforce	0	0 no impact	0	0 no impact	0	0 no impact
15A	Rural Economy	-	- - May cause a negative impact with out of town centres attracting people away from the rural shops	-	- May cause a negative impact with out of town centres attracting people away from the rural shops	+	+ Help strengthen the local rural shops
15B	Sustainable tourism	0	0 No impact	0	0 No impact	0	0 No impact

Policy 28 Edge and Out of Centre sites - Chichester Policy



Policy 29 Settlement Hubs and Village Centre Policy

Policy		1. Improve retail centres in Selsey and E Wittering and where there is local need		2. Do not have a policy	
1A	Biodiversity Loss	-	- may be some loss in biodiversity due to development	-	- May be some slight loss of biodiversity though this would be site specific
1B	Habitat migration	0	0 Unlikely to impact on such a small scale	0	0 Unlikely to impact on such a small scale
1C	Habitat creation	-	- - Not an option	-	- - Not an option
2A	Water resources	0	0 The need for water does not vary	0	0 The need for water does not vary
2B	Waste resources	0	0 The level of waste generation would not change	0	0 The level of waste generation would not change
2C	Sustainable consumption	+	+ Opportunity for small changes to increase sustainability and energy efficiency	+	+ Opportunity for small changes to increase sustainability and energy efficiency
3A	Air pollution	0	0 No opportunity for an increase / decrease in air pollution	0	0 No opportunity for an increase / decrease in air pollution
3C	Water pollution	0	0 Water pollution would be unaffected	0	0 Water pollution would be unaffected

Policy		1. Improve retail centres in Selsey and E Wittering and where there is local need		2. Do not have a policy	
4A	Low carbon energy	+	+ Opportunity for small changes to increase energy efficiency	+	+ Opportunity for small changes to increase energy efficiency
4B	Need to Travel	+	+ May help reduce the need to travel for local residents	0	0 Site specific
5A	Flood risk	-	- Some risk depending on site specifics	-	- Some risk depending on site specifics
5B	Sustainable drainage	+	+There is some opportunity to incorporate SUDS into new developments	+	+There is some opportunity to incorporate SUDS into new developments
6	Adapt to climate change	+	+ some opportunity for some small scale adaptations for climate change	+	+ some opportunity for some small scale adaptations for climate change
7A	Modal Shift	0	0 no impact	0	0 no impact
7B	Cycling and walking	+	+ May encourage people to walk / cycle to visit the facilities	0	0 Would depending on site specifics
8A	Landscape conservation	0	0 Unlikely to impact on such a small scale	-	- Some risk depending on site specifics
8B	Traditional urban forms	+	+ Would strengthen the traditional urban form within the hubs	-	- Some risk depending on site specifics
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology

Policy		1. Improve retail centres in Selsey and E Wittering and where there is local need		2. Do not have a policy	
10	Access to facilities	+ +	+ + May improve access for local residents	+	+ Depending on location it may improve access for local residents
11	Community Safety	0	0 no impact	0	0 no impact
12A	Quality of life	+	+ May improve quality of life for some residents	0	0 site specific depending the location
12B	Access to jobs	0	0 no change	0	0 no change
12C	Value added	+	+ may add slight value to the local resident	+	+ may add slight value to the local resident
13A	Encourage innovation	0	0 no change	0	0 no change
13B	Knowledge based economy	0	0 no impact	0	0 no impact
14A	Enhanced skills	0	0 no impact	0	0 no impact
14B	Skilled workforce	0	0 no impact	0	0 no impact
15A	Rural Economy	+	+ Boost rural economy with development of local shops	+ +	+ + Boost rural economy with potential development of local shops
15B	Sustainable tourism	0	0 no impact	0	0 no impact

Policy 29 Settlement Hubs and Village Centre Policy



Policy 30 Built Tourist and Leisure Development

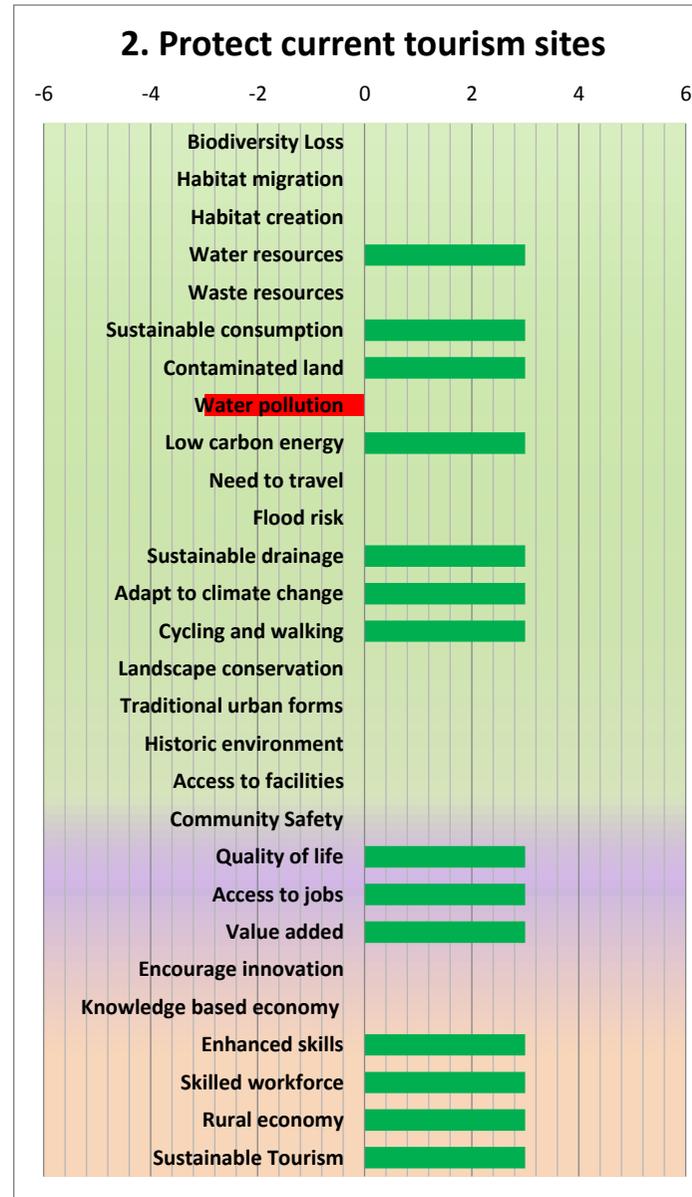
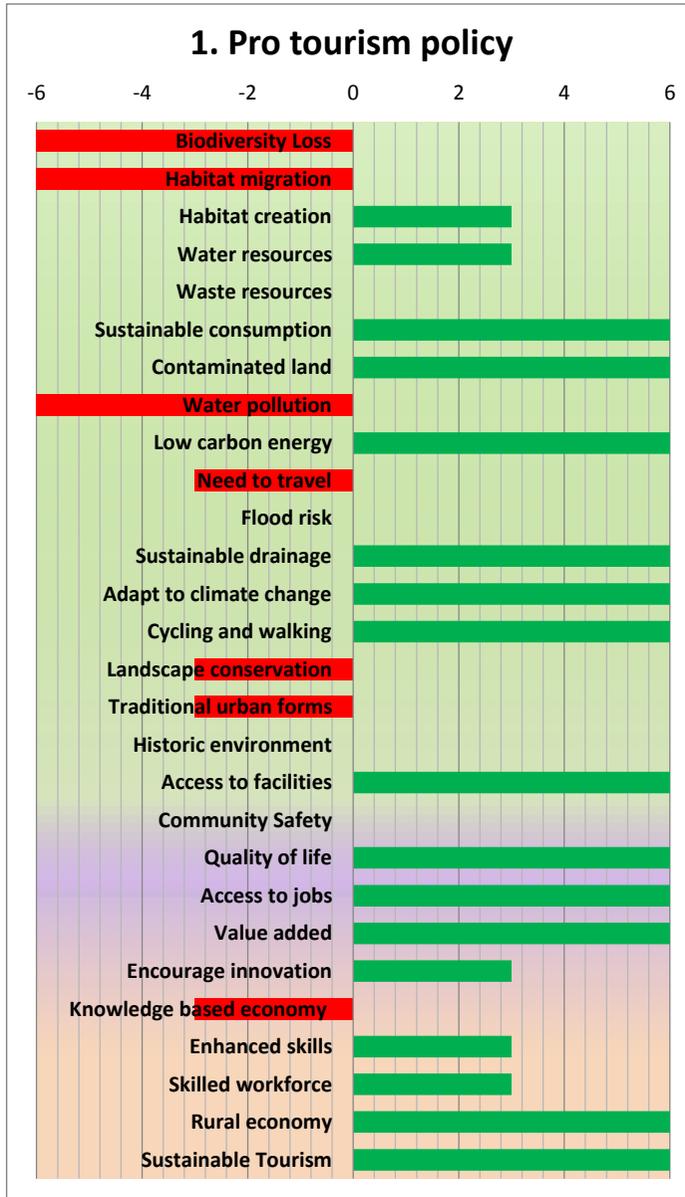
Policy		1. Pro tourism policy		2. Protect current tourism sites		3. Restrict tourism policy		4. Do not have a policy	
1A	Biodiversity Loss	-	- - Potential negative effect due to new development for tourism, particularly within the harbours	0	0 Neutral effect due to brownfield sites being used	-	- slight negative effect with development directed away from the harbours, but with potential for loss to occur elsewhere	-	- - Potential for greenfield land to be used for development resulting in biodiversity loss
1B	Habitat migration	-	- - negative impact due to potential loss of sites and Green infrastructure particularly within the SPA's	0	0 Neutral effect no change	-	- Slight negative effect away from the harbours	-	- - Potential for loss of green infrastructure networks
1C	Habitat creation	+	+ Positive impact as there is potential to extend Pagham Harbour saltmarsh and mudflat habitats, but this would need to be specified within the policy as a requirement	0	0 neutral effect	+	+ Potential for some habitat creation but this would need to be specified within the policy as a requirement	0	0 neutral effect
2A	Water resources	+	+ Deliverable within existing water resources	+	+ Deliverable within existing water resources	+	+ Deliverable within existing water resources	+	+ Deliverable within existing water resources
2B	Waste resources	0	- Increased pressure on waste resources	0	.0 Neutral effect if there is no net gain in demand	0	- Increased pressure on waste resources	0	- Increased pressure on waste resources
2C	Sustainable consumption	+	+ + Opportunity for new development to be more sustainable and efficient	+	+ Opportunity for small changes to increase sustainability and energy efficiency	+	+ + Opportunity for new development to be more sustainable and efficient	-	- With no policy, new development will have to reply on building regs for development to more sustainable
3B	Contaminated land	+	+ + Use redevelopment to remediate contaminated land rather than using green field sites	+	+ Offers opportunities for remediation of contaminated land, but there is uncertainty because this will be site specific	+	+ Offers opportunities for remediation of contaminated land, but there is uncertainty because this will be site specific	+	+ + Use redevelopment to remediate contaminated land rather than using green field sites

Policy		1. Pro tourism policy		2. Protect current tourism sites		3. Restrict tourism policy		4. Do not have a policy	
3C	Water pollution	- -	- - increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution
4A	Low carbon energy	+ +	+ + Opportunity for new development / redevelopment to increase energy efficiency	+	+ Opportunity for small changes to increase energy efficiency	+	+ Opportunity for small changes to increase energy efficiency	+	+ Opportunity for small changes to increase energy efficiency
4B	Need to travel	-	- Increase in visitors attracted by new facilities, mitigation could be undertaken to promote public transport	0	0 No change in location of tourism sites thus no travel changes, may be a slight increase in visit journeys	-	- Increase in visitors attracted by new facilities, mitigation could be undertaken to promote public transport	0	No Change
5A	Flood risk	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding	0	0 No change in location, but this is site specific depending on sites which already suffer from existing flooding
5B	Sustainable drainage	+ +	++There is the opportunity to make improvements and develop new sustainable drainage systems	+	+ Opportunity to some adaption measures as part of the enhancements	+ +	++There is the opportunity to make improvements and develop new sustainable drainage systems	0	0 Neutral impact sustainable drainage would be managed through building regulations
6	Adapt to climate change	+ +	++ High levels of opportunity for adaption to climate change	+	+ Opportunity to some adaption measures as part of the enhancements	+	+ Opportunity for small scale adaptations to climate change	0	0 Neutral impact, no changes would be required for climate change
7B	Cycling and walking	+ +	+ + Opportunity for cycling and walking routes to be enhanced as part of any tourist enhancements	+	+ Opportunity for some enhancements to be made to the cycling and walking routes	+	+ Opportunity for some enhancements to be made to the cycling and walking routes, but this would be positioned away from the harbours	-	- Would need to rely on other policy for this to be undertaken

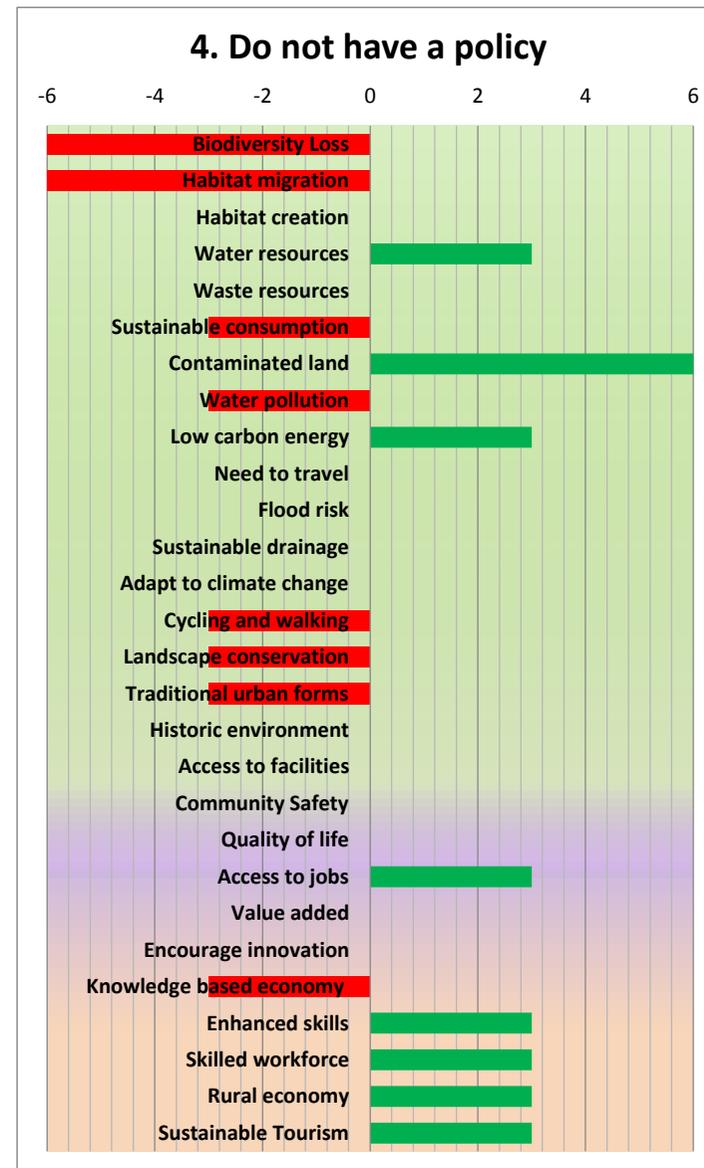
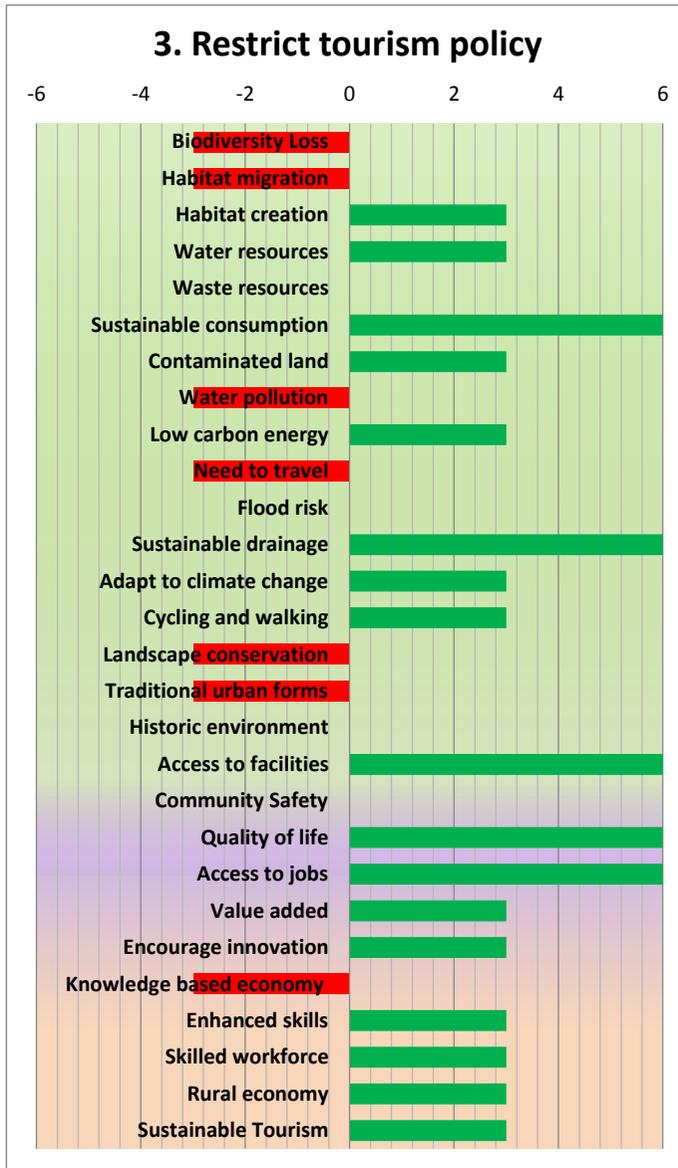
Policy		1. Pro tourism policy		2. Protect current tourism sites		3. Restrict tourism policy		4. Do not have a policy	
8A	Landscape conservation	-	- large scale development will risk damaging views within the district	0	0 Neutral impact with development taking place on already utilised sites	-	- Potential for some damage to views over the district but the harbour areas would be protected	-	- large scale development will risk damaging views within the district
8B	Traditional urban forms	-	- Dependant on the location of development there is a risk of coalescence of areas	0	0 natural impact with development taking place on already utilised sites	-	- Dependant on the location of development there is a risk of coalescence of areas away from the harbours	-	- Dependant on the location of development there is a risk of coalescence of areas
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
10	Access to facilities	+	++ Opportunity for new facilities to be created	0	0 No change, there will be the opportunity for facilities to be enhanced but there location would be the same	+	++ Opportunity for new facilities to be created	0	0 No change
11	Community Safety	0	0 Site specific, with consideration required during the design stage to ensure community safety	0	0 Site specific, with consideration required during the design stage to ensure community safety	0	0 Site specific, with consideration required during the design stage to ensure community safety	0	0 Site specific, with consideration required during the design stage to ensure community safety
12A	Quality of life	+	++ Positive benefits with new facilities being development which residents will be able to utilise	+	+ Some potential enhancements to existing facilities which residents will be able to utilise	+	++ Positive benefits with new facilities being development which residents will be able to utilise	0	0 No change
12B	Access to jobs	+	++ Job creation through developing the tourist industries and facilities	+	+ Potential for some new jobs to be created through enhancing the current facilities	+	++ Job creation through developing the tourist industries and facilities	+	+ Dependant on the level of development within the tourist sector but some jobs may be created
12C	Value added	+	++ New tourist attractions would encourage people into the district and encourage tourists to stay for a longer period of time. With potential for ecotourism to be developed on the Manhood Peninsula	+	+ Enhancing tourist attractions may encourage more people into the district	+	+ New facilities may encourage people into the district	0	0 No change

Policy		1. Pro tourism policy		2. Protect current tourism sites		3. Restrict tourism policy		4. Do not have a policy	
13A	Encourage innovation	+	+ Potential for new styles of tourism - ecotourism	0	0 No change	+	+ Potential for new styles of tourism - ecotourism	0	0 Neutral - would be dependant on growth of the tourist sector
13B	Knowledge based economy	-	- Though jobs may be created through expanding the tourist sector, it would be reliant on other policies to be able to provide housing to keep the employees in the district	0	0 No change	-	- Though jobs may be created through expanding the tourist sector, it would be reliant on other policies to be able to provide housing to keep the employees in the district	-	- Though jobs may be created through expanding the tourist sector, it would be reliant on other policies to be able to provide housing to keep the employees in the district
14A	Enhanced skills	+	+ Job generation, with potential encourage a skilled workforce through management roles	+	+ Job generation, with potential encourage a skilled workforce through	+	+ Job generation, with potential encourage a skilled workforce through management roles	+	+ Job generation, with potential encourage a skilled workforce through management roles
14B	Skilled workforce	+	As above	+	As above	+	As above	+	As above
15A	Rural economy	+	++ ecotourism can be developed on the Manhood to encourage a different type of tourist into the district	+	+ Accommodation would need to be enhanced for the rural economy to develop through tourism	+	+ Potential for some increase in the rural economy, where facilities are development though ecotourism would be unlikely due to the need to avoid the harbours	+	+ Dependant on the level of development within the tourist sector and within the rural locations
15B	Sustainable Tourism	+	++ Through promoting eco tourism and encouraging people to stay within the district for a few days	+	+ Some potential for replacing facilities with more sustainable tourist activities to encourage people to stay within the district longer	+	+ Potential for some sustainable tourist facilities are development though ecotourism would be unlikely due to the need to avoid the harbours	+	+ Dependant on the level of development within the tourist sector

Policy 30 Built Tourist and Leisure Development



Policy 30 Built Tourist and Leisure Development



Policy 31 Caravan and Camping Sites

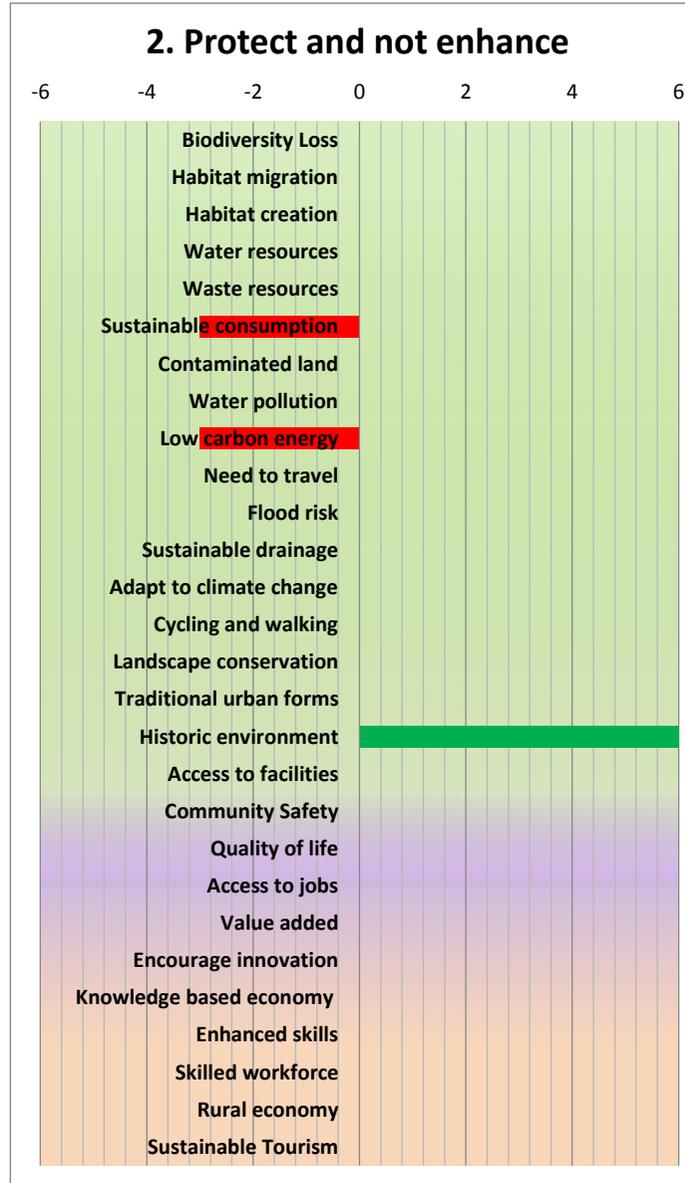
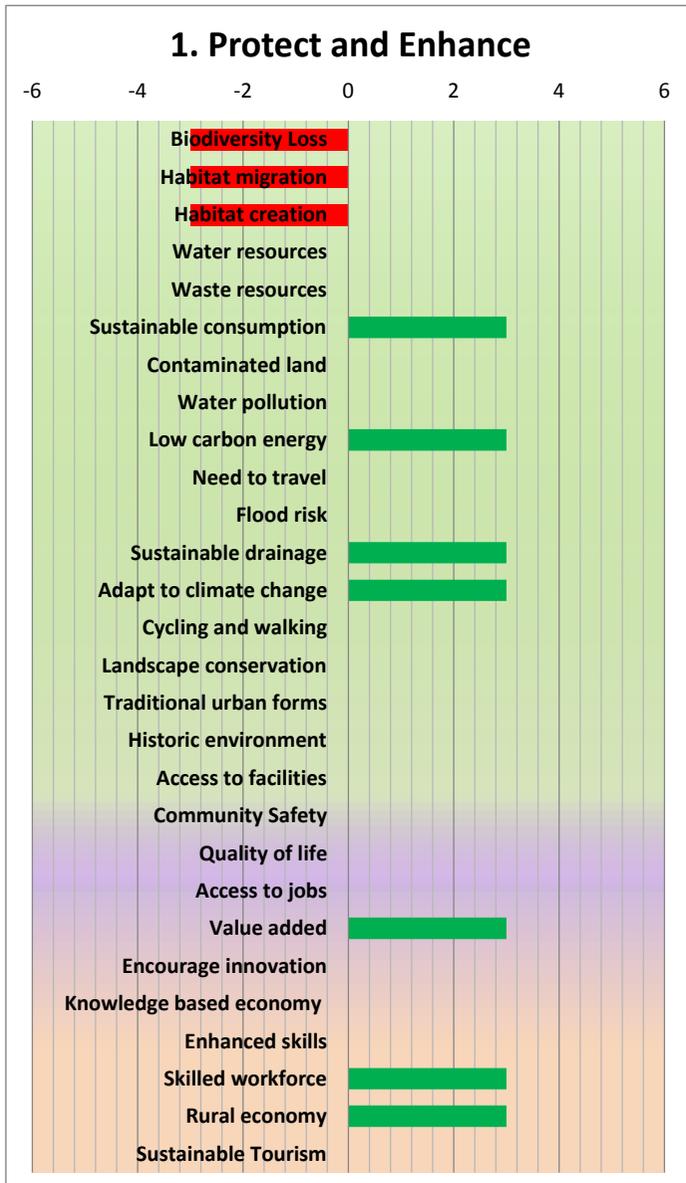
Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop		4. Do not have a policy	
1A	Biodiversity Loss	-	- Slight negative impact with facilities being expanded through enhancements	0	0 neutral impact with no further loss of biodiversity	-	- - Potential loss of biodiversity through enhancing and redeveloping the sites	-	- - Potential loss of biodiversity if new sites are developed and existing sites are enhanced and redeveloped
1B	Habitat migration	-	- Slight negative impact through enhancement which may affect GI networks	0	0 neutral impact with no further loss of biodiversity	-	- - Negative impact with redevelopment and enhancements potentially affecting GI networks	-	- - Negative impact if new sites are developed / existing sites enhanced there may be some loss of migration habitat
1C	Habitat creation	-	- Slight negative affect if habitat is loss, mitigation could be undertaken to encourage habitat creation as part of any works	0	0 Neutral impact	-	- Slight negative affect if habitat is loss, mitigation could be undertaken to encourage habitat creation as part of any works	-	- Slight negative affect if habitat is loss, mitigation could be undertaken to encourage habitat creation as part of any works
2A	Water resources	0	0 No change	0	0 Neutral impact	-	- An increase in water demand through redevelopment may occur	-	- An increase in water demand through redevelopment may occur
2B	Waste resources	0	0 Neutral impact, any increased demand can be met by current WWTW	0	0 No change	-	0 Neutral impact, any increased demand can be met by current WWTW	0	0 Neutral impact, any increased demand can be met by current WWTW
2C	Sustainable consumption	+	+ Opportunity for small changes to increase sustainability and energy efficiency	-	- no potential to improve energy efficiency onsite	-	+ + Opportunity for some changes to increase sustainability and energy efficiency	+	+ Opportunity for some changes to increase sustainability and energy efficiency

Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop		4. Do not have a policy	
3B	Contaminated land	0	0 Neutral impact with no potential for developing contaminated land	0	0 Neutral impact with no potential for developing contaminated land	+	+ Potential to enhance on contaminated land, but this would be limited some environmental health issues	+	+ Potential to enhance on contaminated land, but this would be limited some environmental health issues
3C	Water pollution	0	0 Though there will be enhancements this would be unlikely to cause any increase in water pollution	0	0 neutral impact	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution
4A	Low carbon energy	+	+ Opportunity for small changes to increase energy efficiency	-	- No opportunity to increase energy efficiency	-	+ + Opportunity for new development / redevelopment to increase energy efficiency	-	+ + Opportunity for new development / redevelopment to increase energy efficiency
4B	Need to travel	0	0 No change in location	0	0 No change in location	0	0 No change in location	0	0 Site specific depending on if and where any new development would be
5A	Flood risk	0	0 No change	0	0 No change	-	- Some risk depending on site specifics	-	- Some risk depending on site specifics
5B	Sustainable drainage	+	+ opportunity for some sustainable drainage systems to be incorporated into any enhancements	0	0 No change	+	+ opportunity for some sustainable drainage systems to be incorporated into any enhancements and redevelopment	+	+ + opportunity for some sustainable drainage systems to be incorporated into new sites and any enhancements
6	Adapt to climate change	+	+ opportunities to include some adaptations for climate change within any enhancements	0	0 no change	+	+ opportunities to include some adaptations for climate change within any enhancements	+	+ + opportunities to include some adaptations for climate change within any enhancements and new developments

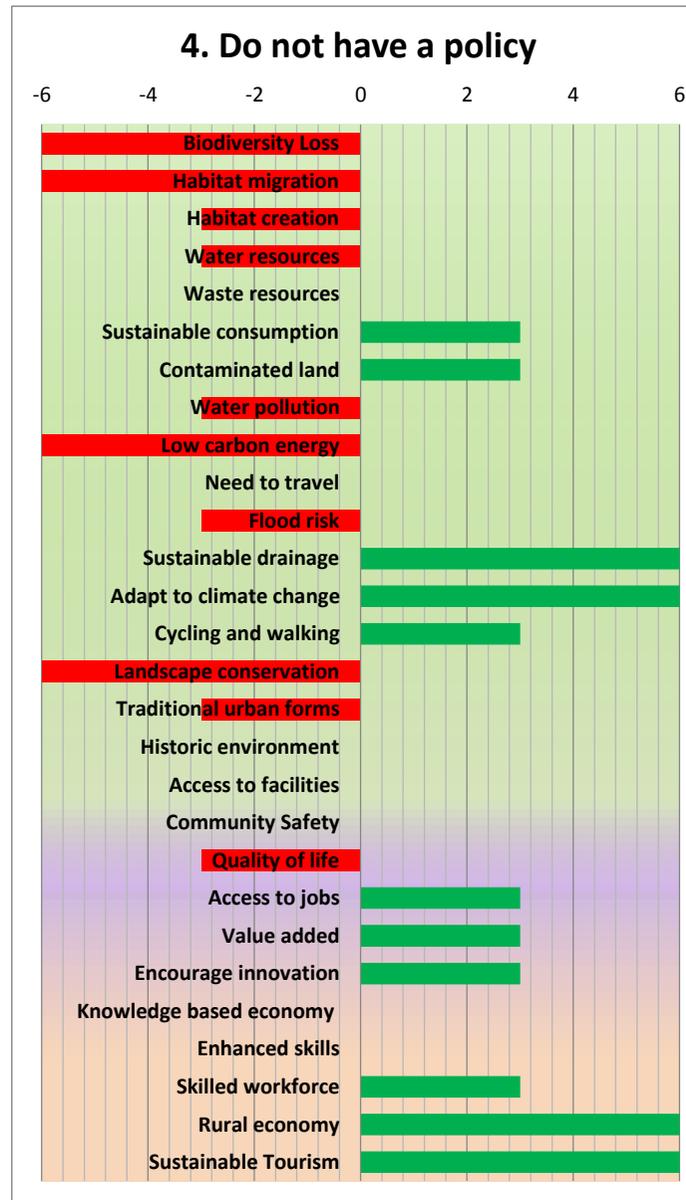
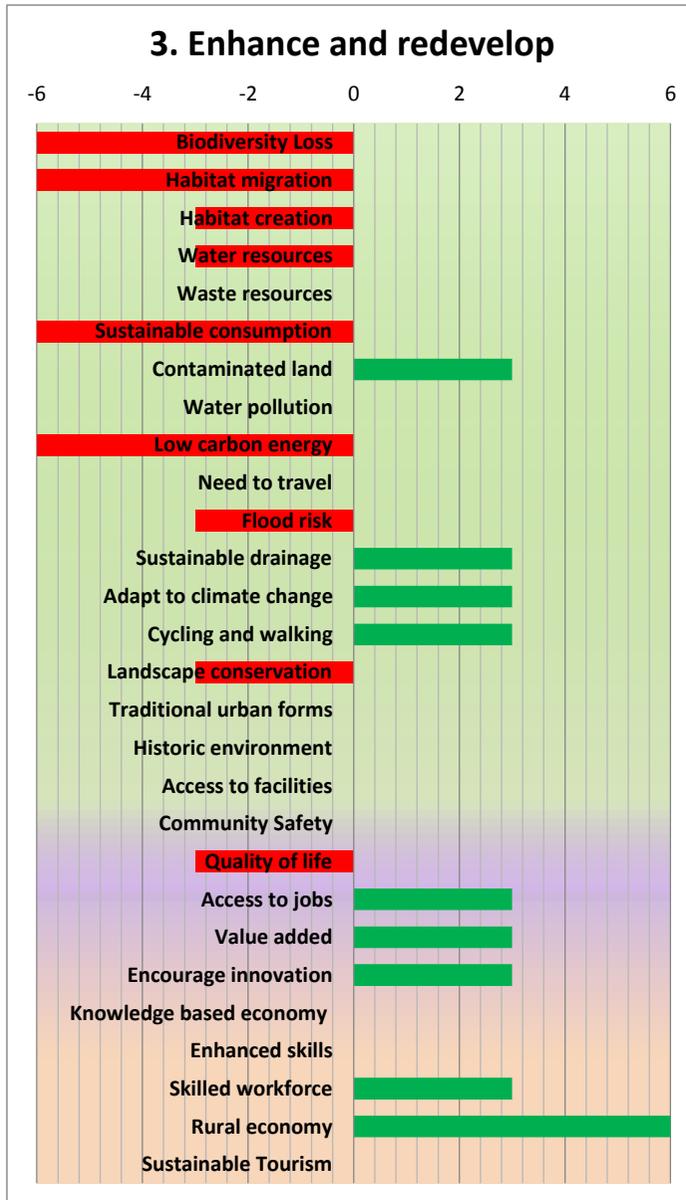
Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop		4. Do not have a policy	
7B	Cycling and walking	0	0 no change	0	0 no change	+	+ opportunity to enhance and include cycle / walking paths within any enhancement / new site works	+	+ opportunity to enhance and include cycle / walking paths within any enhancement / new site works
8A	Landscape conservation	0	0 No change - though enhancements would need to be sympathetic to the landscape	0	0 no change	-	- potential impact on the landscape through enhancement and redevelopment works, this can be mitigated through sympathetic design	-	- - potential impact on the landscape through enhancement and redevelopment works, this can be mitigated through sympathetic design
8B	Traditional urban forms	0	0 No impact likely	0	0 no change	0	0 Unlikely to cause an issue which redevelopment works	-	- slight negative impact, which would be dependant on site specific locations, though this impact is likely to be minimal
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	+	++ no change undertaken	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
10	Access to facilities	0	0 no change, though facilities may be enhanced	0	0 no change	0	0 no change, though facilities may be enhanced	0	0 dependant on site specifics
11	Community Safety	0	0 No impact likely	0	0 No impact likely	0	0 No impact likely	0	0 No impact likely
12A	Quality of life	0	0 no change	0	0 no change	-	- depend on the scale of development may impact upon surrounding residents, though would benefit the tourist sector	-	- depend on the scale of development may impact upon surrounding residents, though would benefit the tourist sector

Policy		1. Protect and enhance		2. Protect but not enhance		3. Enhance and redevelop		4. Do not have a policy	
12B	Access to jobs	0	0 no change likely	0	0 no change	+	+ potential for some job creation following redevelopment	+	+ potential for some job creation following redevelopment
12C	Value added	+	+ some value added through enhancements	0	0 no change	+	+ some value added through redevelopment	+	+ dependant on situation, but any increase in facilities would add value to district
13A	Encourage innovation	0	0 No impact likely	0	0 no change	+	+ some potential for branching into new tourism areas = e.g. eco tourism, glamping etc.	+	+ some potential for branching into new tourism areas = e.g. eco tourism, glamping etc.
13B	Knowledge based economy	0	0 unlikely to impact	0	0 no change	0	0 unlikely to impact	0	0 unlikely to impact
14A	Enhanced skills	0	0 unlikely to impact	0	0 no change	0	0 unlikely to impact	0	0 unlikely to impact
14B	Skilled workforce	+	+ potential for a slight increase due to enhancement works	0	0 no change	+	+ potential for a slight increase due to enhancement works	+	+ potential for a slight increase due to enhancement works
15A	Rural economy	+	+ Potential for a slight increase with enhancements to rural sites	0	0 no change but the business would be protected from removal	+	++ Potential for an increase with enhancements to rural sites	+	++ Potential for an increase with enhancements to rural sites
15B	Sustainable Tourism	0	0 no change unless enhancements can be made	0	0 no change	+	+ potential to develop sustainable tourism through developing ecotourism	+	++ potential to develop sustainable tourism through developing ecotourism

Policy 31 Caravan and Camping sites



Policy 31 Caravan and Camping sites



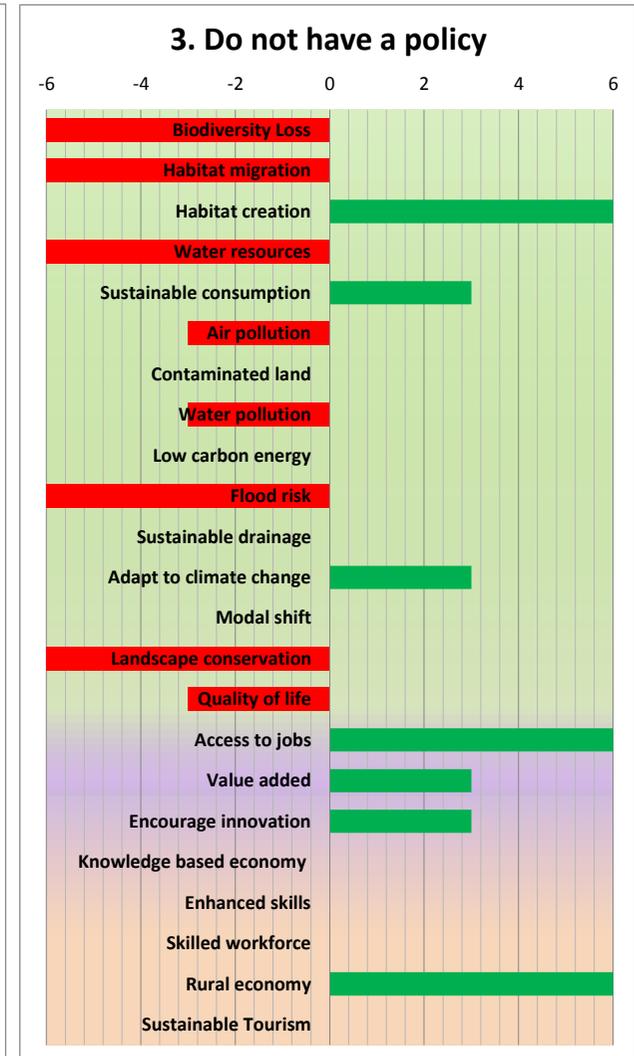
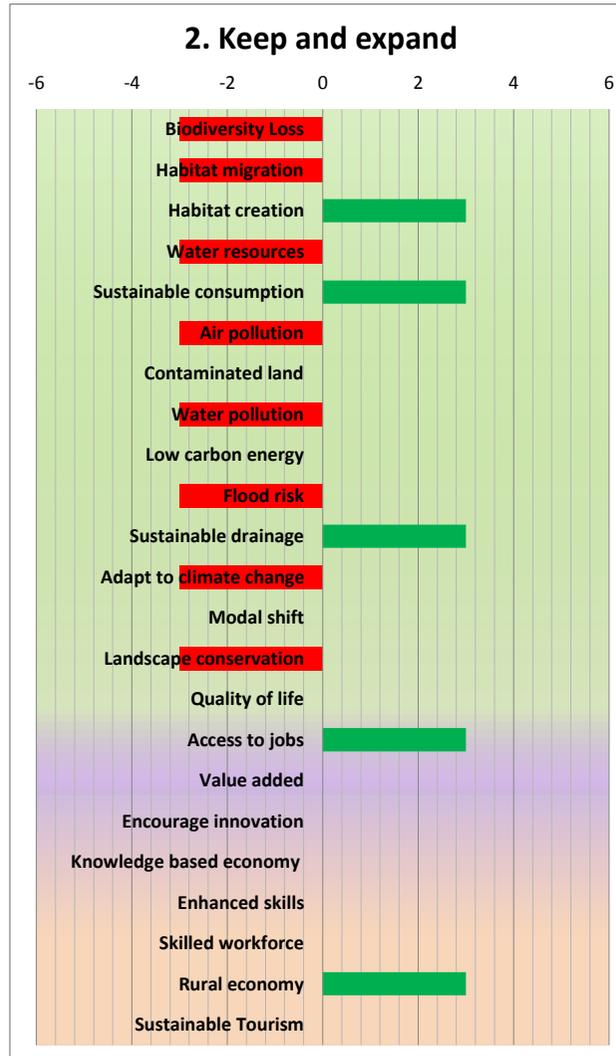
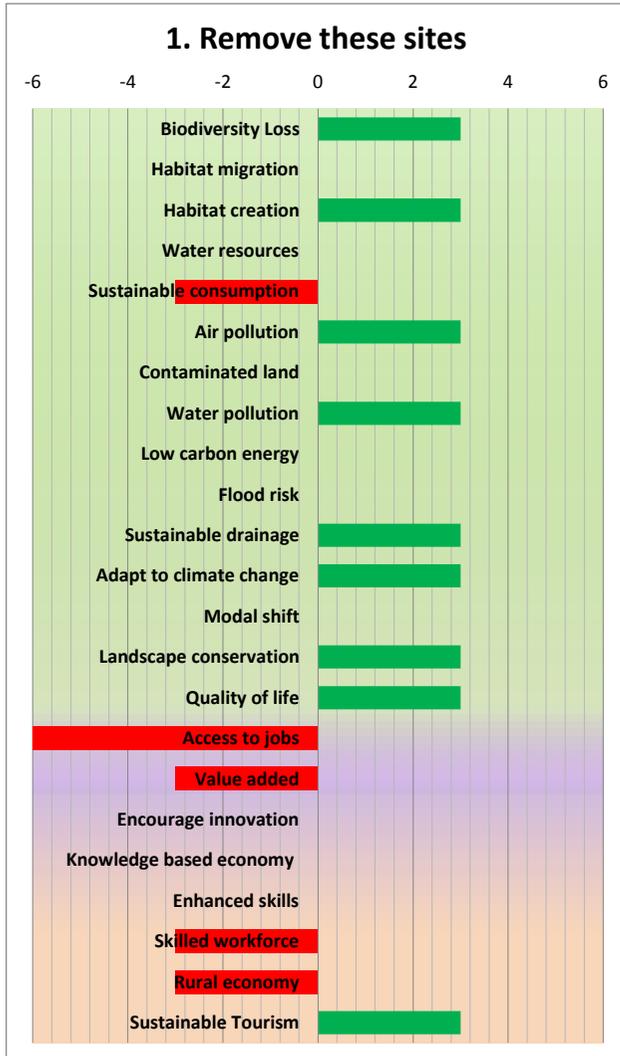
Policy 32 Horticultural Development

Policy		1. Remove these sites		2. Keep and expand		3. Don't have a policy	
1A	Biodiversity Loss	+	+ Potential biodiversity gain depending on the use of the sites	-	- Potential small scale loss of biodiversity	-	- - Potential wide scale loss of biodiversity through large scale horticultural development. Mitigation through stewardship schemes can be considered
1B	Habitat migration	0	0 No change - potential for GI links to be improved	-	- Though there is potential for the loss of some green corridors mitigation through the stewardship schemes can reduce this.	-	- - Potential wide scale loss of GI links
1C	Habitat creation	+	+ Potential for some habitat creation if sites are removed and managed	+	+ Potential for some habitat creation through the stewardship schemes	+	+ + Potential for some habitat creation through the stewardship schemes - e.g. hedgerows
2A	Water resources	0	0 no change	-	- May increase demand on water resources	-	- - May increase demand on water resources
2C	Sustainable consumption	-	- May increase the distance food has to travel if horticultural sites are lost	+	+ May reduce the distance food is transported	+	+ May reduce the distance food is transported

Policy		1. Remove these sites		2. Keep and expand		3. Don't have a policy	
3A	Air pollution	+	+ Slight reduction if horticultural facilities are closed, though food may have to travel further	-	- Increase in vehicles travelling, to and from the site	-	- Increase in vehicles travelling, to and from the site
3B	Contaminated land	0	0 No change	0	0 No change	0	0 Unlikely to be utilised
3C	Water pollution	+	+ May improve run off locally, with a reduction in polluted water	-	- Slight increase through the risk of polluted run off getting into the water system	-	- Slight increase through the risk of polluted run off getting into the water system
4A	Low carbon energy	0	0 no impact	0	0 no impact	0	0 no impact
5A	Flood risk	0	0 Site specific depending on how the land would be used once farming has been stopped on the site	-	- If to much expansion occurs pressure will be put on the natural drainage systems and drainage systems already in place	-	- - May damage natural drainage systems or put to much pressure on these
5B	Sustainable drainage	+	+ Natural drainage systems may benefit from the reducing in farming practices	+	+ SUDS could be incorporated into expansion sites	-	+ + SUDS can be incorporated into any new sites
6	Adapt to climate change	+	+ Depending on what happens to any redundant land, adaptations could be incorporated into any new development	-	- Unlikely to be able to make any adaptations to current sites	+	+ Potential to develop new sites with climate change adaptations
7A	Modal shift	0	0 No significant effect	0	0 No significant effect	0	0 No significant effect

Policy		1. Remove these sites		2. Keep and expand		3. Don't have a policy	
8A	Landscape conservation	+	+ May improve the natural landscape depending on how the area is used once farming has stopped	-	- May be at risk from change to the natural landscape to managed farmland	-	- - May be at risk from wide scale change of use
12A	Quality of life	+	+ May be improved for some	0	0 No change	-	- May be reduced through wide scale farming or development
12B	Access to jobs	-	- - May be a reduction in jobs within the farming industry	+	+ May be a increase in available jobs	+	+ + Would be more jobs available
12C	Value added	-	- May be a slight reduction with the removal of some agricultural sites in the district	0	0 No change	+	+ May add some value with increased agriculture in the district
13A	Encourage innovation	0	0 no impact	0	0 no impact	+	+ may encourage innovate farming practices
13B	Knowledge based economy	0	0 no impact	0	0 no impact	0	0 no impact
14A	Enhanced skills	0	0 no impact	0	0 no impact	0	0 no impact
14B	Skilled workforce	-	- may be a slight reduction with loss in farming sites	0	0 No change	0	0 no change
15A	Rural economy	-	- May be reduced through a reduction in farming	+	+ May be improved with the expansion of farming sites	+	+ + May be improved with more farming sites available
15B	Sustainable Tourism	+	+ Potential depending on what happens to the sites	0	0 No change	0	0 No change

Policy 32 Horticultural Development



Policy 33 New Residential Development

Policy		1. Flexible based criteria policy		2. Prescriptive based policy		3. Do not have a policy	
1A	Biodiversity Loss	-	- - Potential loss of biodiversity through habitat removal for development	-	- - Potential loss of biodiversity through habitat removal for development	-	- - Potential loss of biodiversity through habitat removal for development
1B	Habitat migration	-	- - potential loss of some habitats used for migration	-	- - potential loss of some habitats used for migration	-	- - potential loss of some habitats used for migration
1C	Habitat creation	+	+ Potential for some habitat creation within a new development site but this would be site specific	+	+ Potential for some habitat creation within a new development site but this would be site specific	+	+ Potential for some habitat creation within a new development site but this would be site specific
2A	Water resources	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources

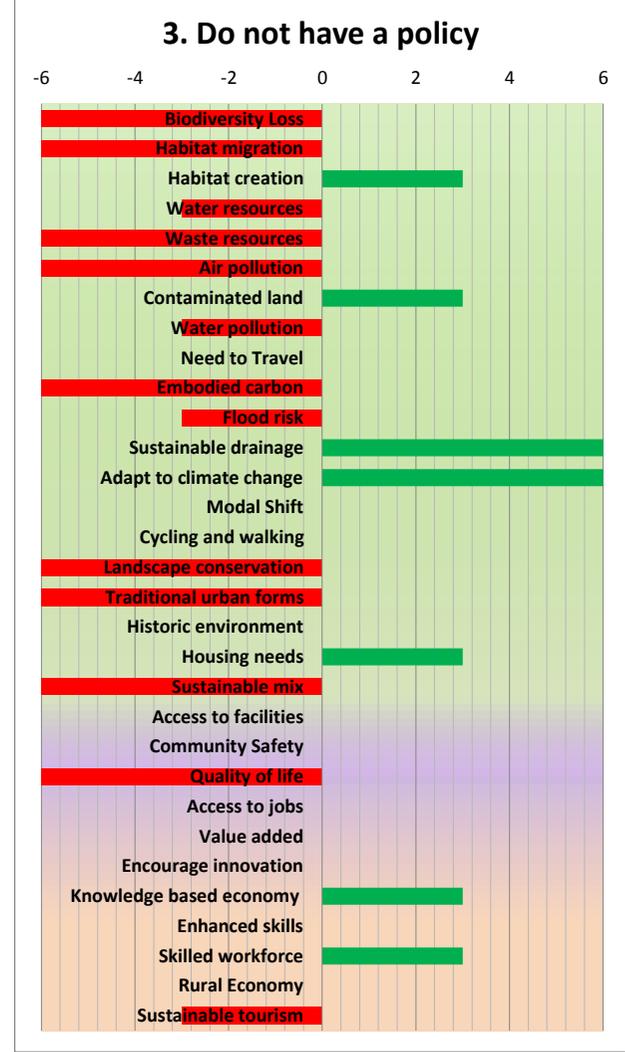
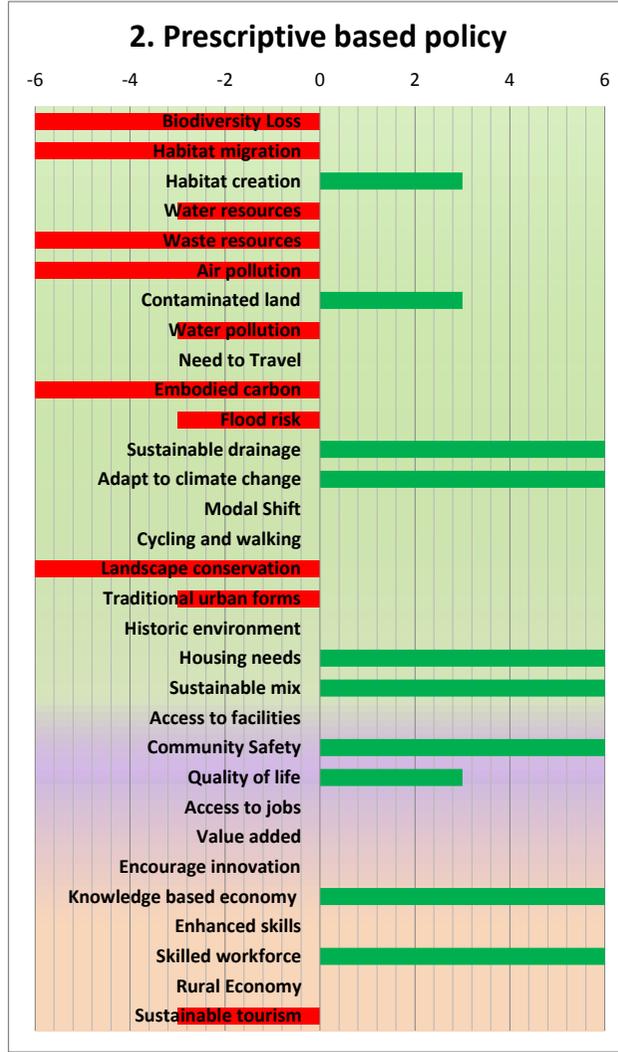
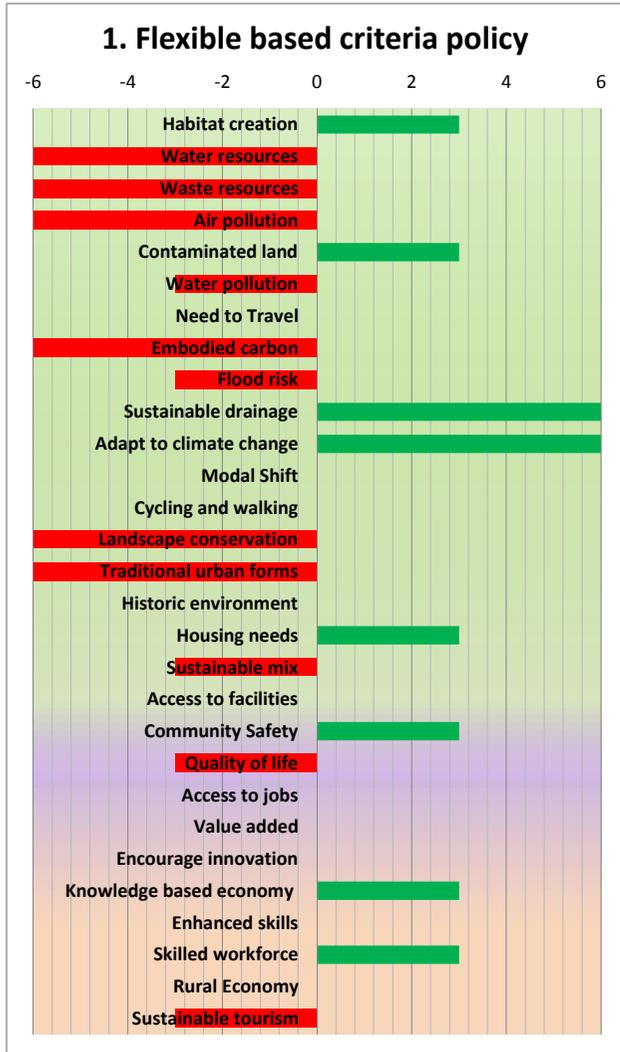
Policy		1. Flexible based criteria policy		2. Prescriptive based policy		3. Do not have a policy	
2B	Waste resources	-	- - Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	- - Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	- - Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded
3A	Air pollution	-	- - Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	-	- - Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	-	- - Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally
3B	Contaminated land	+	+ Potential for development on certain contaminated land	+	+ Potential for development on certain contaminated land	+	+ Potential for development on certain contaminated land
3C	Water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution
4b	Need to Travel	0	0 Site specific depending on location	0	0 Site specific depending on location	0	0 Site specific depending on location
4C	Embodied carbon	-	- - Increase in embodied carbon through new materials	-	- - Increase in embodied carbon through new materials	-	- - Increase in embodied carbon through new materials

Policy		1. Flexible based criteria policy		2. Prescriptive based policy		3. Do not have a policy	
5A	Flood risk	-	- Some flood risk depending on site specifics and size	-	- Some flood risk depending on site specifics and size	-	- Some flood risk depending on site specifics and size
5B	Sustainable drainage	+	++ Opportunity to include SUDS within new development	+	++ Opportunity to include SUDS within new development	+	++ Opportunity to include SUDS within new development
6	Adapt to climate change	+	++ Opportunity to include adaptations within new developments	+	++ Opportunity to include adaptations within new developments	+	++ Opportunity to include adaptations within new developments
7A	Modal Shift	0	0 Dependant on the infrastructure enhancements included with new development	0	0 Dependant on the infrastructure enhancements included with new development	0	0 Dependant on the infrastructure enhancements included with new development
7B	Cycling and walking	0	0 Dependant on the enhancements made within the new developments for walking and cycling	0	0 Dependant on the enhancements made within the new developments for walking and cycling	0	0 Dependant on the enhancements made within the new developments for walking and cycling
8A	Landscape conservation	-	-- Risk of wide scale change to the visual landscape where there is a high level of development	-	-- Risk of wide scale change to the visual landscape where there is a high level of development	-	-- Risk of wide scale change to the visual landscape where there is a high level of development
8B	Traditional urban forms	-	-- Risk with wide scale development that areas may lose their identity through urban sprawl	-	- Risk with wide scale development that areas may lose their identity through urban sprawl	-	-- Risk with wide scale development that areas may lose their identity through urban sprawl
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology

Policy		1. Flexible based criteria policy		2. Prescriptive based policy		3. Do not have a policy	
9A	Housing needs	+	+ Help meet local housing needs though the units available may not be suitable for all prospective buyers. There is also a risk of having an undersupply of affordable housing	+	+ + Meet the local housing needs to the area, providing housing which is suitable for prospective buyers and also provide suitable affordable housing numbers	+	+ Help meet local housing needs though the units available may not be suitable for all prospective buyers. There is also a risk of having an undersupply of affordable housing
9B	Sustainable mix	-	- May not meet the local need for housing due to the wrong type of units	+	+ + Would provide a sustainable housing mix which accommodates for the different needs of the area and provide affordable housing	-	- - Risk that this would not meet the local need for housing due to the wrong type of units
10	Access to facilities	0	0 Site specific depending on the facilities which are already in place and new ones development	0	0 Site specific depending on the facilities which are already in place and new ones development	0	0 Site specific depending on the facilities which are already in place and new ones development
11	Community Safety	+	+ Would need to be designed into new developments	+	+ + Prescriptive policy to ensure community safety is considered in new development	0	0 May not be considered as part of new development works
12A	Quality of life	-	- Potential that there may be a lack of suitable and affordable housing for the local population	+	+ Suitable housing would be provided to meet the local populations needs	-	- - Potential that there may be a lack of suitable and affordable housing for the local population

Policy		1. Flexible based criteria policy		2. Prescriptive based policy		3. Do not have a policy	
12B	Access to jobs	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
12C	Value added	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
13A	Encourage innovation	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
13B	Knowledge based economy	+	+ More available housing, may encourage more people to move into the district	+	+ + More available and suitable housing may encourage more people to move into the district	+	+ More available housing, may encourage more people to move into the district
14A	Enhanced skills	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
14B	Skilled workforce	+	+ More available housing, may encourage more people to move into the district	+	+ + More available and suitable housing may encourage more people to move into the district	+	+ More available housing, may encourage more people to move into the district
15A	Rural Economy	0	0 Site specific, depending on where development takes place	0	0 Site specific, depending on where development takes place	0	0 Site specific, depending on where development takes place
15B	Sustainable tourism	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	-	- May reduce some sustainable tourism opportunities if sites are removed for housing

Policy 33 New Residential Development



Policy 34 Affordable Housing

Policy		1. Asking for 40% affordable		30% affordable housing		3. 50% affordable housing		4. Don't have a policy	
1A	Biodiversity Loss	-	-- Potential loss of biodiversity through habitat removal for development	-	-- Potential loss of biodiversity through habitat removal for development	-	-- Potential loss of biodiversity through habitat removal for development	-	-- Potential loss of biodiversity through habitat removal for development
1B	Habitat migration	-	-- potential loss of some habitats used for migration	-	-- potential loss of some habitats used for migration	-	-- potential loss of some habitats used for migration	-	-- potential loss of some habitats used for migration
1C	Habitat creation	+	+ Potential for some habitat creation within a new development site but this would be site specific	+	+ Potential for some habitat creation within a new development site but this would be site specific	+	+ Potential for some habitat creation within a new development site but this would be site specific	+	+ Potential for some habitat creation within a new development site but this would be site specific
2A	Water resources	-	-- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	-- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	-- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	-- Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources

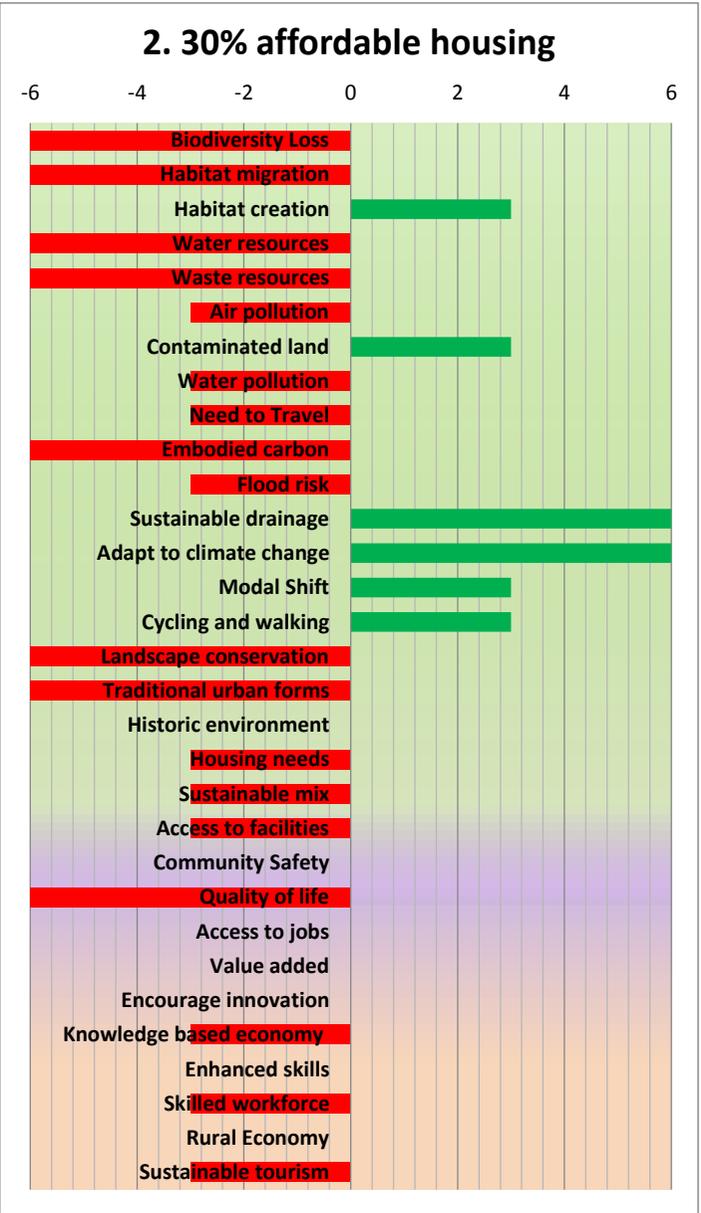
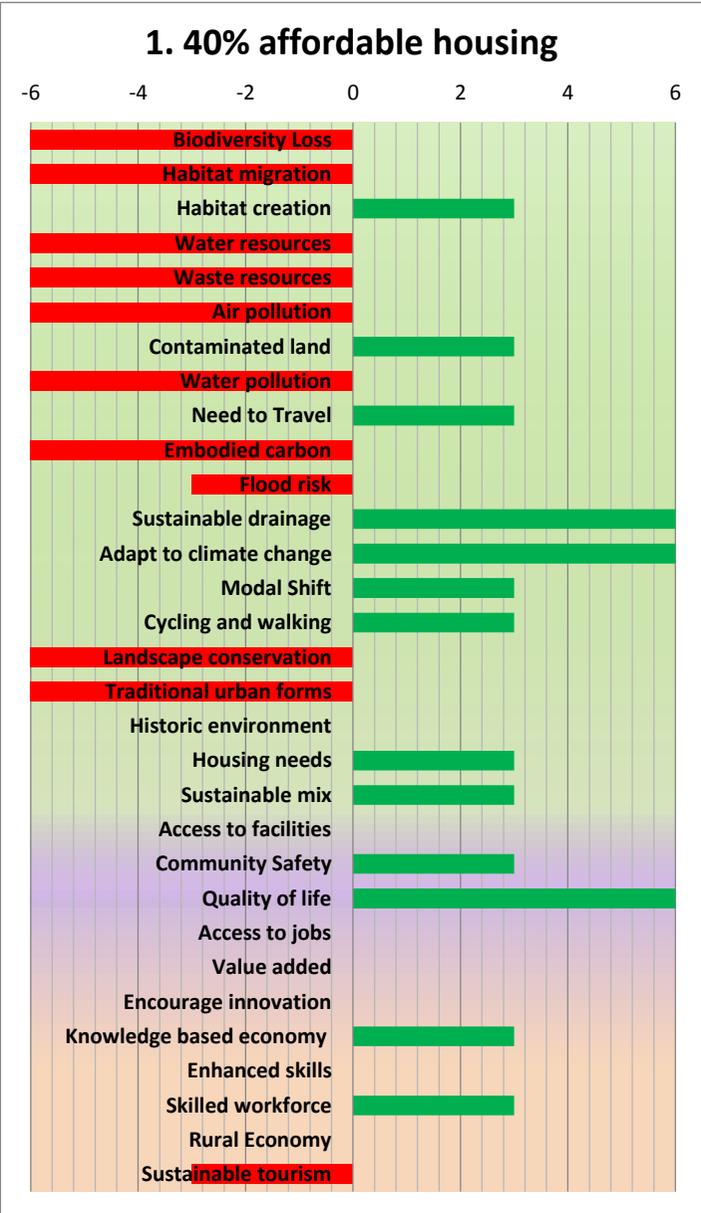
Policy		1. Asking for 40% affordable		30% affordable housing		3. 50% affordable housing		4. Don't have a policy	
2B	Waste resources	-	-- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	-- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	-- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	-- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded
3A	Air pollution	-	-- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	-	- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	-	-- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	-	-- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally
3B	Contaminated land	+	+ Potential for development on certain contaminated land	+	+ Potential for development on certain contaminated land	+	+ Potential for development on certain contaminated land	+	+ Potential for development on certain contaminated land
3C	Water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution
4b	Need to Travel	+	0 Site specific depending on location	-	- With less affordable housing people may have to travel further for work	+	0 Site specific depending on location	+	0 Site specific depending on location
4C	Embodied carbon	-	-- Increase in embodied carbon through new materials	-	-- Increase in embodied carbon through new materials	-	-- Increase in embodied carbon through new materials	-	-- Increase in embodied carbon through new materials

Policy		1. Asking for 40% affordable		30% affordable housing		3. 50% affordable housing		4. Don't have a policy	
5A	Flood risk	-	- Some flood risk depending on site specifics and size	-	- Some flood risk depending on site specifics and size	-	- Some flood risk depending on site specifics and size	-	- Some flood risk depending on site specifics and size
5B	Sustainable drainage	+	++ Opportunity to include SUDS within new development	+	++ Opportunity to include SUDS within new development	+	++ Opportunity to include SUDS within new development	+	++ Opportunity to include SUDS within new development
6	Adapt to climate change	+	++ Opportunity to include adaptations within new developments	+	++ Opportunity to include adaptations within new developments	+	++ Opportunity to include adaptations within new developments	+	++ Opportunity to include adaptations within new developments
7A	Modal Shift	+	0 Dependant on the infrastructure enhancements included with new development	+	0 Dependant on the infrastructure enhancements included with new development	-	- With very high levels of affordable housing developers may be unable to fund large public transport infrastructure improvements	+	0 Dependant on the infrastructure enhancements included with new development
7B	Cycling and walking	+	0 Dependant on the enhancements made within the new developments for walking and cycling	+	0 Dependant on the enhancements made within the new developments for walking and cycling	-	- With very high levels of affordable housing developers may not be able to fund improvements to some cycling paths and walk ways	+	0 Dependant on the enhancements made within the new developments for walking and cycling
8A	Landscape conservation	-	-- Risk of wide scale change to the visual landscape where there is a high level of development	-	-- Risk of wide scale change to the visual landscape where there is a high level of development	-	-- Risk of wide scale change to the visual landscape where there is a high level of development	-	-- Risk of wide scale change to the visual landscape where there is a high level of development
8B	Traditional urban forms	-	-- Risk with wide scale development that areas may lose there identity through urban sprawl	-	-- Risk with wide scale development that areas may lose there identity through urban sprawl	-	-- Risk with wide scale development that areas may lose there identity through urban sprawl	-	-- Risk with wide scale development that areas may lose there identity through urban sprawl

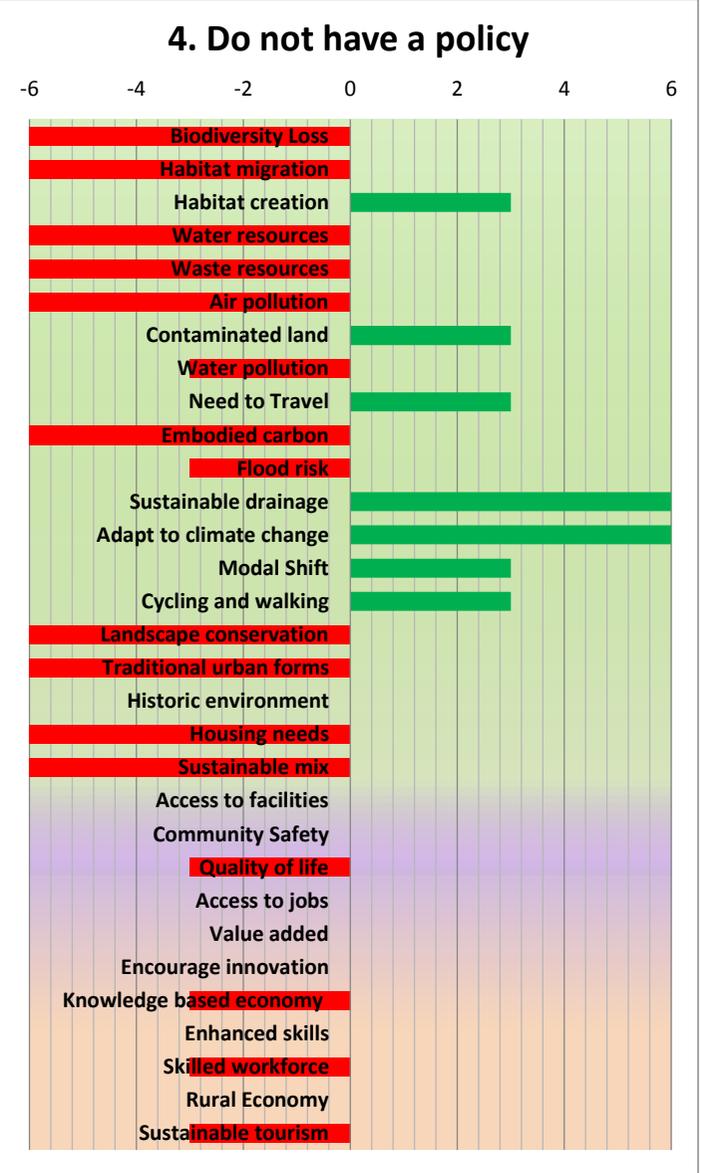
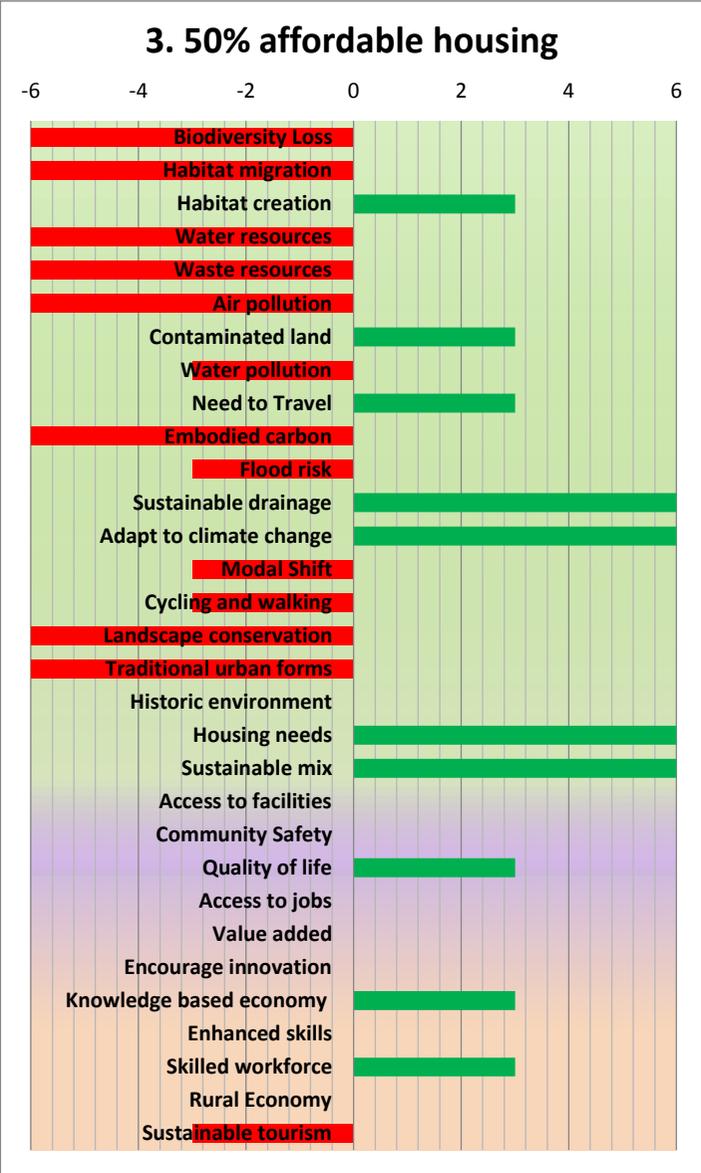
Policy		1. Asking for 40% affordable		30% affordable housing		3. 50% affordable housing		4. Don't have a policy	
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+	+ Will help with the need for affordable housing	-	- may not be enough affordable housing to meet the local demand	+	++ Meet the full need of the local population for affordable housing	-	-- Risk of there not being any affordable housing to meet the local need
9B	Sustainable mix	+	+ Will help with the need for affordable housing	-	- may not be enough affordable housing to meet the local demand	+	++ Meet the full need of the local population for affordable housing	-	-- Risk of there not being any affordable housing to meet the local need
10	Access to facilities	0	0 Site specific depending on the facilities which are already in place and new ones development	-	- with less affordable housing people may have to travel further to access facilities	0	0 Site specific depending on the facilities which are already in place and new ones development	0	0 Site specific depending on the facilities which are already in place and new ones development
11	Community Safety	+	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
12A	Quality of life	+	++ May improve with more affordable housing available.	-	-- with less affordable housing, people may not be able to live and work in the area, and will have to undergo a lot of travel for work and to use facilities	+	+ May improve with more affordable housing available, however this may negatively effect current residents	-	- Risk that the quality of life for local residents may decline if affordable housing is not available
12B	Access to jobs	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact

Policy		1. Asking for 40% affordable		30% affordable housing		3. 50% affordable housing		4. Don't have a policy	
12C	Value added	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
13A	Encourage innovation	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
13B	knowledge based economy	+	+ More available affordable housing, may encourage more people to move into the district	-	- There may not be enough affordable housing available which may prevent people from being able to live in the district	+	+ More available affordable housing, may encourage more people to move into the district	-	- There may not be enough affordable housing available which may prevent people from being able to live in the district
14A	Enhanced skills	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
14B	Skilled workforce	+	+ More affordable housing, may encourage more people to move into the district	-	- There may not be enough affordable housing available which may prevent people from being able to live in the district	+	+ More affordable housing, may encourage more people to move into the district	-	- There may not be enough affordable housing available which may prevent people from being able to live in the district
15A	Rural Economy	0	0 Site specific, depending on where development takes place	0	0 Site specific, depending on where development takes place	0	0 Site specific, depending on where development takes place	0	0 Site specific, depending on where development takes place
15B	Sustainable tourism	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	-	- May reduce some sustainable tourism opportunities if sites are removed for housing

Policy 34 Affordable Housing



Policy 34 Affordable Housing



Policy 35 Affordable housing exception sites

Policy		1. Criteria based policy - Close to settlement boundaries / in planned area		2. Do not have a policy - no exception sites		3. Leave to neighbourhood plans		4. Rural exception site policy	
1A	Biodiversity Loss	-	- - Some biodiversity loss due to new sites coming forward	+	++ No biodiversity loss through exception sites	-	- Potential for some biodiversity loss due to new sites coming forward	-	- Potential for some biodiversity loss due to new sites coming forward
1B	Habitat migration	-	- - Potential loss of some green corridors	+	++ No loss of habitat	-	- Potential loss of some green infrastructure links due to development	-	- Potential loss of some green corridors in rural areas
1C	Habitat creation	+	+ Dependant on site size, and location, but there may be some potential to create some habitat as part of some mitigation works	-	- - No habitat creation likely	+	+ Dependant on site size, and location, but there may be some potential to create some habitat as part of some mitigation works	+	+ Dependant on site size, and location, but there may be some potential to create some habitat as part of some mitigation works
2A	Water resources	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	0	0 No change	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources

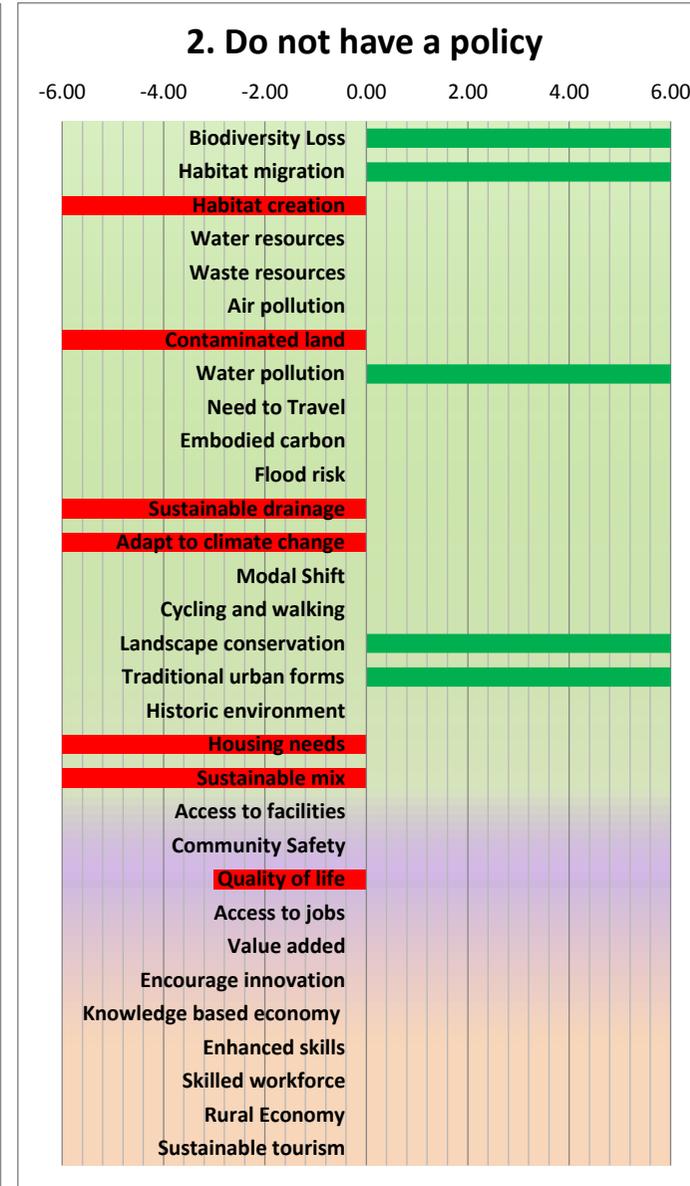
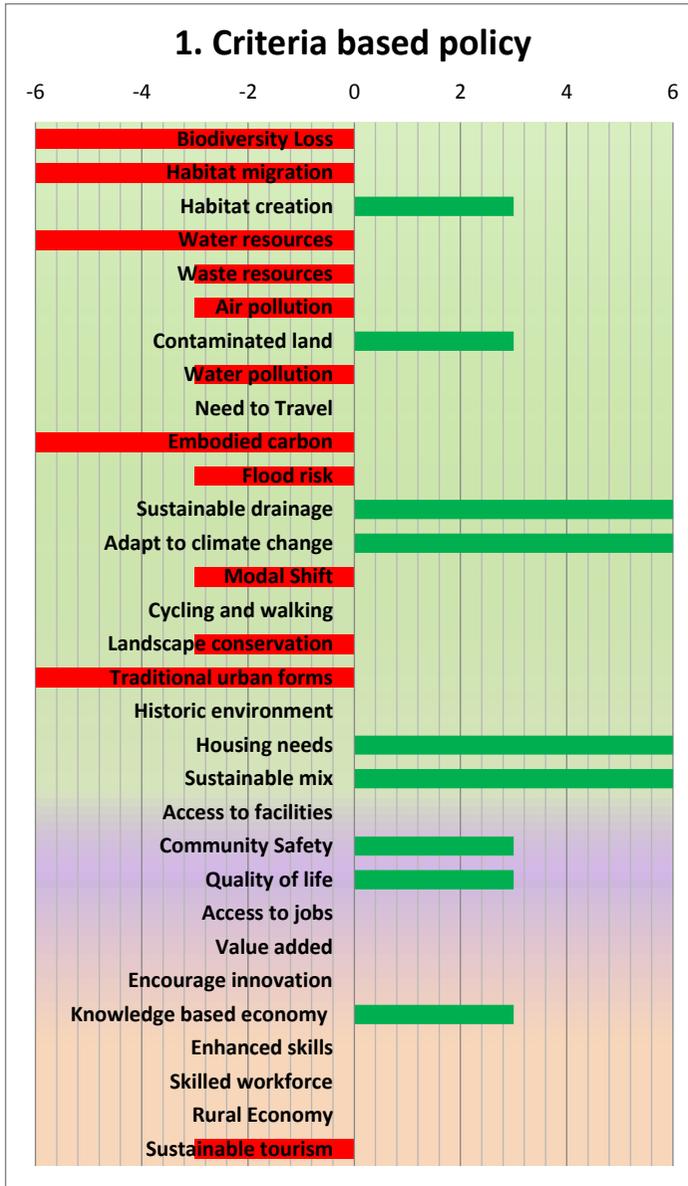
Policy		1. Criteria based policy - Close to settlement boundaries / in planned area		2. Do not have a policy - no exception sites		3. Leave to neighbourhood plans		4. Rural exception site policy	
2B	Waste resources	-	- Element on uncertainty on the intensity of waste generation in new development, however if the development is large scale upgrades to the WWTW need to be made	0	0 No change	-	- Element on uncertainty on the intensity of waste generation in new development, however if the development is large scale upgrades to the WWTW need to be made	-	- Element on uncertainty on the intensity of waste generation in new development, however if the development is large scale upgrades to the WWTW need to be made
3A	Air pollution	-	- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	0	0 no change	-	- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally	-	- Increased development will result higher car numbers and congestion in certain areas increasing air pollution levels locally
3B	Contaminated land	+	+ Potential for development on certain contaminated land	-	-- No change	+	+ Potential for development on certain contaminated land	+	+ Potential for development on certain contaminated land
3C	Water pollution	-	- increased development does hold the risk of increasing water pollution	+	++ no change	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution
4b	Need to Travel	0	0 Site specific depending on location	0	0 no impact	0	0 Site specific depending on location	0	0 Site specific depending on location
4C	Embodied carbon	-	-- Increase in embodied carbon through new materials	0	0 no impact	-	-- Increase in embodied carbon through new materials	-	- Increase in embodied carbon through new materials

Policy		1. Criteria based policy - Close to settlement boundaries / in planned area		2. Do not have a policy - no exception sites		3. Leave to neighbourhood plans		4. Rural exception site policy	
5A	Flood risk	-	- Some flood risk depending on site specifics and size	0	0 no impact	-	- Some flood risk depending on site specifics and size	-	- Some flood risk depending on site specifics and size
5B	Sustainable drainage	+	++ Opportunity to include SUDS within new development	-	-- no sustainable drainage options possible	+	++ Opportunity to include SUDS within new development	+	+ Opportunity to include SUDS within new development
6	Adapt to climate change	+	++ Opportunity to include adaptations within new developments	-	-- no adaptations possible	+	++ Opportunity to include adaptations within new developments	+	+ Opportunity to include adaptations within new developments
7A	Modal Shift	-	- Depending on the site location there may be an increased demand to travel by car in more remote locations away from the transport infrastructure	0	0 No impact	-	- Depending on the site location there may be an increased demand to travel by car in more remote locations away from the transport infrastructure	-	-- Depending on the site location there may be an increased demand to travel by car in more remote locations away from the transport infrastructure
7B	Cycling and walking	0	0 Dependant on the enhancements made within the new developments for walking and cycling	0	0 No impact	0	0 Dependant on the enhancements made within the new developments for walking and cycling	0	0 Dependant on the enhancements made within the new developments for walking and cycling
8A	Landscape conservation	-	- Risk of some change to the visual landscape, though this can be mitigation for through quality design which can enhance the surround settlements	+	++ No change	-	- Risk of some change to the visual landscape, though this can be mitigation for through quality design which can enhance the surround settlements	-	- Risk of some change to the visual landscape, though this can be mitigation for through quality design which can enhance the surround settlements

Policy		1. Criteria based policy - Close to settlement boundaries / in planned area		2. Do not have a policy - no exception sites		3. Leave to neighbourhood plans		4. Rural exception site policy	
8B	Traditional urban forms	- -	-- Risk of some urban sprawl with permitted development outside of the settlement boundaries	+ +	++ with no development in exception sites, development should stay within the planned area	-	- Risk of some urban sprawl with permitted development outside of the settlement boundaries	-	- Risk of some urban sprawl with permitted development outside of the settlement boundaries
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+ +	++ Help meet very local housing for affordable housing.	- -	-- Would not meet very local needs for affordable housing	-	- Risk that if no Exception sites are agreed, there would be a lack of affordable housing to meet the local need	+	+ Help meet very local housing for affordable housing.
9B	Sustainable mix	+ +	++ Will help meet the affordable housing demand locally	- -	-- Would not meet very local needs for affordable housing	-	- Risk that if no Exception sites are agreed, there would be a lack of affordable housing to meet the local need	+	+ Will help meet the affordable housing demand locally
10	Access to facilities	0	0 Site specific depending on the facilities which are already in place and new ones development	0	0 No change	0	0 Site specific depending on the facilities which are already in place and new ones development	0	0 Site specific depending on the facilities which are already in place and new ones development
11	Community Safety	+	+ Would need to be designed into new developments	0	0 no change	+	+ Would need to be designed into new developments	+	+ Would need to be designed into new developments

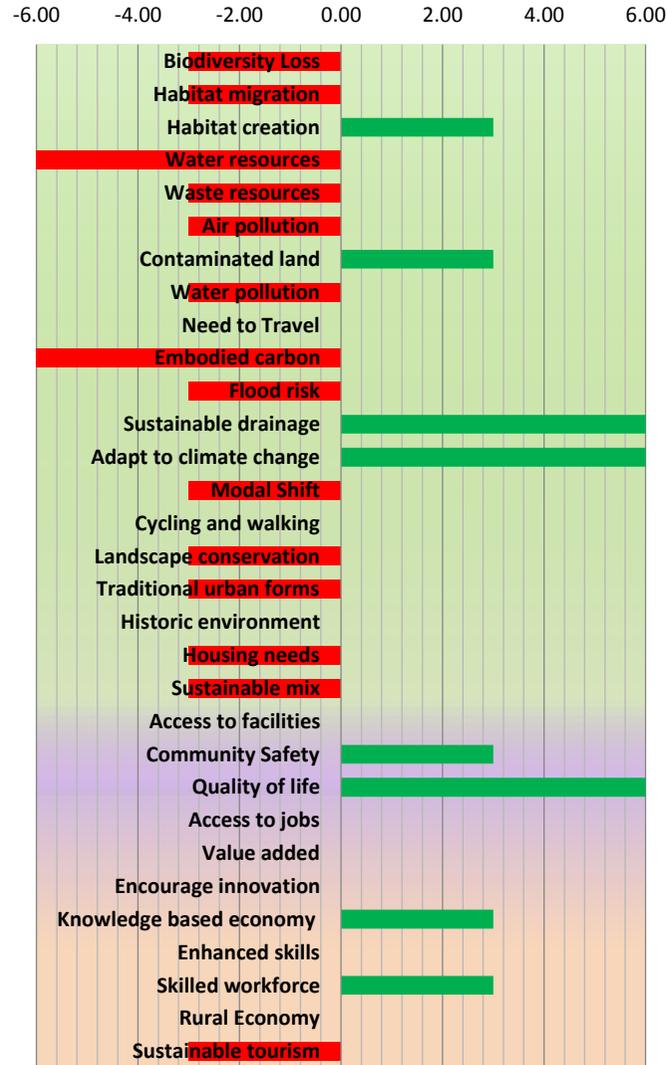
Policy		1. Criteria based policy - Close to settlement boundaries / in planned area		2. Do not have a policy - no exception sites		3. Leave to neighbourhood plans		4. Rural exception site policy	
12A	Quality of life	+	+ May improve with more affordable housing available, however this may negatively effect current residents	-	- Potential that there may be a lack of suitable and affordable housing for the local population	+	++ May improve with more affordable housing available.	-	- Potential that there may be a lack of suitable and affordable housing for the local population
12B	Access to jobs	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
12C	Value added	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
13A	Encourage innovation	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
13B	Knowledge based economy	+	+ More available housing, may encourage more people to move into the district	0	0 no change	+	+ More available housing, may encourage more people to move into the district	+	+ More available housing, may encourage more people to move into the district
14A	Enhanced skills	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
14B	Skilled workforce	0	+ More available housing, may encourage more people to move into the district	0	0 no change	+	+ More available housing, may encourage more people to move into the district	+	+ More available housing, may encourage more people to move into the district
15A	Rural Economy	0	0 Site specific, depending on where development takes place	0	0 no change	0	0 Site specific, depending on where development takes place	0	0 Site specific, depending on where development takes place
15B	Sustainable tourism	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	0	0 no change	-	- May reduce some sustainable tourism opportunities if sites are removed for housing	-	- May reduce some sustainable tourism opportunities if sites are removed for housing

Policy 35 Affordable housing exception sites

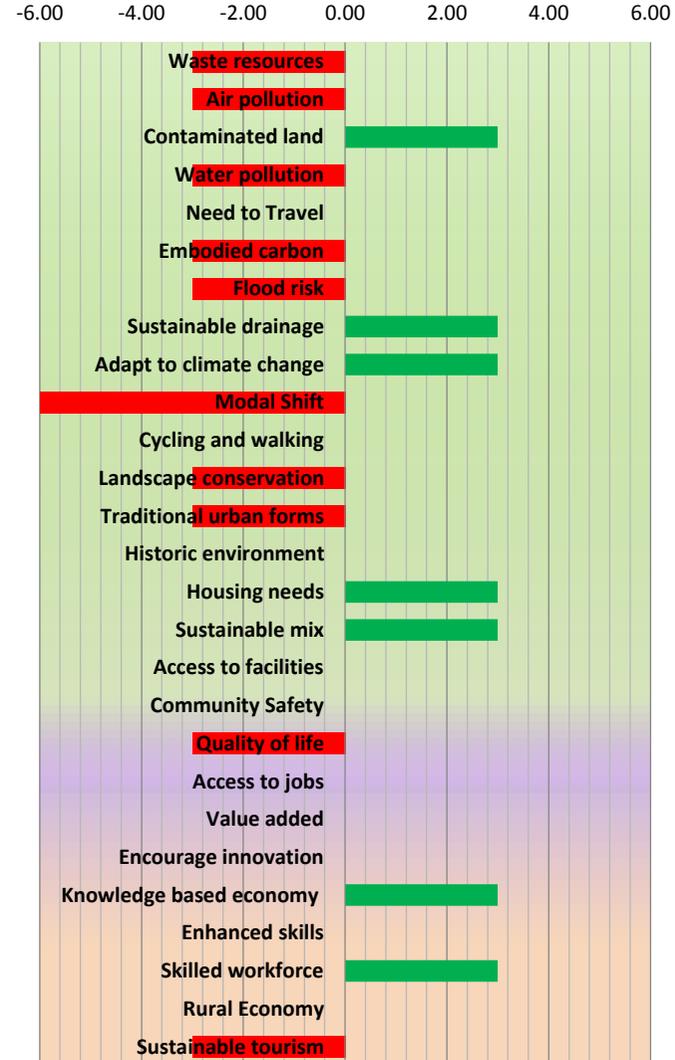


Policy 35 Affordable housing exception sites

3. Leave to neighbourhood plans



4. Rural exception site policy



Policy 36 Planning for Gypsies, Travellers and Travelling Showpeople

Policy		1. Do not have a policy		2. Prescribe pitch numbers on basis of need and location on criteria only		3. Maintain a 5 Year supply only		4. Maintain a 10 Year supply of pitches	
1A	Biodiversity Loss	-	- Potential for loss of high quality habitat if provision is not made on suitable sites	-	- Loss of some habitat and biodiversity	-	- Loss of some habitat and biodiversity	-	- Loss of some habitat and biodiversity
1B	Habitat migration	-	- Potential for loss of high quality habitat which is used for migration	-	- Loss of some habitat which is used for migrations, mitigation to design around this would need to be considered	-	- Loss of some habitat which is used for migrations, mitigation to design around this would need to be considered	-	- Loss of some habitat which is used for migrations, mitigation to design around this would need to be considered
1C	Habitat creation	-	- Unlikely habitat would be created	-	- Unlikely habitat would be created	-	- Unlikely habitat would be created	-	- Unlikely habitat would be created
2A	Water resources	-	- Water resources would be required, though on undesignated sites, this may be difficult for travellers	-	- water resources would be required, though the required level can be determined due to pre-described pitch numbers	-	- Water resources will be required to meet the 5 year supply of pitches	-	- Water resources will be required to meet the 10 year supply of pitches
2B	Waste resources	-	- Element on uncertainty on the intensity of waste generation however if there are a large number of sites upgrades to the WWTW may need to be made to meet demand	+	+ It is likely the current WWTW could be able to cope with the demand	+	+ It is likely the current WWTW could be able to cope with the demand	+	+ The WWTW would be able to cope with the demand

Policy		1. Do not have a policy		2. Prescribe pitch numbers on basis of need and location on criteria only		3. Maintain a 5 Year supply only		4. Maintain a 10 Year supply of pitches	
2C	Sustainable consumption	-	- negative impact upon energy efficiency with sites being set up which are unprepared for the resources demands put on them and may be in a location away from many facilities, leading to residents having to travel further for food	+	++ potential for sites to be established with improved sustainable consumption, though helping travellers be more energy efficient and be in locations where facilities are near by	+	+ potential for sites to be established with improve sustainable consumption, though helping travellers be more energy efficient and be in locations where facilities are near by - but locational criteria are not as strong as Option 2	+	+ potential for sites to be established with improve sustainable consumption, though helping travellers be more energy efficient and be in locations where facilities are near by - but locational criteria are not as strong as Option 2
3A	Air pollution	-	- With increased travel to find a site where travellers can access it is likely there will be a higher level of air pollution from this increased travel	+	++ Potential that by identifying sites for travellers, it will limit the amount of car journeys required, thus reducing congestion and air pollution	+	+ Potential that by identifying sites for travellers, it will limit the amount of car journeys required, thus reducing congestion and air pollution, though once this supply has been used up, it may revert back to travellers having to travel further to find sites again	+	++ Potential that by identifying sites for travellers, it will limit the amount of car journeys required, thus reducing congestion and air pollution
3B	Contaminated Land	0	0 Site specific	0	0 Site specific	0	0 Site specific	0	0 Site specific
3C	Water pollution	-	-- increased development does hold the risk of increasing water pollution especially where this is not mitigated against	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution	-	- increased development does hold the risk of increasing water pollution

Policy		1. Do not have a policy		2. Prescribe pitch numbers on basis of need and location on criteria only		3. Maintain a 5 Year supply only		4. Maintain a 10 Year supply of pitches	
4A	Low carbon energy	-	- - Unlikely that renewable technologies will be utilised	+	+ Potential to incorporated into new sites, though this would be dependant on individual sites	+	+ Potential to incorporated into new sites, though this would be dependant on individual sites	+	+ Potential to incorporated into new sites, though this would be dependant on individual sites
4b	Need to Travel	-	- - Travellers may have to travel greater distances to find suitable sites to use	+	+ + Reduce the need to travel with sites already identified and set up	+	+ Would reduce the need to travel with some sites already identified	+	+ Would reduce the need to travel with sites already identified
4C	Embodied carbon	0	0 no direct impact	0	0 no direct impact	0	0 no direct impact	0	0 no direct impact
5A	Flood risk	-	- - Without predefined locations, some sites may be at flood risk depending on site specifics and size	-	- Some sites may be at risk of flooding, mitigation can be used to prevent flooding	-	- Some sites may be at risk of flooding, though this will depend on site specifics and size. Mitigation would need to be sort for this	-	- Some sites may be at risk of flooding, though this will depend on site specifics and size. Mitigation would need to be sort for this
5B	Sustainable drainage	-	- Unlikely SUDS would be incorporated into new sites	+	+ + Potential to incorporate SUDS into new sites, or utilise the natural drainage systems onsite	+	+ Potential to utilise the natural drainage systems on site	+	+ + Potential to use the natural drainage systems on site and look at long term installation of SUDS where possible
6	Adapt to climate change	-	- - Adaptions would be unlikely to be included in sites	+	+ Potential for some small scale adaptions to be introduced to the sites	+	+ Potential for some small scale adaptions to be introduced to the sites	+	+ Potential for some small scale adaptions to be introduced to the sites
7A	Modal Shift	-	- Sites may not be in suitable areas to be able to utilise public transport networks	+	+ Locational criteria should ensure that sites are close enough to public transport networks, which residents could be encouraged to utilise	+	+ Depending on location sites may be close enough to public transport networks, which residents could be encouraged to utilise	+	+ Depending on location sites may be close enough to public transport networks, which residents could be encouraged to utilise, but also these networks could be enhanced

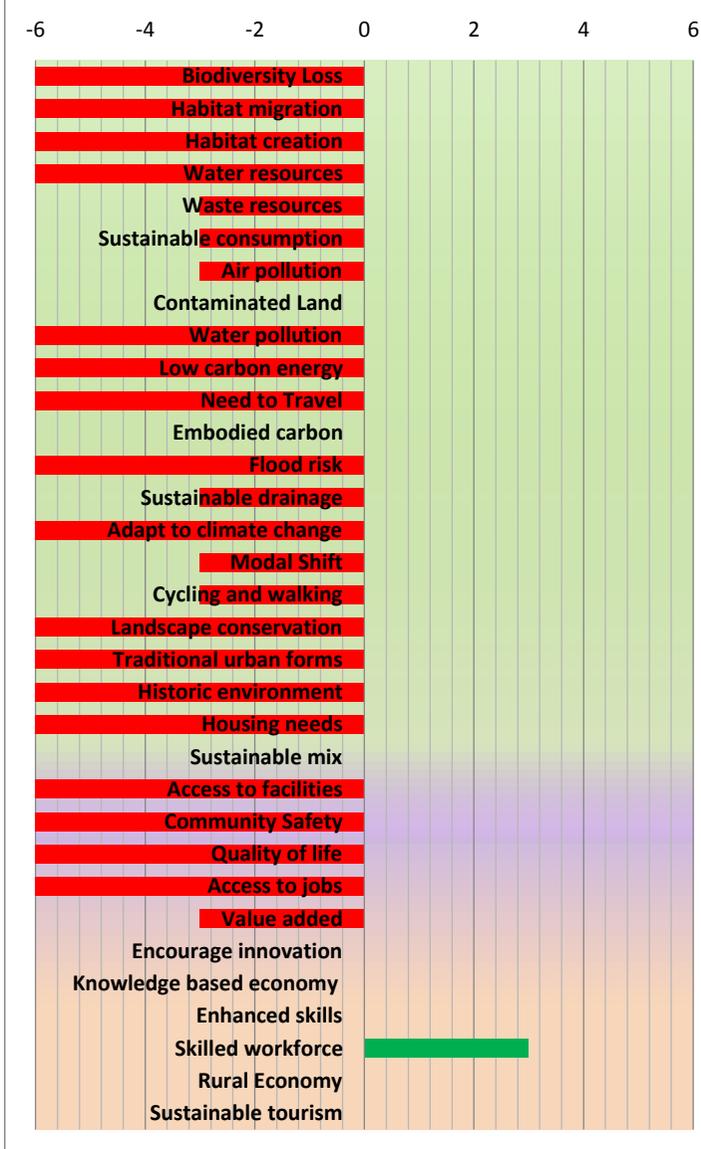
Policy		1. Do not have a policy		2. Prescribe pitch numbers on basis of need and location on criteria only		3. Maintain a 5 Year supply only		4. Maintain a 10 Year supply of pitches	
7B	Cycling and walking	-	- within out defined sites cycling and walking paths can not be established	+	++ Potential of cycling and walking paths to be established	+	+ Potential of cycling and walking paths to be established	+	+ Potential of cycling and walking paths to be established
8A	Landscape conservation	-	--Risk of some wide spread changes to the landscape	-	- Potential damage to the landscape through new criteria on impact for rural sites will help alleviate this	-	- Potential damage to the landscape through careful consideration of sites would help alleviate this	-	- Potential damage to the landscape through careful consideration of sites would help alleviate this
8B	Traditional urban forms	-	-- Depending on location, sites may extended the planned area risking urban sprawl	-	- Slight risk of urban sprawl depending on site location	-	- Slight risk of urban sprawl depending on site location	-	- Slight risk of urban sprawl depending on site location
8C	Historic environment	-	-- without the usual protections in place there is a risk that some historical features may be damaged	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	-	-- May not meet the needs of travellers forcing them to find other sites, which may be unsuitable. Would create an unsound plan	+	++ Potential to meet the needs of travellers	-	- Though it would meet the short term needs for travellers, after 5 years there would a lack of housing sites	+	++ Potential to meet the needs of travellers
9B	Sustainable mix	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact	0	0 not a direct impact
10	Access to facilities	-	-- without a defined location for traveller sites, travellers may be forced to locate in remote areas with poor access to facilities	+	++ Potential to locate sites with good access to facilities	+	+ Potential to locate sites for the next five years in good proximity to local facilities, though for the later years this may be an issue	+	++ Potential to locate sites, with good access links to facilities

Policy		1. Do not have a policy		2. Prescribe pitch numbers on basis of need and location on criteria only		3. Maintain a 5 Year supply only		4. Maintain a 10 Year supply of pitches	
11	Community Safety	- -	- - Unable to adapt sites to promote community safety features	+	++ By defining criteria for sites you are able to consider community safety to an extent and consider ways to improve this in the local area	+	+ Defined sites for the next 5 years can consider community safety, but after this it may be more difficult	+	++ By defining sites you are able to consider community safety and consider ways to improve this in the local area
12A	Quality of life	- -	- - With no traveller sites allocated, travellers would be forced to find sites, which may be unsuitable and less appealing. Which when asked to move on would cause a humans right issue, with no where defined for them to be able to go	+	++ Would allow sites for travellers to go, which are suitable and provide the required facilities	+	+ Sites would be defined for the next 5 years but once these are full, there may be an issue similar to option 1.	+	++ Would allow sites for travellers for the next 10 years, which are suitable and have the required facilities
12B	Access to jobs	- -	- - Without planned sites, there is the risk that sites may be located in areas of poor access, which would limit travellers ability to travel for work	+	++ Potential for planned sites to be located near to good access links so the travellers will be able to travel freely for work	+	+ Potential for planned s defined sites to be close to good access links so they are able to travel easily for work, however after the first 5 years this may become an issues if no further sites are defined	+	++ Potential for planned sites to be located near to good access links so the travellers will be able to travel freely for work

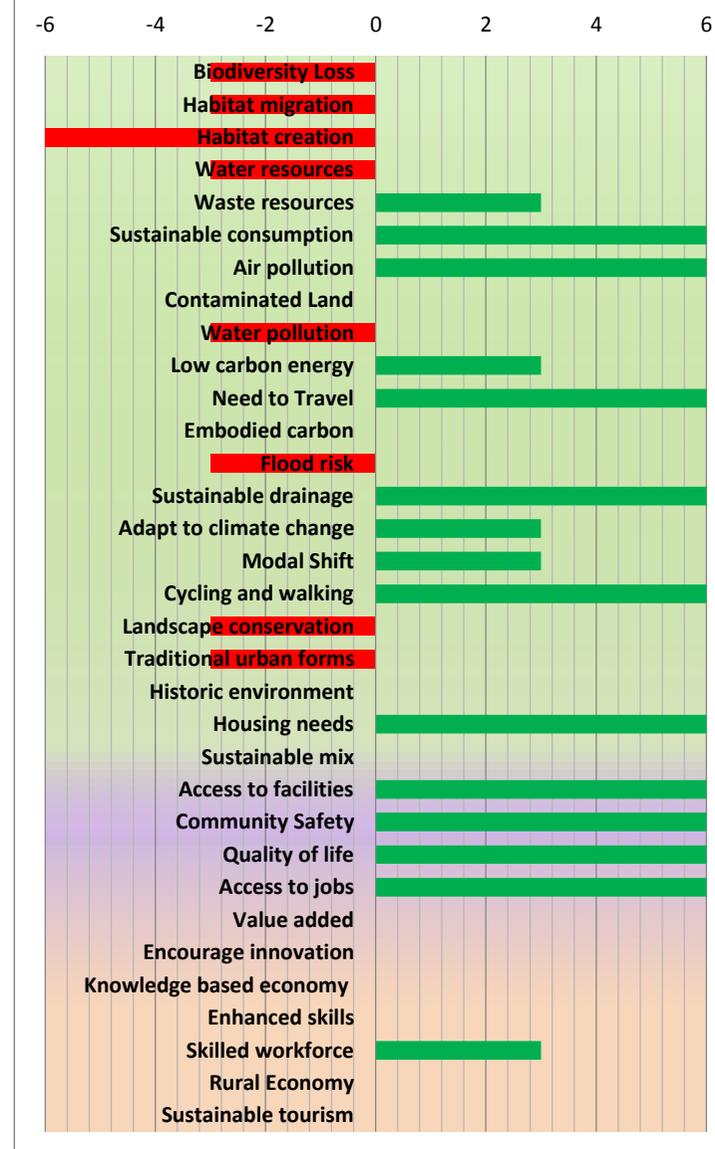
Policy		1. Do not have a policy		2. Prescribe pitch numbers on basis of need and location on criteria only		3. Maintain a 5 Year supply only		4. Maintain a 10 Year supply of pitches	
12C	Value added	-	- may be a reduction in value to the district if travellers are forced to use more unsuitable sites which may have significant importance for the district	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact
13A	Encourage innovation	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact
13B	Knowledge based economy	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact
14A	Enhanced skills	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact
14B	Skilled workforce	+	+ May be a small increase in the skilled workforce in the district	+	+ May be a small increase in the skilled workforce in the district	+	+ May be a small increase in the skilled workforce in the district	+	+ May be a small increase in the skilled workforce in the district
15A	Rural Economy	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact
15B	Sustainable tourism	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact	0	0 minimal impact

Policy 36 Planning for Gypsies, Travellers and Travelling Showpeople

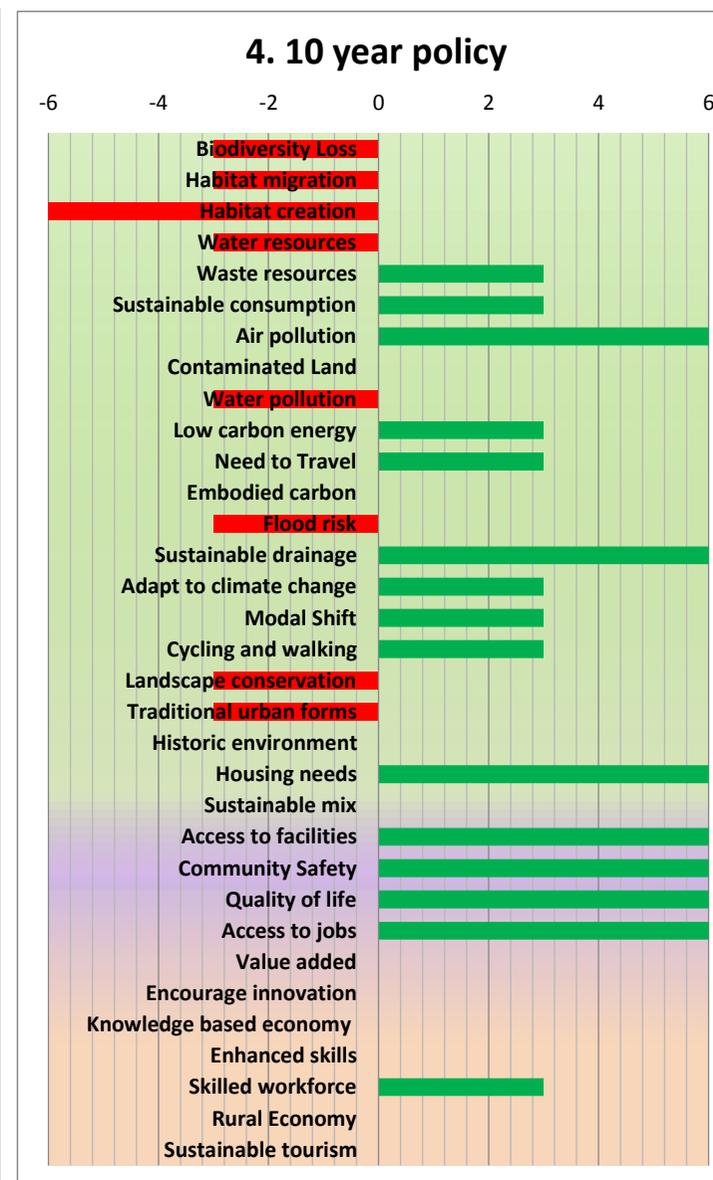
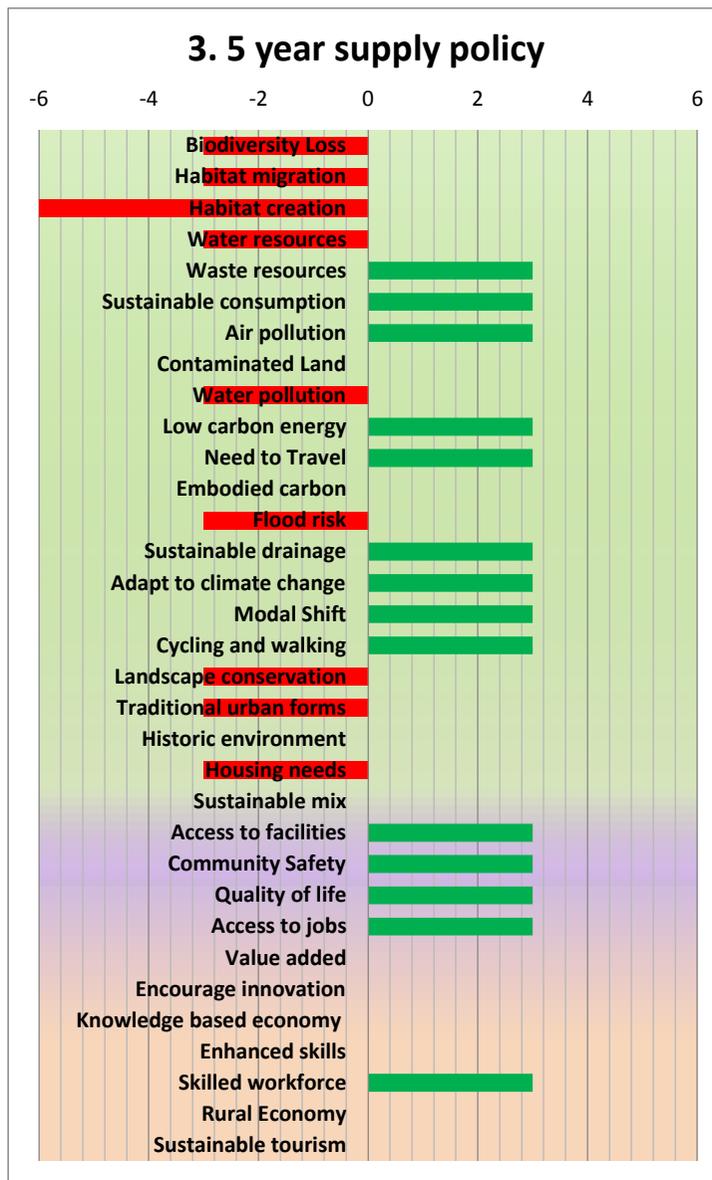
1. Do not have a policy



2. Prescribe numbers and location



Policy 36 Planning for Gypsies, Travellers and Travelling Showpeople



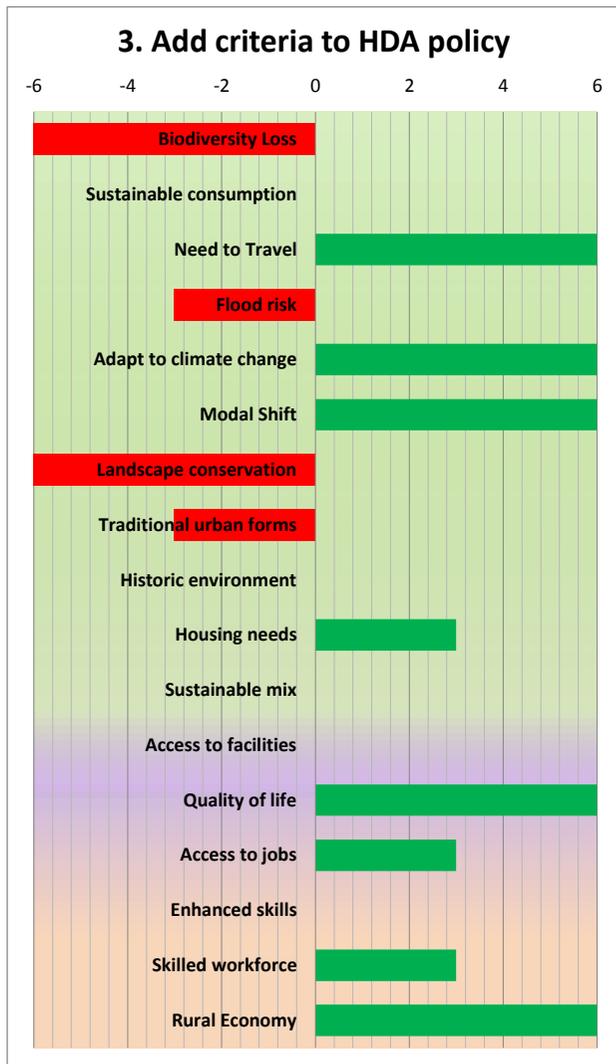
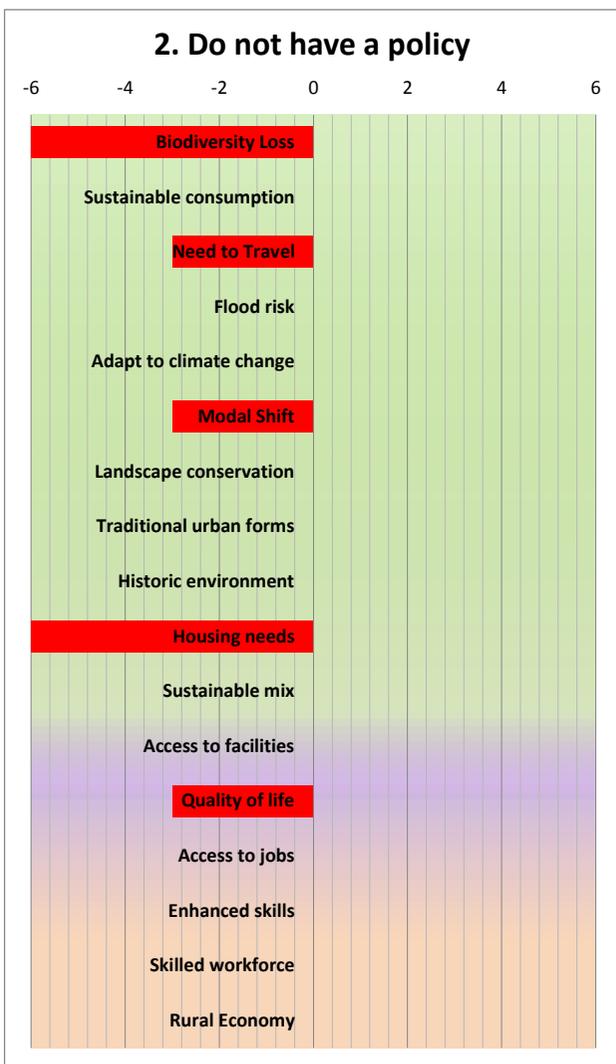
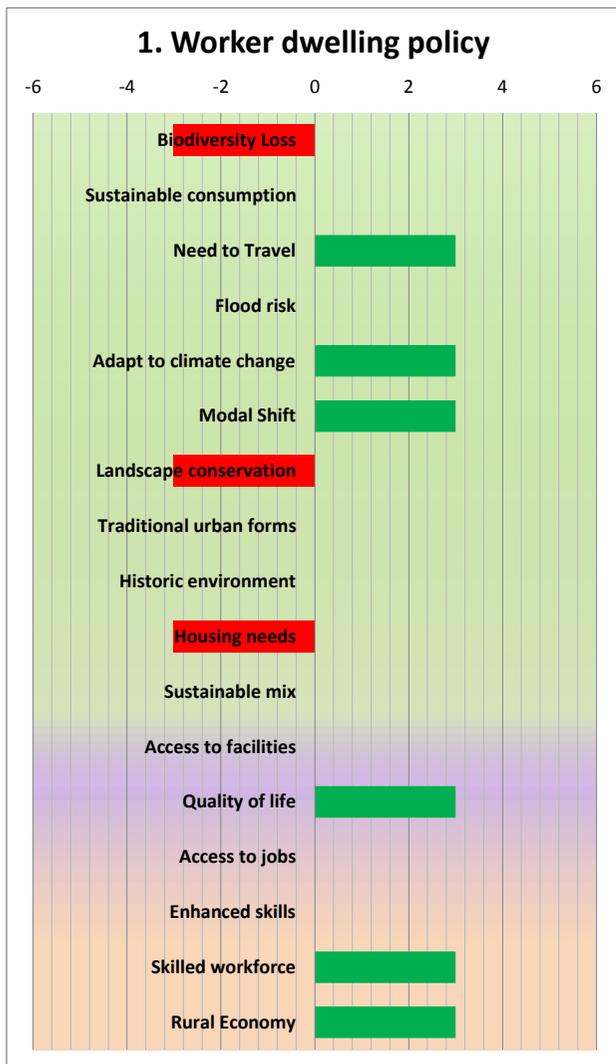
Policy 37 Accomodation for Agricultural and Other Rural Workers

Policy		1. Worker dwelling policy		2. Don't have a policy		3. Add criteria to HDA policy	
1A	Biodiversity Loss	-	- May cause slight small scale biodiversity loss through the extension of homes	-	- - Risk of wider development for agricultural works, which may result in a loss of biodiversity through housing	-	- - Risk of biodiversity loss with new housing built for workers
2C	Sustainable consumption	0	0 No impact	0	0 No impact	0	0 No impact
4b	Need to Travel	+	+ May reduce the need to travel of a small number of workers in rural locations	-	- Risk of no housing for rural works, who would be required to travel larger distances from there homes for work	+	+ + Would allow rural workers to live closer to there place of work
5A	Flood risk	0	0 no impact	0	0 no impact	-	- may cause a negative impact through the removal of natural drainage systems at new development sites
6	Adapt to climate change	+	+ Small scale adaptions can be built into any extension designs	0	0 no impact	+	+ + option for adaptions for climate change to be included within any designs

Policy		1. Worker dwelling policy		2. Don't have a policy		3. Add criteria to HDA policy	
7A	Modal Shift	+	+ May reduce the need to travel of a small number of workers in rural locations	-	- Risk of no housing for rural works, who would be required to travel larger distances from there homes for work	+	+ + Would allow rural workers to live closer to there place of work allowing them to use more sustainable forms of transport
8A	Landscape conservation	-	- Slight negative impact, through housing extensions in rural landscapes	0	0 no change	-	- - Negative impact with potential development of housing in rural locations
8B	Traditional urban forms	0	0 No change	0	0 No change	-	- risk of coalescence in some areas
8C	Historic environment	0	0 No change	0	0 No change	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	-	- may not meet the housing news in rural areas	-	- - would not meet the housing needs in rural area	+	+ May provide some housing within the rural areas

Policy		1. Worker dwelling policy		2. Don't have a policy		3. Add criteria to HDA policy	
9B	Sustainable mix	0	0 No impact	0	0 No impact	0	0 Site specific,
10	Access to facilities	0	0 No change	0	0 No change	0	0 No change
12A	Quality of life	+	+ Some people will be able to work and live within the countryside	-	- People may have to travel further as there are unable to live close to there work	+	+ + Some people will be able to work and live within the countryside
12B	Access to jobs	0	0 No change	0	0 No change	+	+ Potentially a slight increase in jobs
14A	Enhanced skills	0	0 no impact	0	0 no impact	0	0 no impact
14B	Skilled workforce	+	+ may encourage people into the district if there are able to live / work within the rural environment	0	0 No change	+	+ may encourage people into the district if there are able to live / work within the rural environment
15A	Rural Economy	+	+ may generate a slight increase in the rural economy, though people living and working in rural areas	0	0 No change	+	+ + may generate an increase in the rural economy, though people living and working in rural areas

Policy 37 Accomodation for Agricultural and Other Rural Workers



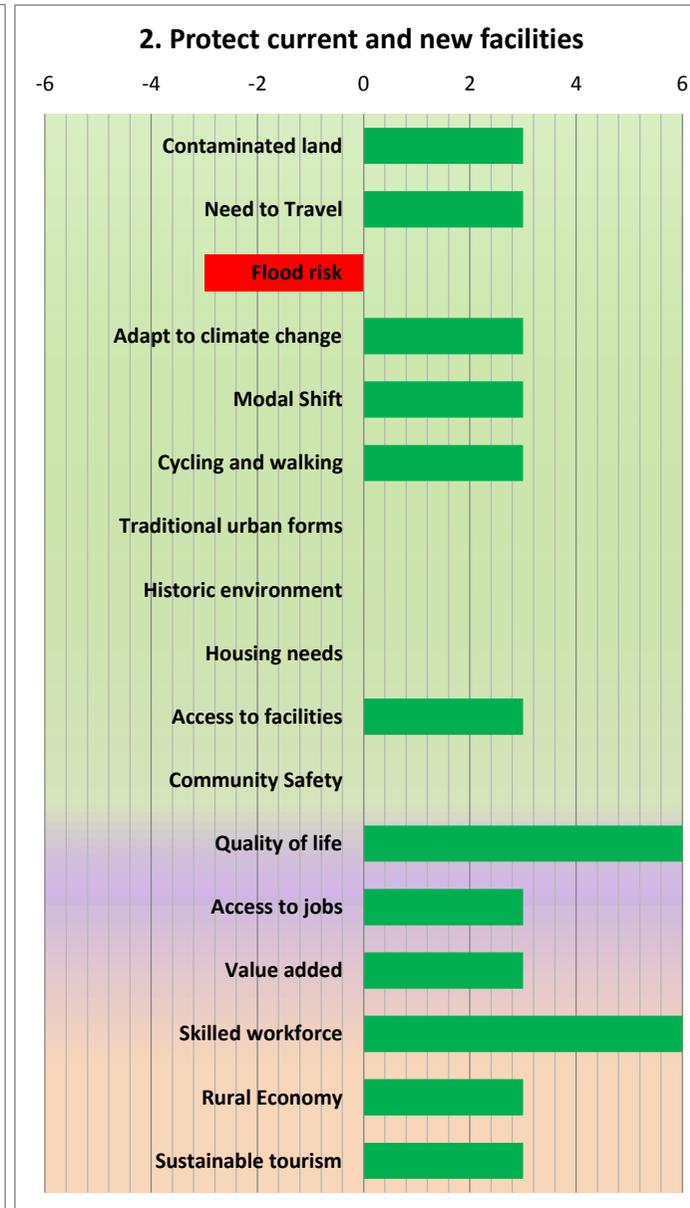
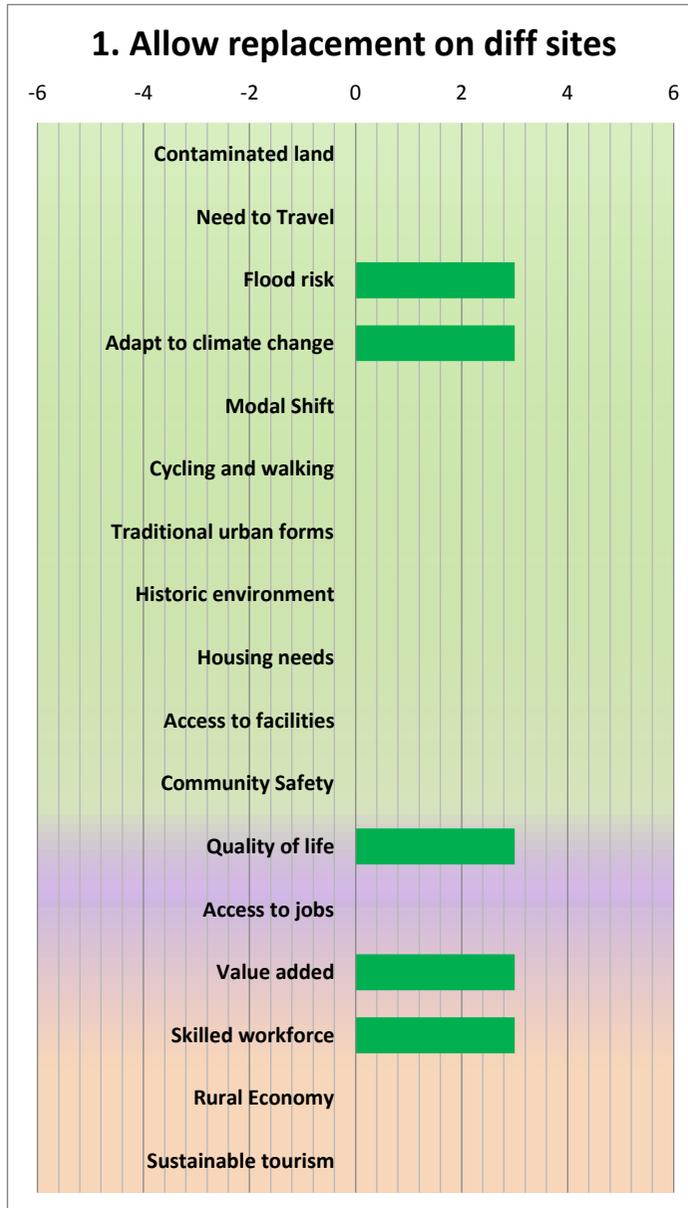
Policy 38 Local and community facilities

Policy		1. Allow replacement of existing facilities on different sites		2. Protect current and new facilities		3. Encourage new facilities		3. Don't have a policy	
3B	Contaminated land	0	0 Neutral effect	+	+ Potential to develop new facilities on contaminated land	+	++ Potential to develop new facilities on contaminated land	+	+ Potential for new facilities to developed on contaminated land,
4b	Need to Travel	0	0 Neutral effect, which the location of facilities not changing	+	+ Potential for the need to travel to be reduced with more facilities being development	+	++ Potential for the need to travel to be reduced with more facilities being development	+	+ Potential for new facilities to be development in more accessible locations
5A	Flood risk	+	+ Slight positive impact with adaption being installed into any new buildings	-	- some risk depending on site location	-	- negative impact with more development, though mitigation can be undertaken to reduce this risk	-	- potential risk depending on site location
6	Adapt to climate change	+	+ Slight positive impact with adaption being installed into any new buildings	+	+ potential to incorporate adaption into new buildings	+	++ potential to incorporate adaption into new buildings	+	+ Would be able to incorporate adaption into new buildings and sites
7A	Modal Shift	0	0 No change	+	+ Potential for facilities to be developed more locally to residential settlements which may reduce the need to travel and encourage people to walk / cycle instead. This would be site specific however this would be site specific	+	++ Potential for facilities to be developed more locally to residential settlements which may reduce the need to travel and encourage people to walk / cycle instead. This would be site specific however	0	0 Site specific, because if the facilities are not easily assessable by public transport, or on foot people would be forced to use there cars

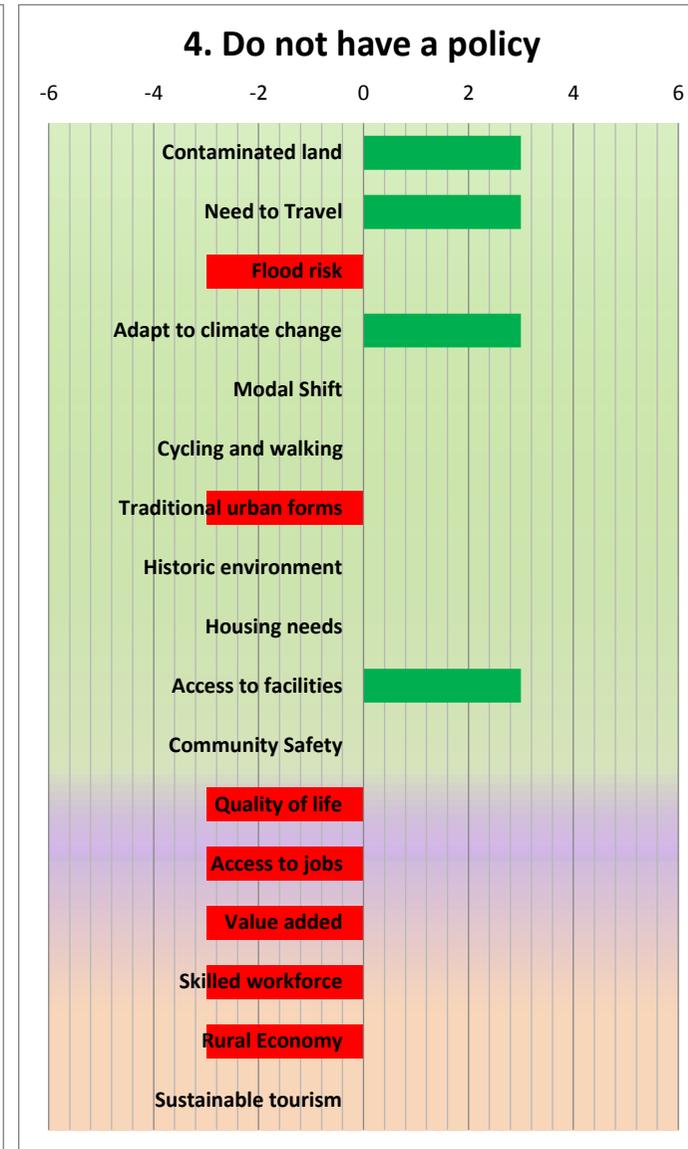
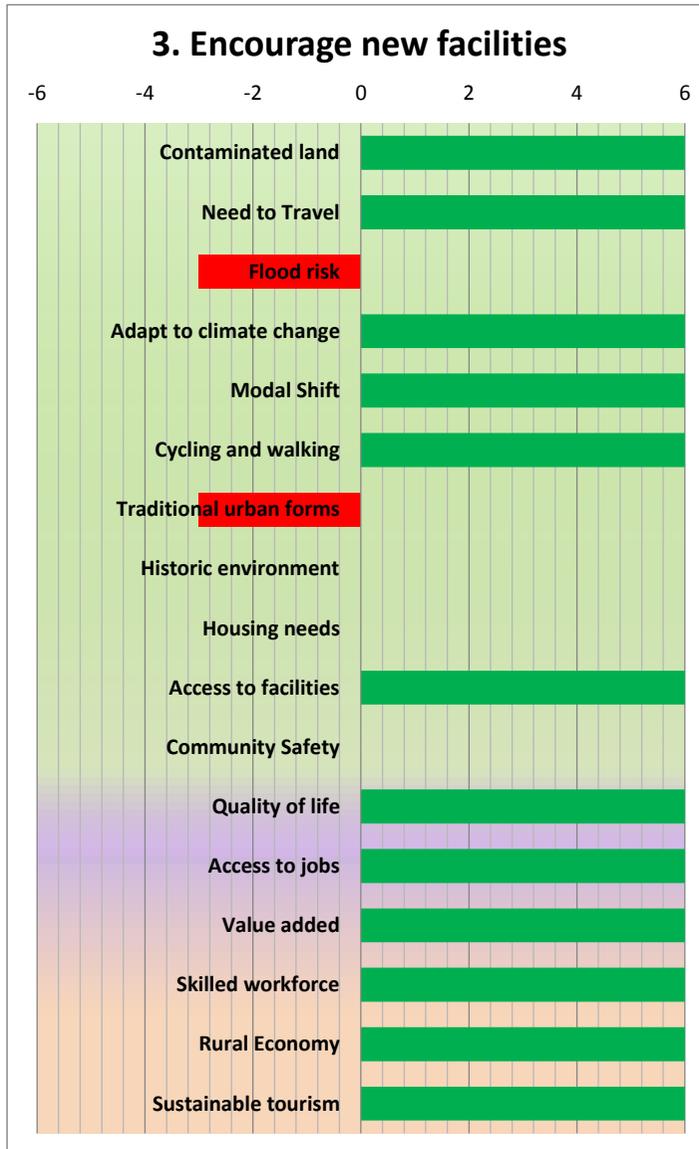
Policy		1. Allow replacement of existing facilities on different sites		2. Protect current and new facilities		3. Encourage new facilities		3. Don't have a policy	
7B	Cycling and walking	0	0 No change	+	+ Potential for walking and cycling facilities to be incorporated into new developments and sites and also depending on the location of any new facilities residents may be	+	+ + Potential for walking and cycling facilities to be incorporated into new developments and sites and also depending on the location of any new facilities residents	0	0 Site specific, because if the facilities are not easily assessable foot or by cycling, people would be forced to use other forms of transport
8B	Traditional urban forms	0	0 no change	0	0 The urban form would be protected through previous sites being redeveloped	-	- Potential for some loss of urban form depending on the location of any new facilities	-	- Potential for some loss of urban form depending on the location of any new facilities
8C	Historic environment	0	0 No change	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	0	0 No impact	0	0 No impact	0	0 No impact	0	0 No impact
10	Access to facilities	0	0 Thought the quality of facilities may increase assess to them will be unaffected	+	+ Potential for facilities to be more available to residents	+	+ + Potential for facilities to be more available to residents	+	+ Potential for facilities to be more available to residents, depending on there location, though there is also some risk that facilities may be removed and not replaced
11	Community Safety	0	0 Site specific, with consideration required during the design stage to ensure community safety	0	0 Site specific, with consideration required during the design stage to ensure community safety	0	0 Site specific, with consideration required during the design stage to ensure community safety	0	0 Site specific, with consideration required during the design stage to ensure community safety

Policy		1. Allow replacement of existing facilities on different sites		2. Protect current and new facilities		3. Encourage new facilities		3. Don't have a policy	
12A	Quality of life	+	+ this may be enhanced through facilities being protected and enhanced	+	+ + Would be improved with facilities being more widely available	+	+ + Would be improved with facilities being more widely available	-	- there e is the risk that facilities may be lost
12B	Access to jobs	0	0 No change	+	+ May recreate some jobs within any new facilities	+	+ + Likely to create new jobs within the new facilities	-	- There is a risk that jobs would be lost if facilities close
12C	Value added	+	+ Slight increase, with facilities being enhanced	+	+ Potential to add value to the district with new facilities	+	+ + Potential to add value to the district with new facilities	-	- There is a risk that value would be lost if any facilities were to close
14B	Skilled workforce	+	+ Possibility that enhanced facilities may encourage people to live and work within the district	+	+ + Possibility that enhanced and new facilities may encourage people to live and work within the district	+	+ + Possibility that enhanced and new facilities may encourage people to live and work within the district	-	- there may be a risk that if facilities are lost it will discourage people from the area
15A	Rural Economy	0	0 no change	+	+ If new facilities are created within the rural area then it may help boost the local economy	+	+ + If new facilities are created within the rural area then it may help boost the local economy	-	- there may be a risk that if facilities are lost it will reduce the local ecology, if this takes place in the rural areas
15B	Sustainable tourism	0	0 no change	+	+ May slightly boost sustainable tourism, depending on the facilities built	+	+ + May slightly boost sustainable tourism, depending on the facilities built	0	0 site specific

Policy 38 Local and community facilities



Policy 38 Local and community facilities



Policy 39 Transport, Accessibility and Parking

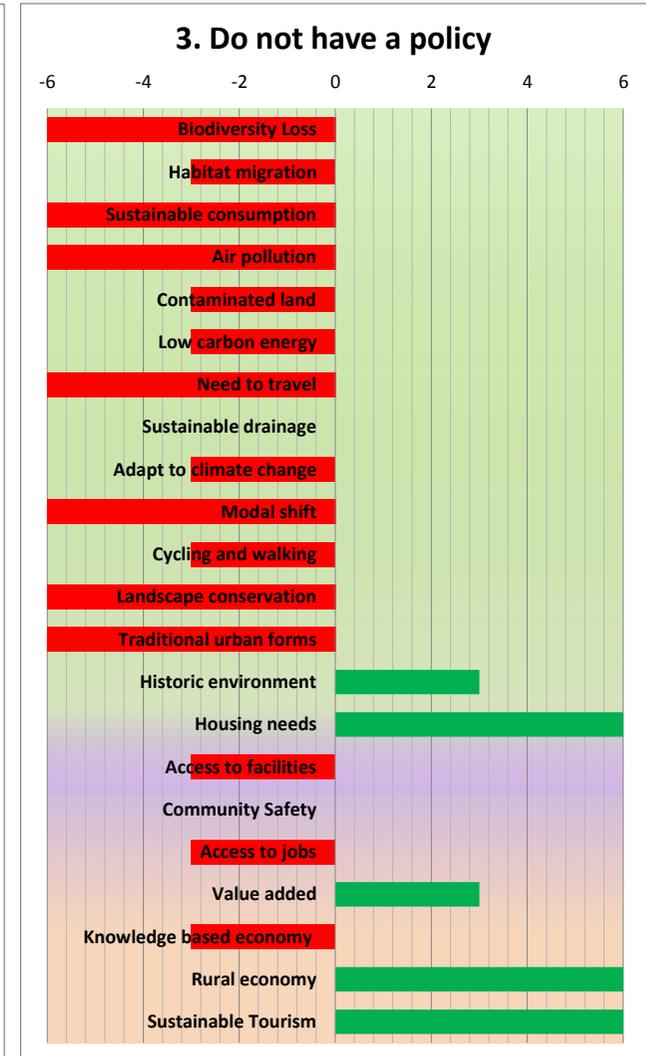
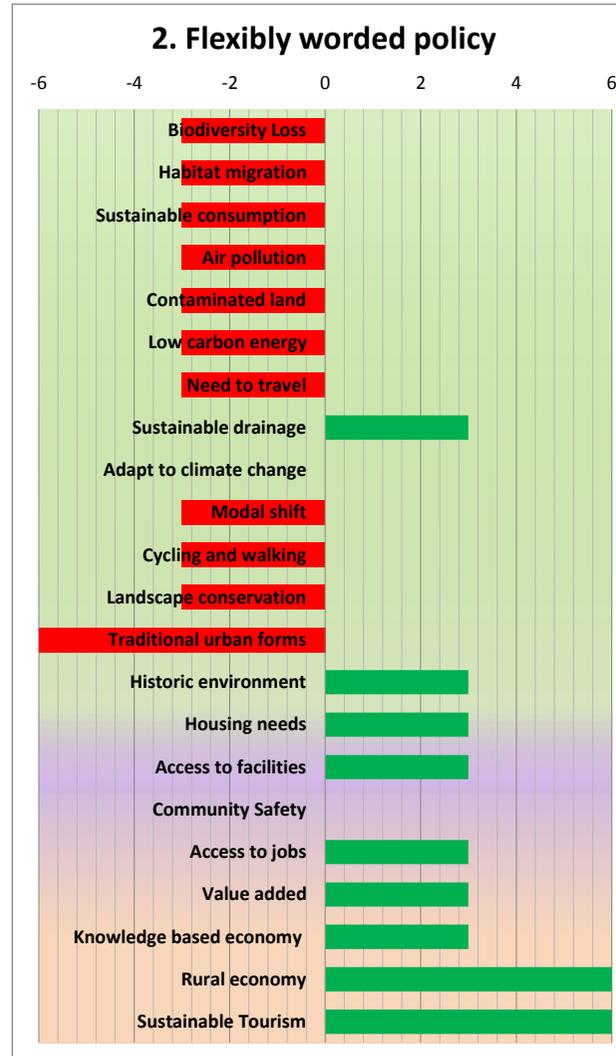
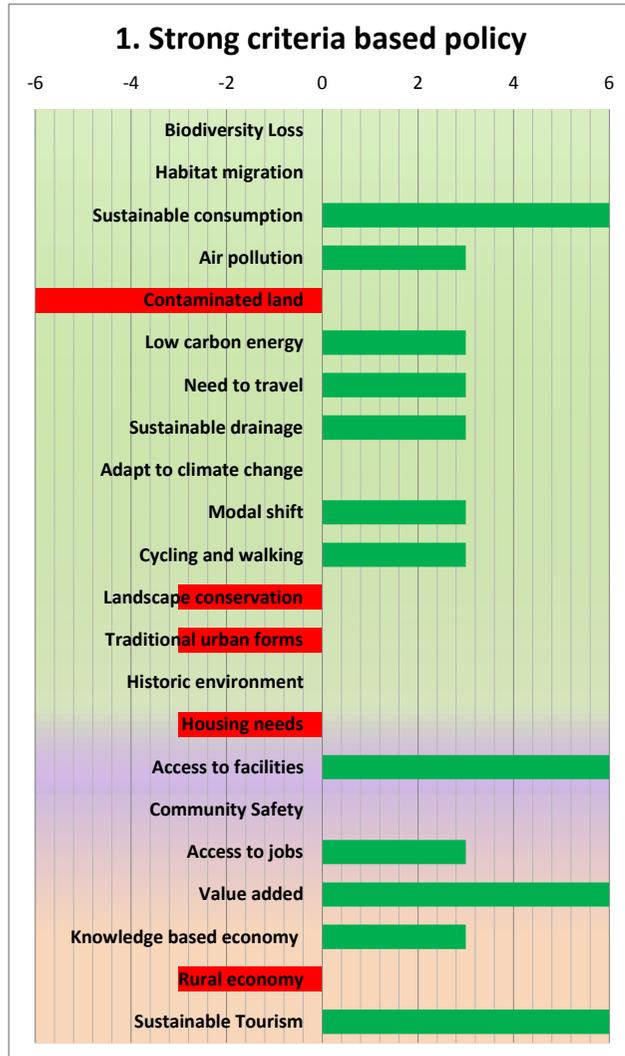
Policy		1. Strong Criteria based Policy - Strict criteria - issues housing / rural		2. Flexibly worded policy - allows for more development in the rural areas of the district		3. Do not have a policy - Leave up to NPPF	
1A	Biodiversity Loss	0	0 unlikely to affect site specific impacts of development	-	- By allowing more development within the rural area you would see further biodiversity loss	-	- - By allowing more development within the rural area you would see further biodiversity loss
1B	Habitat migration	0	0 -Development sites are built in more accessible locations	-	- may have slight impact, but depends on site locations	-	- may have slight impact, but depends on site locations
2C	Sustainable consumption	+	++ development in more sustainable locations, leading to greater chance of local shopping and lifestyles	-	- Some reliance on cars depending on location (rural v urban)	-	-- most likely to lead to unsustainable pattern of development, reliant on the car and hence shops with large car parks
3A	Air pollution	+	+ Most likely to encourage modal shift and reduced car use	-	- May well make existing air pollution problems worse as traffic increases	-	-- May well make existing air pollution problems worse as traffic increases
3B	Contaminated land	-	- - Restricted areas for development which may not be utilising contaminated land	-	- some flexibility to utilise contaminated land, though this would be dependant upon suitability	-	- some flexibility to utilise contaminated land, though this would be dependant upon suitability

Policy		1. Strong Criteria based Policy - Strict criteria - issues housing / rural		2. Flexibly worded policy - allows for more development in the rural areas of the district		3. Do not have a policy - Leave up to NPPF	
4A	Low carbon energy	+	+ Generally positive in encouraging modal shift through using local public transport links	-	- may encourage car use due to lack of other public transport options depending on location	-	- may encourage car use due to lack of other public transport options depending on location
4B	Need to travel	+	+ Most likely to encourage modal shift and reduced car use	-	- Houses in remote areas will need to travel more, thus needing parking facilities	-	- - Houses in remote areas will need to travel more, thus needing parking facilities
5B	Sustainable drainage	+	+ local policy more likely to deliver SUDS on highways and car parking areas	+	+ Local policy can still be strong on delivering SUDS in more rural areas.	0	0 would rely on other parts of the NPPF to deliver SUDS on parking and new access roads
6	Adapt to climate change	0	0 Would need design specific detail within the policy to aid adaption for climate change	0	0 Would need design specific detail within the policy to aid adaption for climate change	-	- Lack of design specific detail for adaption methods for climate change
7A	Modal shift	+	+ Most likely to encourage modal shift and reduced car use	-	- For rural developments there will be a negative impact which may need mitigation through other policies	-	- - Could lead to larger developments in rural areas which may have a negative impact that may need mitigation through other policies
7B	Cycling and walking	+	+ Most likely to encourage residents to cycle and walk to facilities	-	- Depending on location, more rural development would limit opportunities for cycling and walking as a means of transport. Less capable of mitigation because people can only travel so far by bike or on foot	-	- Depending on location, more rural development would limit opportunities for cycling and walking as a means of transport. Less capable of mitigation because people can only travel so far by bike or on foot

Policy		1. Strong Criteria based Policy - Strict criteria - issues housing / rural		2. Flexibly worded policy - allows for more development in the rural areas of the district		3. Do not have a policy - Leave up to NPPF	
8A	Landscape conservation	-	- Potential for edge of town development to impact upon an areas identify, and gaps between settlements	-	- Lack of control over development which may mean homes are built within the rural area	-	- - less control over development meaning homes could be built in any rural area
8B	Traditional urban forms	-	- Potential for strategic gaps between urban settlements being lost	-	- - Lack of local guidance on policy which may lead to a loss of urban form	-	- - Lack of local guidance on policy which may lead to a loss of urban form
8C	Historic environment	0	0 Historic environment is protected within other policy and law	+	+ More flexibility worded policy would allow you to weigh up historic environment against transport needs	+	+ Reliant on the law to proscribe development within the historic environment
9A	Housing needs	-	- Restricted to developing in certain areas, which may not meet the housing needs of the district	+	+ Some flexibility to find housing sites within the rural district	+	+ + More flexibility to find more housing sites
10	Access to facilities	+	+ + Good access due to development being built close to current facilities	+	+ Some potential for development close to local facilities but the is the risk of housing within more rural areas away from these facilities	-	- presumption in favour of development may override the need to built close to facilities for accessibility.
11	Community Safety	0	0 Design specific, depending on safety conscious planning	0	0 Design specific, depending on safety conscious planning	0	0 Design specific, depending on safety conscious planning

Policy		1. Strong Criteria based Policy - Strict criteria - issues housing / rural		2. Flexibly worded policy - allows for more development in the rural areas of the district		3. Do not have a policy - Leave up to NPPF	
12B	Access to jobs	+	+ Good access	+	+ Potential for good job prospects but it would be site specific	-	- Unpredictable because some sites may be in more rural locations away from job opportunities
12C	Value added	++	++ Good density of population and services - more likely to lead to a high tech economy	+	+ Potential for good density of population and services which is more likely to lead to a high tech economy, however this is slightly diluted by the risk of improved transport links encouraging people to commute out of the district for work	+	+ Potential for good density of population and services which is more likely to lead to a high tech economy, however this is slightly diluted by the risk of improved transport links encouraging people to commute out of the district for work
13B	Knowledge based economy	+	+ High standard of accessibility and infrastructure is needed to attract these high end businesses into this district	+	+ High standard of accessibility and infrastructure is needed to attract these high end businesses into this district	-	- High standard of accessibility and infrastructure is needed to attract these high end businesses into this district which may be less likely because development could take place anywhere
15A	Rural economy	-	- Less likely to improve the rural economy due to a lack of development in these areas	++	++ Allows for provision of housing in areas which need support for there rural economy	++	++ Allows for provision of housing in areas which need support for there rural economy
15B	Sustainable Tourism	++	++ Improved transport will allow for development of sustainable tourist facilities, but it may mean less is done in rural areas	++	++ More flexible approach allows for rural diversification - farmers can provide tourist facilities	++	++ More flexible approach allows for rural diversification - farmers can provide tourist facilities

Policy 39 Transport, Accessibility and Parking



Policy 40 Carbon Reduction Policy

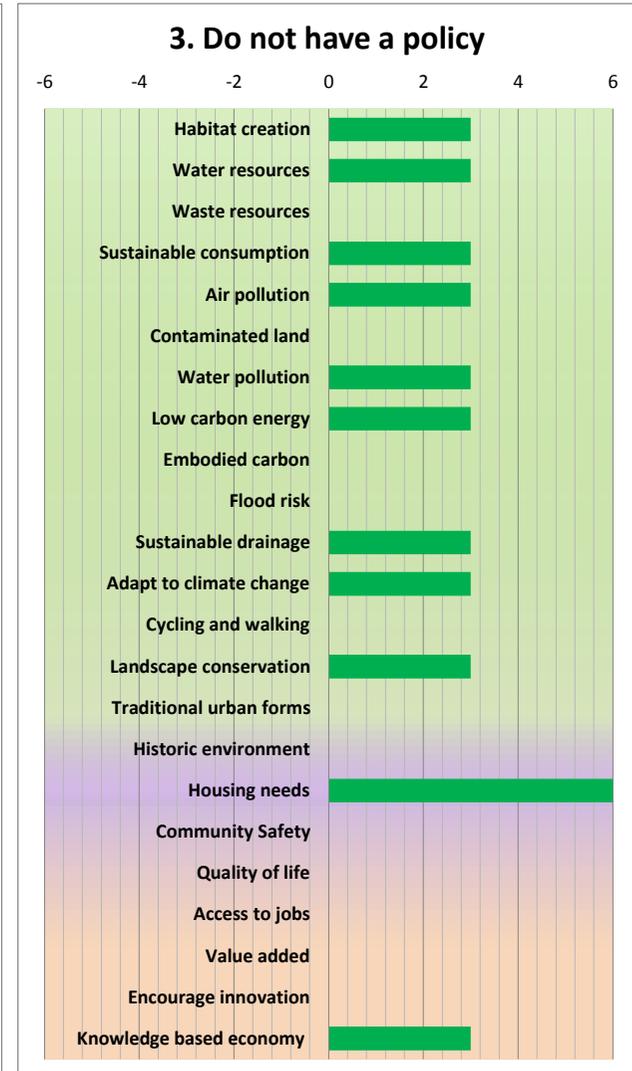
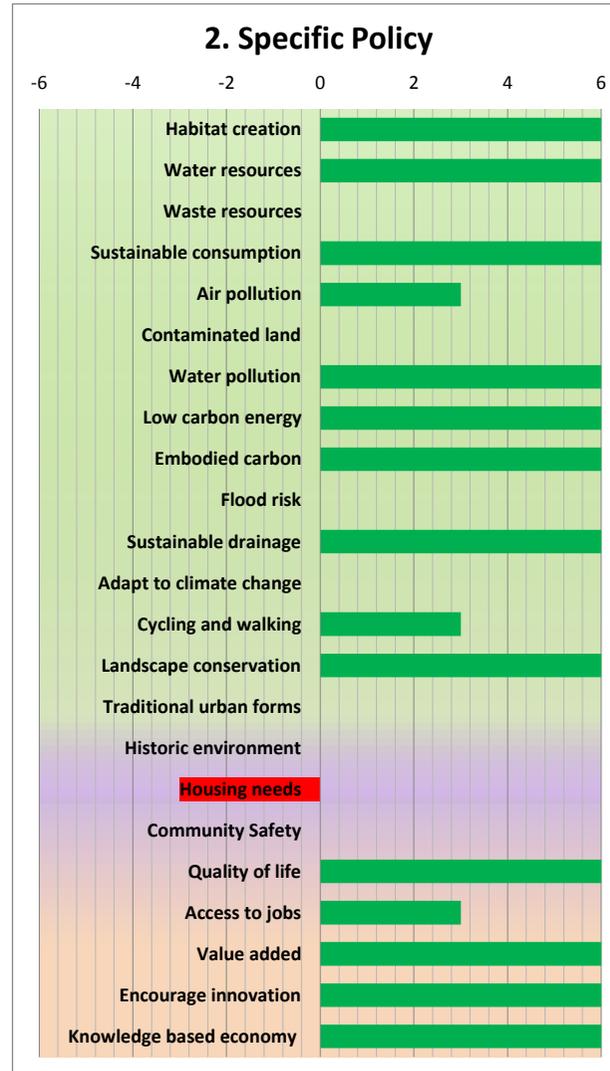
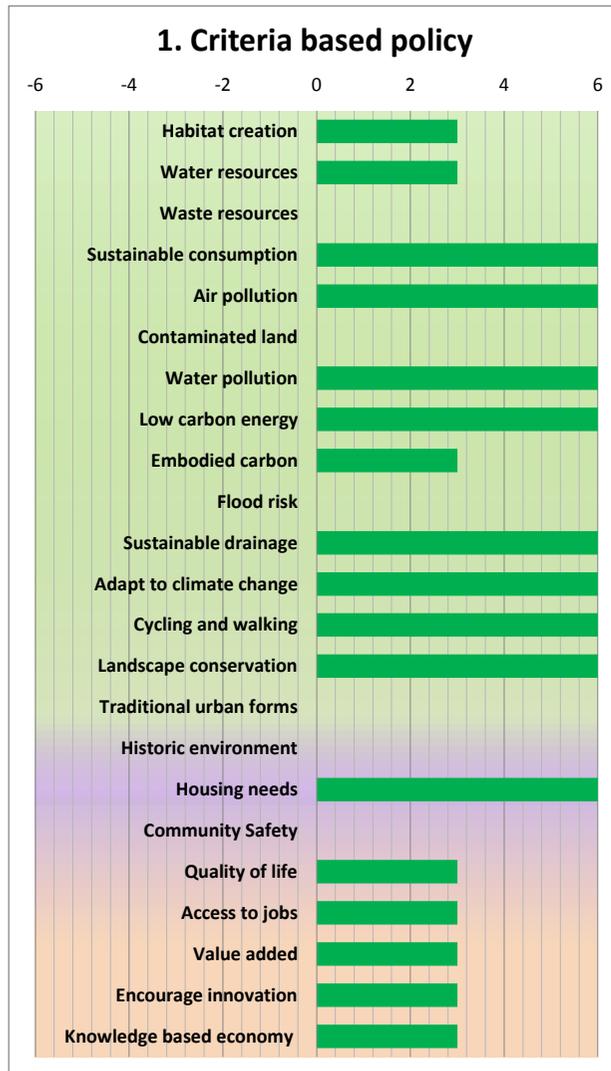
It is worth noting that that Option 1 a criteria based policy, has higher pre-prescribed code for sustainable homes levels compared to building regulations until 2019. However by 2019 the code level stipulated by building regulations will match that of the criteria based policy

Policy		1. Criteria based policy - Supportive to development where it enhances and protects natural environment		2. Specific policy - restrictive on development		3. Don't have a policy	
1C	Habitat creation	+	+ Potential for habitat to be created as part of development plans	+	++ Potential for habitat to be created as part of development plans	+	+ Potential for habitat to be created as part of development plans
2A	Water resources	+	+ Increase in demand for water resources with a requirement to meet the requirements of building regulations	+	++ Increase in demand for water resources, with potential for some water usage reduction above the building regulations requirements	+	+ Increase in demand for water resources with a requirement to meet the requirements of building regulations
2B	Waste resources	0	0 No impact, WWTW needs to be upgraded to meet demand	0	0 No impact, WWTW needs to be upgraded to meet demand	0	0 No impact, WWTW needs to be upgraded to meet demand
2C	Sustainable consumption	+	++ Building regulations for developer to use a certain amount of sustainable materials	+	++ Higher regulations for developer to use a certain amount of sustainable materials	+	+ Building regulations for developer to use a certain amount of sustainable materials
3A	Air pollution	+	++ With higher standards for energy efficiency at each level of the Code, there will be a reduction in greenhouse gas emissions to the environment. This will enable us to reduce the threat from climate change.	+	+ With higher standards for energy efficiency at each level of the Code, there will be a reduction in greenhouse gas emissions to the environment. This will enable us to reduce the threat from climate change.	+	+ With minimum standards for energy efficiency at each level of the Code, there will be a reduction in greenhouse gas emissions to the environment. This will enable us to reduce the threat from climate change.
3B	Contaminated land	0	0 No impact	0	0 No impact	0	0 No impact

Policy		1. Criteria based policy - Supportive to development where it enhances and protects natural environment		2. Specific policy - restrictive on development		3. Don't have a policy	
3C	Water pollution	+	++ Higher level of protection regarding water pollution	+	++ Very higher level of protection regarding water pollution	+	+ Min regulations on water pollution inline with building regulations
4A	Low carbon energy	+	++ Improvements with a requirement for 10% onsite renewables	+	++ Site dependant, but there the highest requirement for onsite renewables	+	+ Requirement to reduce energy loss through adaption of the building fabric as required by building regulations code
4C	Embodied carbon	+	+ Requires a higher level of use of sustainable construction	+	++ Requires a higher level of use of sustainable construction	0	0 required to meet the building regulations requirements
5A	Flood risk	0	0 Site specific depending on location	0	0 Site specific depending on location	0	0 Site specific depending on location
5B	Sustainable drainage	+	++ Opportunity to incorporate SUDS into new developments	+	++ Opportunity to incorporate SUDS into new developments	+	+ Requirement for runoff not to exceed levels prior to development
6	Adapt to climate change	+	++ Adaptions can be incorporated into new designs	+	++ Adaptions can be incorporated into new designs	+	+ Some adaption can be incorporated into new developments as required by building regulations
7B	Cycling and walking	+	++ Higher building for life standards which has requirements to reduce the need to travel and improve walking and cycle routes	+	+Though there are higher building for life standards which has requirements to reduce the need to travel and improve walking and cycle routes sites would be smaller so less adaption may be undertaken	0	0 No change
8A	Landscape conservation	+	++ Applications would be approved where they enhance the landscape rather than damage it	+	++ Applications would be approved where they enhance the landscape rather than damage it	+	+ Some protection to ensure landscapes are not destroyed

Policy		1. Criteria based policy - Supportive to development where it enhances and protects natural environment		2. Specific policy - restrictive on development		3. Don't have a policy	
8B	Traditional urban forms	0	0 no impact	0	0 no impact	0	0 no impact
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+	++ Would allow large housing sites which are more sustainable than that required by building regulations	-	- May restrict the number of new housings due to the increased cost to meet the high requirements	+	++ Would allow large housing sites
11	Community Safety	0	0 not impacted by policy	0	0 not impacted by policy	0	0 not impacted by policy
12A	Quality of life	+	+ May improve quality of life with higher regulations	+	++ May improve quality of life through high spec housing in terms of sustainability	0	0 No change
12B	Access to jobs	+	+ Further jobs in sustainable construction may occur	+	+ Further jobs in sustainable construction may occur	0	0 NO change
12C	Value added	+	+ Would add some value to new sites compared to sites complying to building regulations. Though higher protect for the natural environment of the district	+	++ Would add value to new sites compared to sites complying to building regulations. Though higher protect for the natural environment of the district	0	0 No change
13A	Encourage innovation	+	+ Encourage the use of renewable technologies	+	++ Encourage wide scale use of renewable technologies	0	0 No change
13B	Knowledge based economy	+	+ Higher demand for specialists in renewable technology	+	++ Higher demand for specialists in renewable technology	+	+ Higher demand for specialists in renewable technology

Policy 40 Carbon Reduction Policy



Policy 41 Off-site Renewable Energy

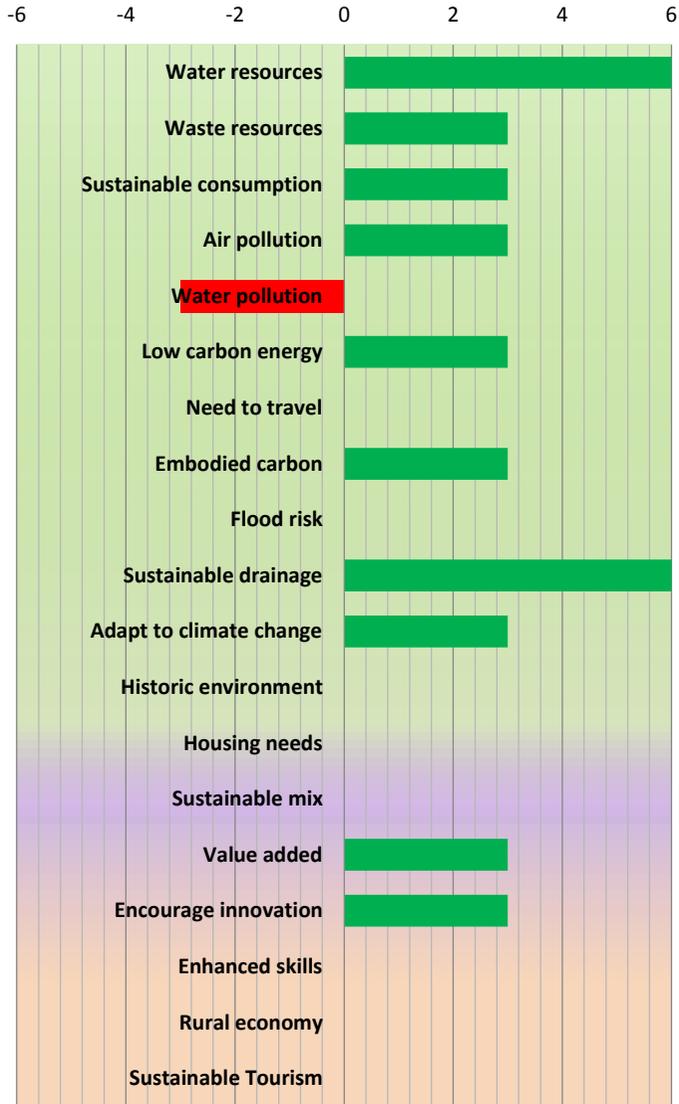
Policy		1. Do not have a policy		2. Local criteria based policy - allowable solutions, Offsite renewables		
2A	Water resources	+	+	++ Improvements onsite may help reduce the increased demand on water resources	+	++ May help improve water quality though with increased development there would be a higher demand on water resources
2B	Waste resources	+	+	++ may help reduce the increased demand on waste resources	+	++ may help reduce the increased demand on waste resources through larger systems off site
2C	Sustainable consumption	+	+	++ Will help improve a buildings efficiency	+	++ Will help improve a buildings efficiency, but off site renewables will also allow further energy generation
3A	Air pollution	+	+	++ Some measures will be put in place through building regs to tackle this	+	++ There is the opportunity for green renewable energies to be utilised with may be able to replace other energy generating activities which cause more air pollution
3C	Water pollution	-	-	- Though mitigation will be in place it is more likely that water pollution will increase through runoff onsite	-	- Though mitigation will be in place it is more likely that water pollution will increase through runoff onsite

Policy		1. Do not have a policy		2. Local criteria based policy - allowable solutions, Offsite renewables	
4A	Low carbon energy	+	+ Some measures will be put in place onsite to encourage the use of green materials and more efficient energy usage	+	++ Opportunity to greatly improve renewable energy generation through offsite renewables
4B	Need to travel	0	0 no impact	0	0 no impact
4C	Embodied carbon	+	+ Will help reduce the use of materials with high embodied carbon levels	+	+ Will help reduce the use of materials with high embodied carbon levels
5A	Flood risk	0	0 No impact	-	- Potential that off site renewable technology would be developed within flood risk areas or reduce the level of natural drainage on the site
5B	Sustainable drainage	+	++ Opportunity for SUDS to be incorporated into all designs	+	++ Opportunity for SUDS to be incorporated into all designs
6	Adapt to climate change	+	+ Adaptions for climate change can be incorporated into all designs	+	++ Greater adaptions for climate change can be incorporated into all designs
8C	Historic environment	0	0 Uncertain, it will depend on site specifics and what historic environment is present	0	0 Uncertain, it will depend on site specifics and what historic environment is present
9A	Housing needs	0	0 No impact	0	0 No impact

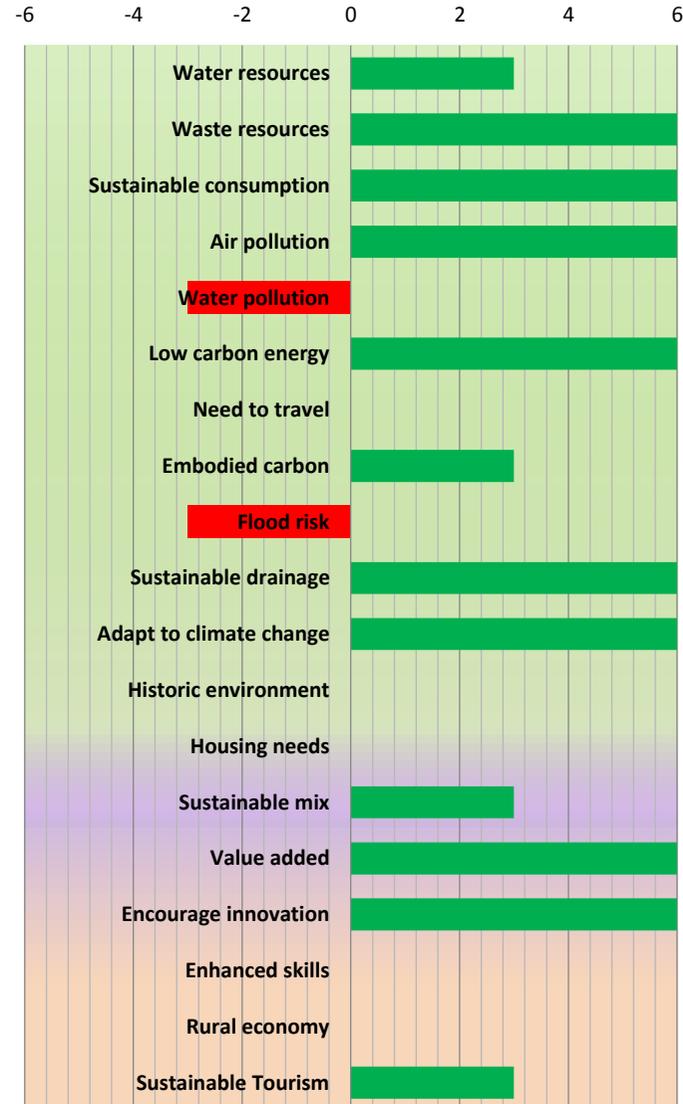
Policy		1. Do not have a policy		2. Local criteria based policy - allowable solutions, Offsite renewables	
9B	Sustainable mix	0	0 No impact	+	+ May help increase the level of housing onsite, because there would be more space for housing onsite with renewable technologies being sited away from the housing site
12C	Value added	+	+ May add some value to the district, though this would be held within the homes	++	++ may add value to the district with larger off site renewable technologies installed with can benefit the wider areas (e.g. district wide heating systems)
13A	Encourage innovation	+	+ May encourage some innovation within building methods and materials to meet the increase code levels	++	++ Encourage innovation through new renewable technologies
14A	Enhanced skills	0	0 no impact	0	0 no impact
15A	Rural economy	0	0 no impact	0	0 no impact
15B	Sustainable Tourism	0	0 no impact	+	+ May encourage some tourism if particularly rare renewable technologies are used which people would be interested in seeing

Policy 41 Off-site Renewable Energy

1. Do not have a policy



2. Local criteria based policy



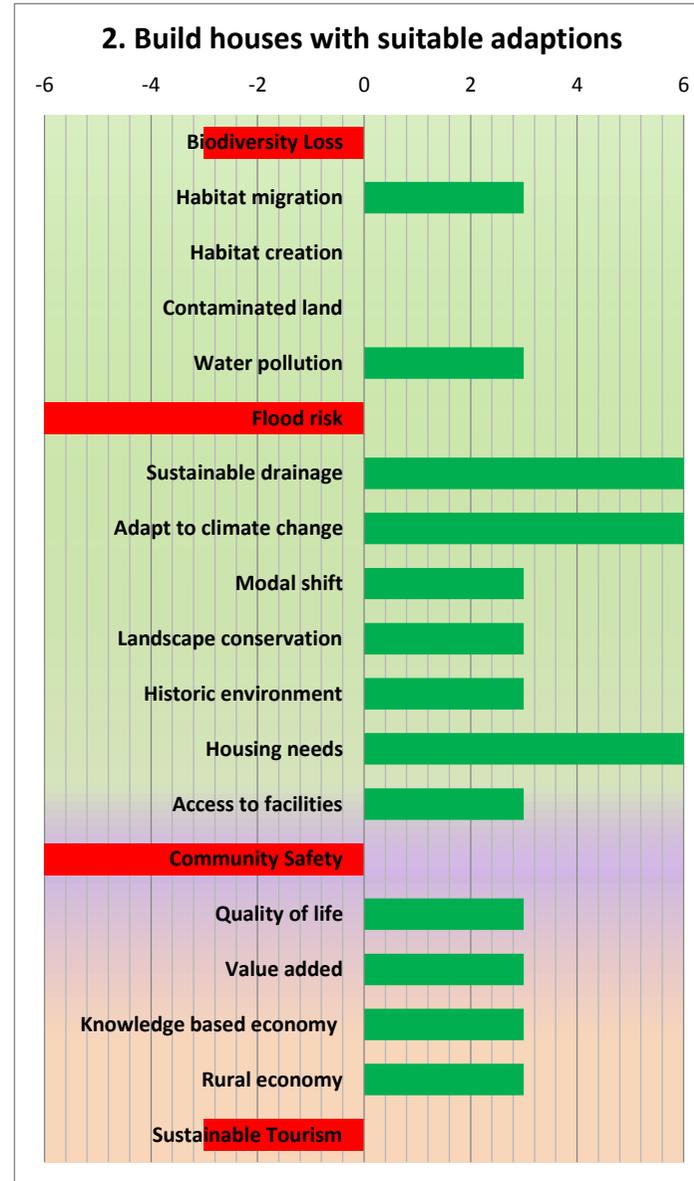
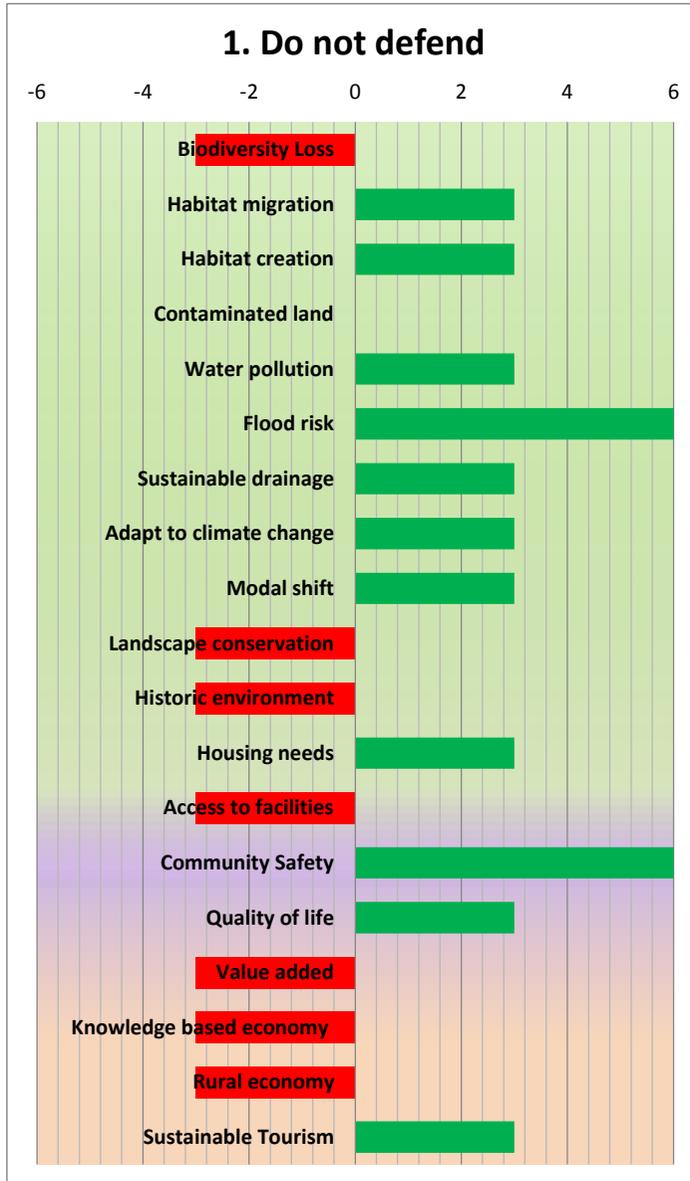
Policy 42 Flood Risk

Policy		1. Do not defend		2. Build houses with suitable adaptation		3. Protect and defend		4. Don't have a policy	
1A	Biodiversity Loss	-	- Potential loss of biodiversity out of the flood zone areas	-	- Decrease in biodiversity where new development takes place	-	-- Decrease in biodiversity where new development takes place and flood defences are installed	-	- Potential loss of biodiversity, though this would be very site specific
1B	Habitat migration	+	+ Opportunity for migration to take place along the coastal areas due to the restricted development	+	+ Opportunity for wildlife to move, through mitigation within the development	-	- Physical barriers in the form of flood defences may restrict movement	-	- Potential for there to be some limitations for movement through this would be site specific
1C	Habitat creation	+	+ Potential for creation of wetland areas in the flood risk zones	0	0 No change	-	-- There may be some habitat loss due to an increase in development	-	- Potential for some habitat loss but this would be site specific
3B	Contaminated land	0	0 No change	0	0 No change	+	+ Possibility for developing on contaminated land	+	+ Possibility for developing on contaminated land
3C	Water pollution	+	+ Possibility to reduce levels of water pollution through development not being at the waters edge	+	+ Possibility to incorporate adaption measures within the development to reduce water pollution	-	- Possible increase in water pollution with the increase in development	-	- Possible increase in water pollution with the increase in development
5A	Flood risk	+	++ There would be a reduction in flood risk with development being restricted from at risk locations	-	-- Though there is the potential to reduce the damage created from flooding, the risk of the property flooding would not change	+	++ New sites would be protected against flooding from the physical defence measures	-	- Potential for flooding in new development, though this would be on a site to site basis

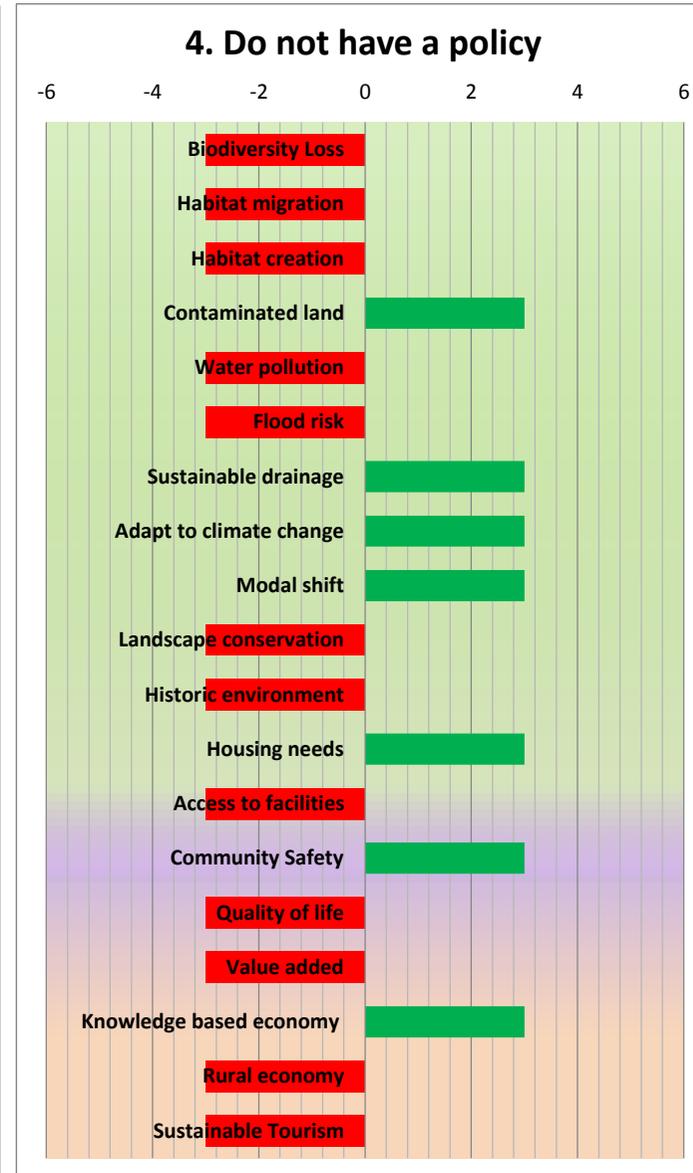
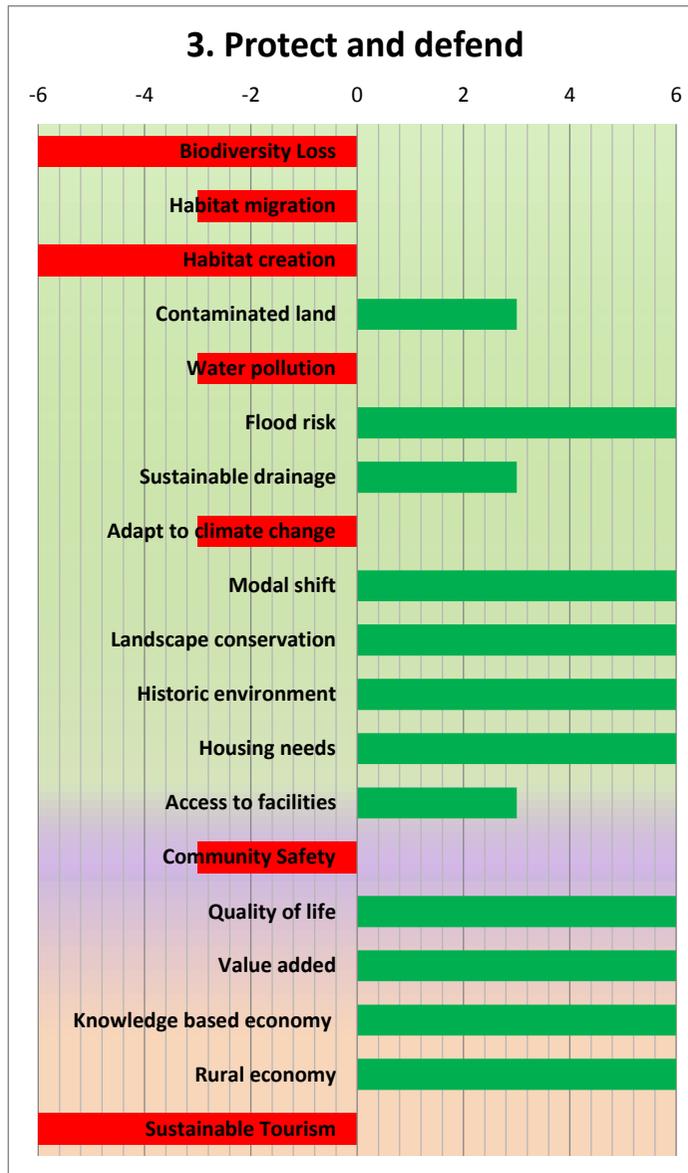
Policy		1. Do not defend		2. Build houses with suitable adaptation		3. Protect and defend		4. Don't have a policy	
5B	Sustainable drainage	+	+ Potential to development new sustainable drainage systems within the new development	+	+ + High potential to development new sustainable drainage systems within the new development	+	+ Potential to development new sustainable drainage systems within the new development	+	+ Potential to development new sustainable drainage systems within the new development
6	Adapt to climate change	+	+ Some adaption to climate change through avoiding affected areas (sea level rise)	+	+ + High possibility for adaptations to climate change to be incorporated within development sites	-	- The development area has been protected against climate change but not adapted to it	+	+ Adaption would be dependant on site specifics but there are still some possibilities for adaptations to take place
7A	Modal shift	+	+ Some potential to development sustainable transport systems, but these would be restricted due to the flood risk areas being undevelopable.	+	+ Potential to develop more sustainable transport systems, however there may be some restraints due to the flood risk in the area	+	+ + Opportunities to create new sustainable transport systems as part of any new development	+	+ Potential for some improvement to more sustainable transport systems, but these would be site specific rather than district wide
8A	Landscape conservation	-	- Risk of having to use sites which are less good in landscape terms though this is site specific	+	+ Flexible in terms of landscape considerations	+	+ + landscape would be protect though there may be some minor disruption due to flood defences	-	- Risk of having to use sites which are less good in landscape terms though this is site specific
8C	Historic environment	-	- Potential loss of some historic environments due to development	+	+ Flexible in terms of historic considerations	+	+ + historic landscape would be protect though there may be some minor disruption due to flood defences	-	- Potential loss of some historic environments due to development but on a site by site basis
9A	Housing needs	+	+ Some housing would be created but this would be restricted by flood risk zones	+	+ + Housing can be developed but at a higher cost due to the adaptations created	+	+ + High level of potential for housing development	+	+ Potential for development for housing on a site by site basis

Policy		1. Do not defend		2. Build houses with suitable adaptation		3. Protect and defend		4. Don't have a policy	
10	Access to facilities	-	- Some of the locations may be remote with fewer facilities	+	+ Potential for development to take place near current facilities within flooding areas	+	+ Potential for development to take place near current facilities within flooding areas	-	- Some of the locations may be remote with fewer facilities
11	Community Safety	+	+ + Safe option because development out take place outside of flood risk areas	-	- - development may take place in flood risk areas, and there is the risk of flooding and residents being trapped	-	- As long at the flood defences are working the residents are safe until the flood defences are breached	+	+ Safe option because development out take place outside of flood risk areas
12A	Quality of life	+	+ Quality of life would be improved due to the reduction in flood risk	+	+ Quality of life would be improved due to the reduction in flood risk	+	+ + Quality of life would be improved due to the reduction in flood risk	-	- Potential for a reduced quality of life if housing is development within flood risk areas
12C	Value added	-	- Area restricted that could be used for economic activities	+	+ Economic activities could continue but would need to be enhanced / adapted for flooding	+	+ + Protects existing economic activities	-	- Area restricted that could be used for economic activities
13B	Knowledge based economy	-	- Potential loss of housing sites for the workforce due to restricted development	+	+ Increase in residential units for the workforce within the district	+	+ + Increase in housing to encourage the workforce to stay within the district	+	+ Increase in residential units for the workforce within the district
15A	Rural economy	-	- Loss of area which can be used to boss the rural economy	+	+ Increased economy with more residents within the local area	+	+ + Increased economy with more residents within the local area	-	- Loss of area which can be used to boss the rural economy
15B	Sustainable Tourism	+	+ Possibility to create wetland areas which could become a green tourist attraction	-	- Potential loss of tourist facilities on the coast	-	- - Loss of tourism opportunities on the coast for housing	-	- Potential loss of tourist facilities on the coast

Policy 42 Flood Risk



Policy 42 Flood Risk



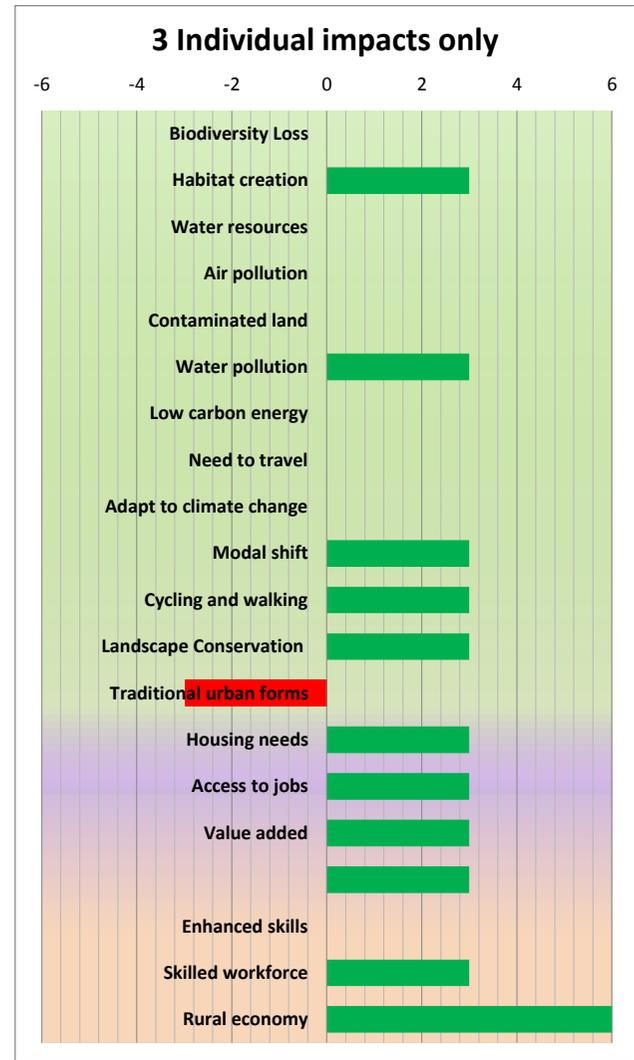
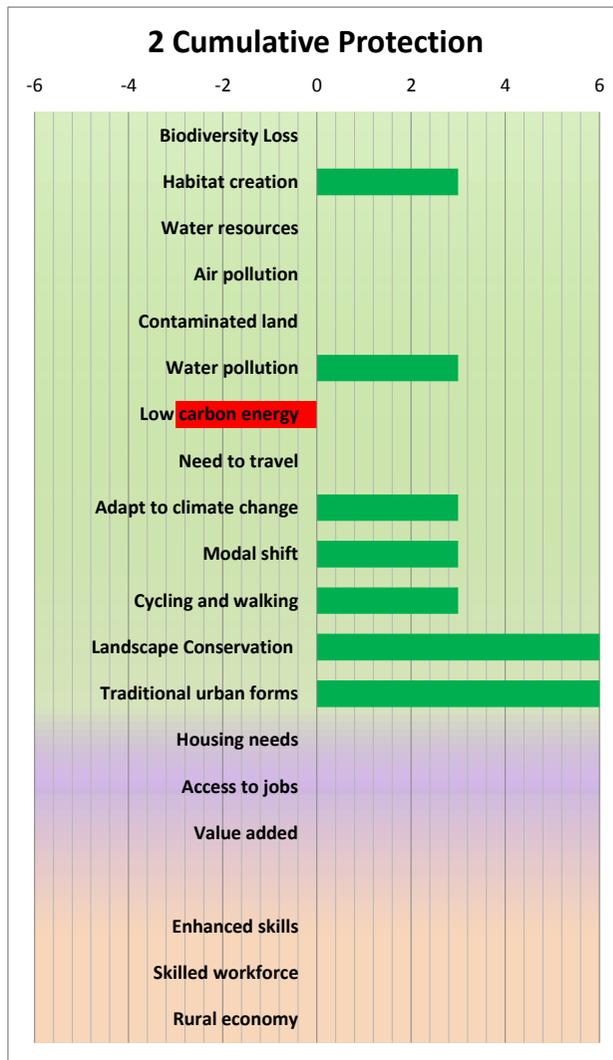
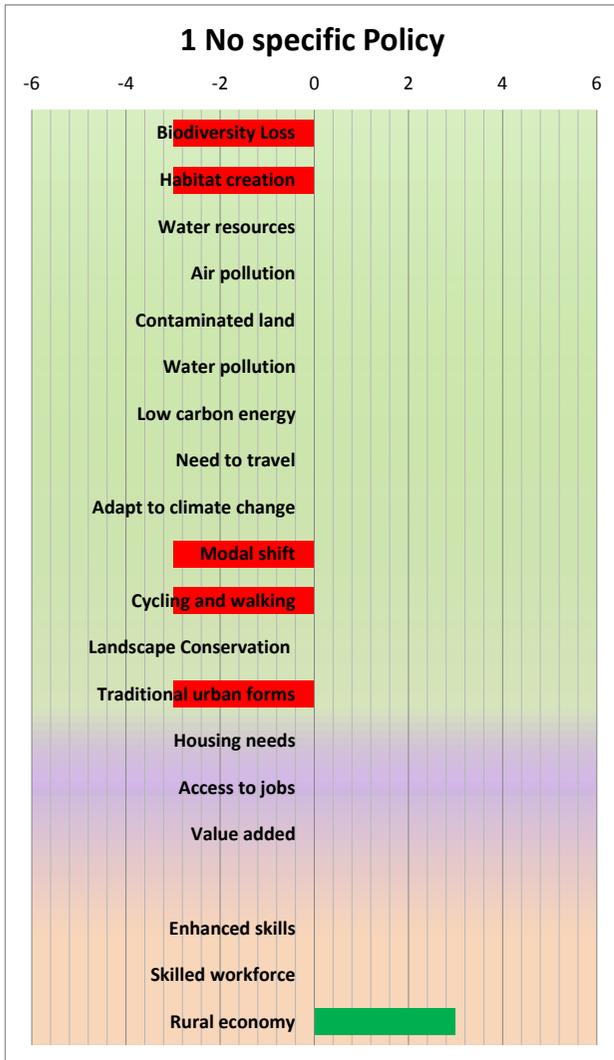
Policy 43 Chichester Harbour AONB

		1. No specific policy - leave to NPPF		2. Policy on protecting landscape, character and coalescence		Policy on individual impacts only and more emphasis on economic well-being	
1A	Biodiversity Loss	-	Landscape losses may also incur biodiversity loss	0	No significant effect	0	No significant effect
1C	Habitat creation	-	Some missed opportunities	+	Incidental benefits through protection of landscape	+	Incidental benefits through protection of landscape
2A	Water resources	0	No significant effect on water consumption	0	No significant effect on water consumption	0	No significant effect on water consumption
3A	Air pollution	0	No significant effect	0	No significant effect	0	No significant effect
3B	Contaminated land	0	No interaction	0	No interaction	0	No interaction
3C	Water pollution	0	Covered by other policies but lack of link to AONB Management Plan may lead to missed improvement opportunities	+	Although not specifically mentioned in draft option the linked to the Management Plan will help emphasise the importance of this issue to the conservation of the harbour	+	Although not specifically mentioned in draft option the linked to the Management Plan will help emphasise the importance of this issue to the conservation of the harbour
4A	Low carbon energy	0	No significant effect	-	Emphasis on protecting landscape will restrict medium scale renewables	0	Specifics of protection policy will probably balance out any economic benefits when considering medium scale renewables
4B	Need to travel	0	No significant effect	0	No significant effect	0	No significant effect

6	Adapt to climate change	0	No significant effect	+	Landscape enhancements should offer positives in this regard	0	No significant effect
7A	Modal shift	-	Lack of specific policy linked to the management plan may lead to missed opportunities for enhancements	+	Having a local policy should allow some benefits to be realised where appropriate by link to AONB Management Plan	+	Having a local policy should allow some benefits to be realised where appropriate by link to AONB Management Plan
7B	Cycling and walking	-	Lack of specific policy linked to the management plan may lead to missed opportunities for enhancements	+	Having a local policy should allow some benefits to be realised where appropriate by link to AONB Management Plan	+	Having a local policy should allow some benefits to be realised where appropriate by link to AONB Management Plan
8A	Landscape Conservation	0	NPPF allows for protection of landscape but this may not be uppermost in considerations without a specific policy	+	Main thrust of this policy option	+	Additional emphasis on economic impacts may dilute landscape conservation
8B	Traditional urban forms	-	Less consideration of cumulative impacts on character of settlements	+	Main thrust of this policy option	-	Less consideration of cumulative impacts on character of settlements
9A	Housing needs	0	Housing development would be restricted within the AONB, but nearby hubs would still allow for most need to be met	0	Housing development would be restricted within the AONB, but nearby hubs would still allow for most need to be met	+	Should allow a more flexible approach to defining what is appropriate in meeting local housing needs

12B	Access to jobs	0	No significant impact	0	No significant impact	+	Should allow a more flexible approach to defining what is appropriate in meeting local business needs
12C	Value added	0	No significant impact	0	No significant impact	+	Should allow a more flexible approach to defining what is appropriate in meeting local business needs
13B	Knowledge economy	0	No significant impact	0	No significant impact	+	Should allow a more flexible approach to defining what is appropriate in meeting local business needs
14A	Enhanced skills	0	No significant impact	0	No significant impact	0	Minor positive impacts, but uncertain
14B	Skilled workforce	0	No significant impact	0	No significant impact	+	Some positive impacts
15A	Rural economy	+	Looser interpretation of policy in the absence of a policy may allow increased business development in the AONB	0	Should restrict some developments where landscape impacts are too great	+	Would specifically allow for economic benefits to have greater weight in decision making

Policy 43 Chichester Harbour AONB



Policy 44 Development around the coast

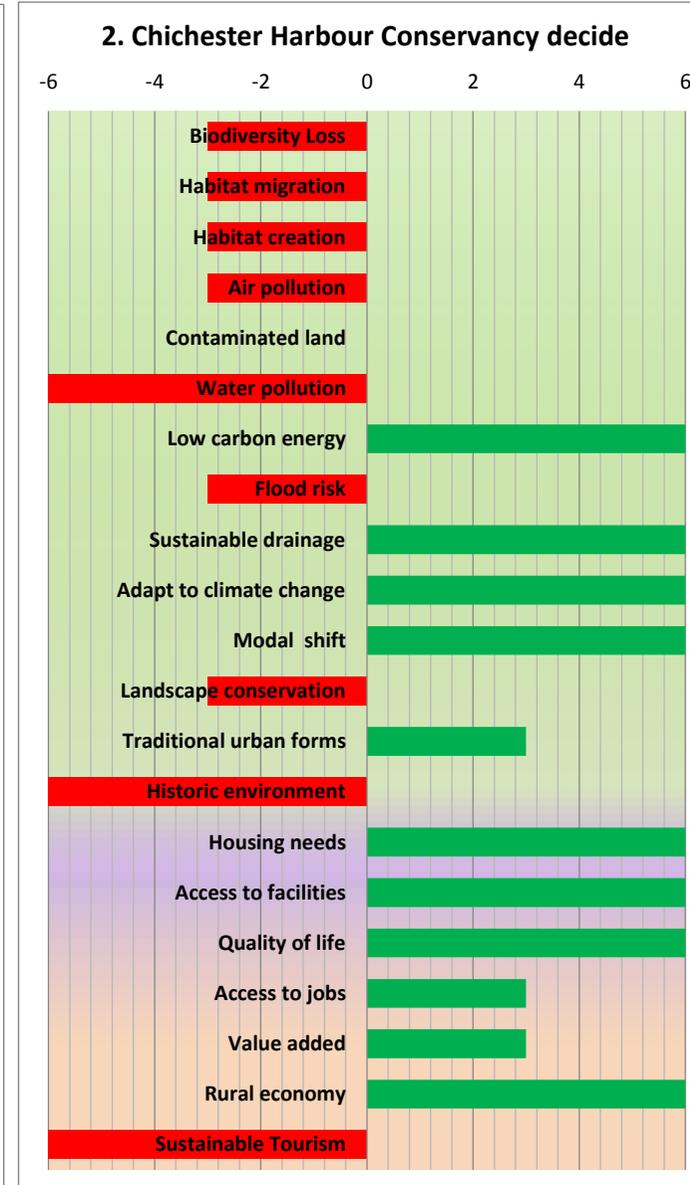
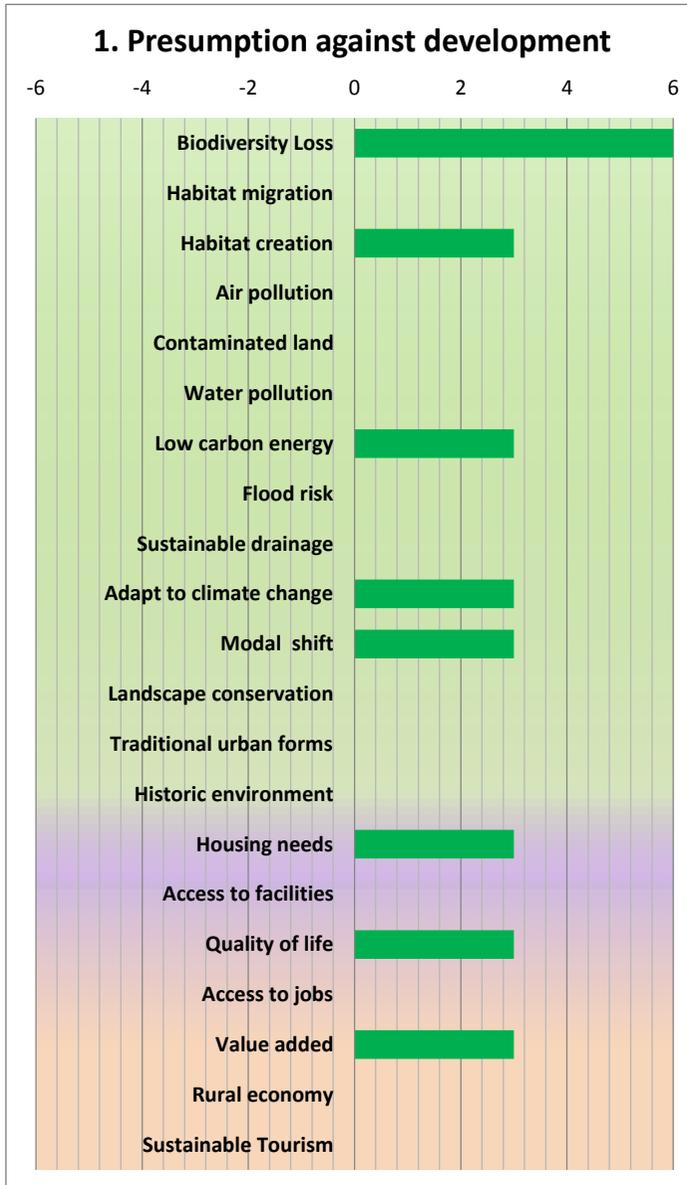
Policy		1. Presumption against development, only conversion		2. Chichester Harbour Conservancy decide on water development		3. Do not have a policy		4. Policy strengthened to give more protection to harbours - water front development	
1A	Biodiversity Loss	+	+	-	- Possible loss of habitats and biodiversity but this would be on a site specific basis	-	- Possible loss of biodiversity	+	+ Harbour would be more protection from development
1B	Habitat migration	0	0	-	- Potential for the green infrastructure of the area to be negatively affected by development	-	- Possible loss of Green Infrastructure and corridors	+	+ Harbour / Marine wetland habitat protected (migrating birds)
1C	Habitat creation	+	+	-	- Possible loss of habitat, but this would be site dependant	-	- No habitat creation would be required as part of the development	+	+ Harbours would be more protected from development
3A	Air pollution	0	0	-	- May be an increase in air pollution but this would be dependant on site specifics	-	- May be an increase in air pollution with increased development	-	- Risk of increase in air pollution due to increased development
3B	Contaminated land	0	0	0	0 No Change	+	+ Possibility for developing on contaminated land	0	0 No change

Policy		1. Presumption against development, only conversion		2. Chichester Harbour Conservancy decide on water development		3. Do not have a policy		4. Policy strengthened to give more protection to harbours - water front development	
3C	Water pollution	0	0 No change	- -	- - May be some water pollution with new development	-	- May be some water pollution	+	+ Protection against development by the water
4A	Low carbon energy	+	+ Opportunity to include enhancements in conversion	+	++ Opportunity to include renewable energy technologies and sustainable construction materials	+	+ Potential for sustainable resources to be used in development	+	+ Potential for sustainable resources to be used in development
5A	Flood risk	0	0 No Change	-	- Flood risk may be increased with waterside development	-	- Dependant on site location and existing flood risk	-	- Dependant onsite location and existing flood risk
5B	Sustainable drainage	0	0 No change though there may be a possibility for some retro fitting	+	++ Opportunity to make improvements and install new sustainable drainage systems	+	++ Opportunity to make improvements and install new sustainable drainage systems	+	++ Opportunity to make improvements and install new sustainable drainage systems
6	Adapt to climate change	+	+ Opportunity for some adaption measures for climate change	+	++ High level of opportunity for adaptations to climate change	0		+	++ High level of opportunity for adaption
7A	Modal shift	+	+ Some opportunities to introduce for sustainable transport	+	++ Opportunity to introduce some sustainable transport systems	+	++ Opportunity to introduce some sustainable transport systems	+	++ Opportunity to introduce some sustainable transport systems

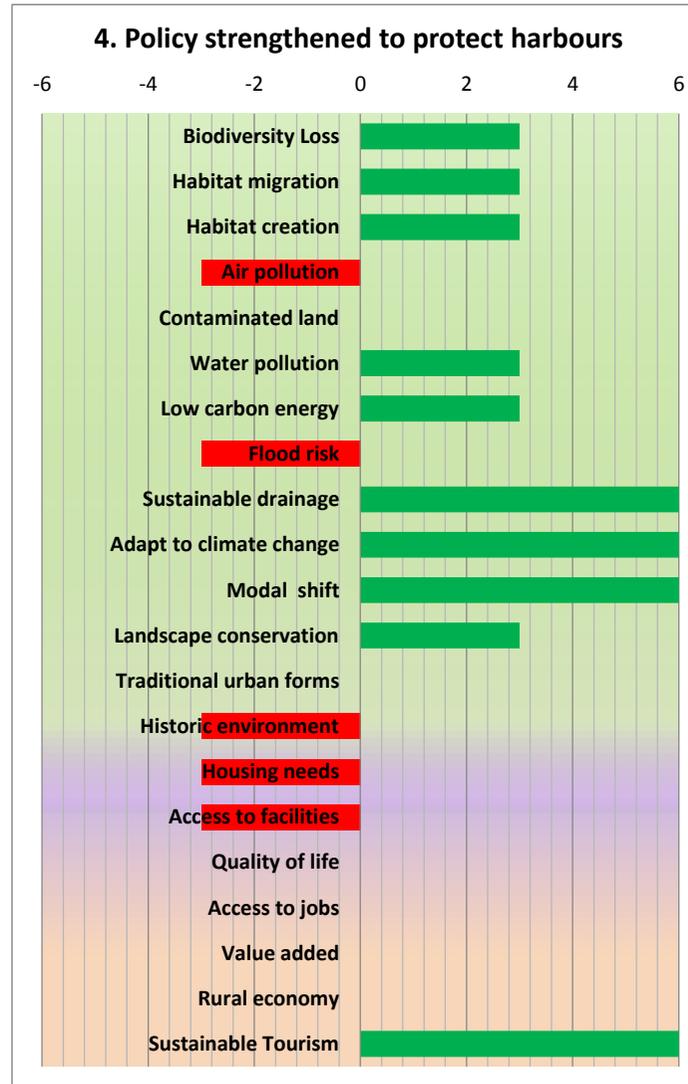
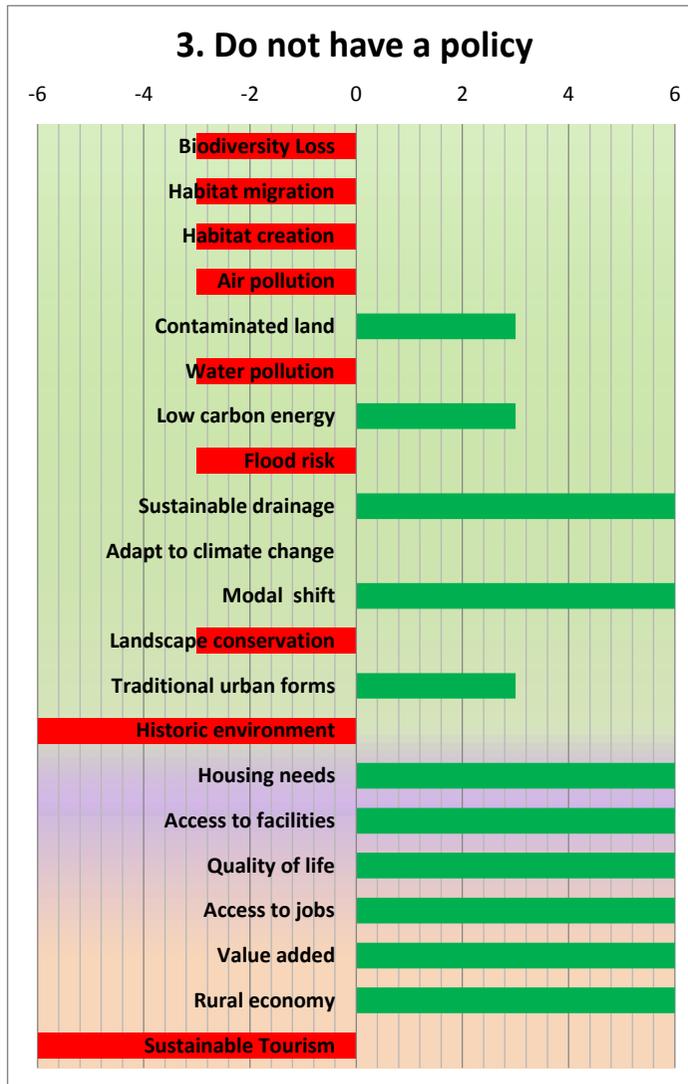
Policy		1. Presumption against development, only conversion		2. Chichester Harbour Conservancy decide on water development		3. Do not have a policy		4. Policy strengthened to give more protection to harbours - water front development	
8A	Landscape conservation	0	0 No change	-	- Potential loss of marine landscape	-	- Potential loss of marine habitat	+	+ Marine habitat would be protected from development
8B	Traditional urban forms	0	0 No change	+	+ there would be some development of the coastal areas	+	+ potential for development of coastal areas	0	0 Waterside areas would be protected from development
8C	Historic environment	0	0 No change	- -	-- Historic environment will be at risk from development	- -	-- Historic environment will be at risk from development	-	- There may be some risk of losing historic environment away from the waters edge
9A	Housing needs	+	+ Some residential units will be provided	+	++ A large number of residential units could be created	+	++ A large number of residential units could be created	-	- Development would be restricted on the coast
10	Access to facilities	0	0 No change	+	++ Access may be created to waterside facilities	+	++ Access may be created to waterside facilities	-	- Limited access to facilities on the coast

Policy		1. Presumption against development, only conversion		2. Chichester Harbour Conservancy decide on water development		3. Do not have a policy		4. Policy strengthened to give more protection to harbours - water front development	
12A	Quality of life	+	+ Some potential improvements, with residential property along the waterfront / coastal areas	+	++ Potential for increased residential development as well as social and economic enhancements to the coastal areas	+	++ Potential for increased residential development as well as social and economic enhancements to the coastal areas	0	0 No change
12B	Access to jobs	0	0 No change	+	+ Job creation possible with some economic development	+	++ Possibility of employment site creation	0	0 No change
12C	Value added	+	+ Potential to retain the workforce within the district due to an increase in housing availability along the coastal areas	+	+ Potential to retain the workforce within the district due to an increase in housing availability along the coastal areas	+	++ High potential to retain the workforce within the district due to an increase in housing availability along the coastal areas	0	0 Patterns of working and living would not be altered
15A	Rural economy	0	0 No change	+	++ Potential to increase the rural economy through development on retail / employment sites	+	++ Potential to increase the rural economy through development on retail / employment sites	0	0 Uncertain affect - Sites would be protected against development which may lead to decrease in the rural economy but also would protect the area from development with may attract people to the area using the facilities and amenities currently available
15B	Sustainable Tourism	0	0 No change	-	-- Potential loss of sustainable tourist areas which would be replaced by development	-	-- Potential loss of sustainable tourist areas which would be replaced by development	+	++ Potential to increase sustainable tourist sites with the protection of environmental sites (protected sites) which may attract visitors

Policy 44 Development around the coast



Policy 44 Development around the coast



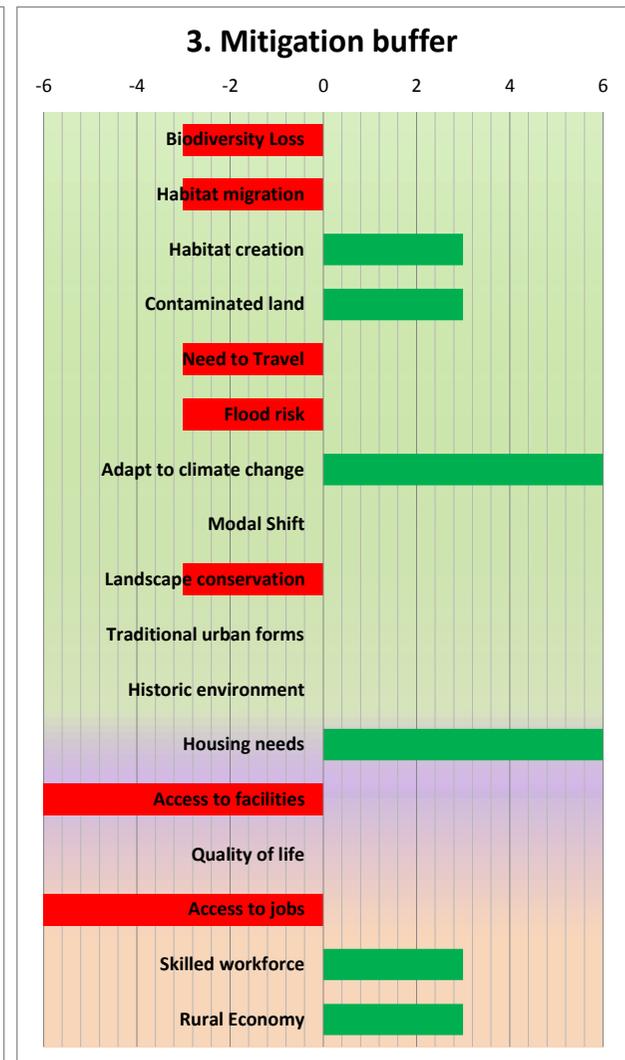
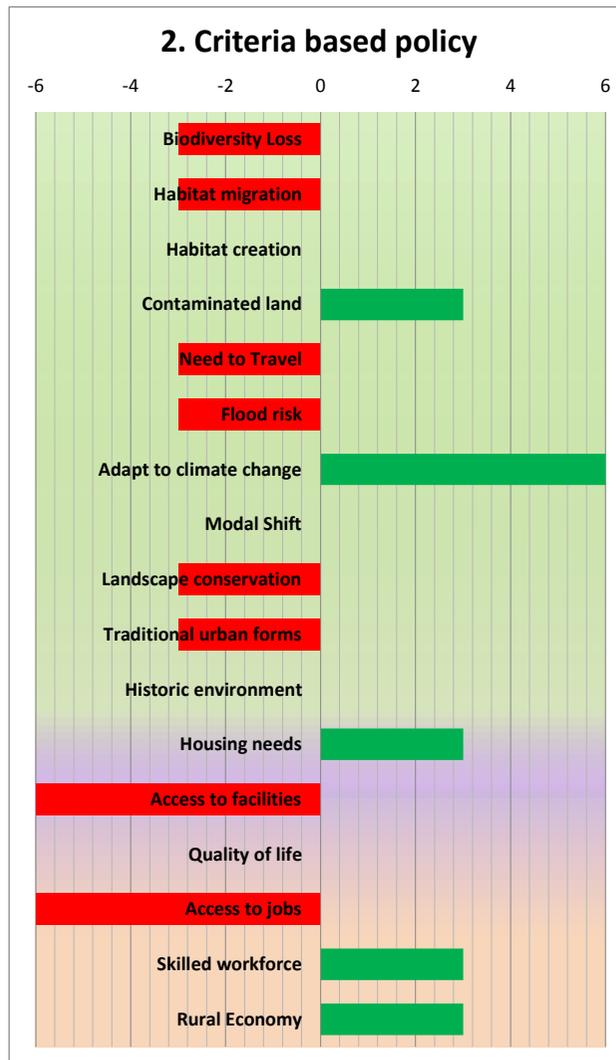
Policy 45 Development in the Countryside

Policy		1. Don't have a policy		2. Criteria based policy		3. Mitigation buffer	
1A	Biodiversity Loss	-	- - Unless protected through the planning system, potential for loss of biodiversity for development	-	- Areas more protected, though biodiversity would need be considered within the policy	-	- Some loss of biodiversity, though mitigation through creating a buffer would reduce this marginally
1B	Habitat migration	-	- - Potential loss of green corridors which are not identified already	-	- Some protection to allow for habitat migration	-	- Buffer would provide some protection but this would need to be link to the local Green corridors near the site
1C	Habitat creation	-	- - No potential unless stipulated within planning	0	0 No change	+	+ Provided potential to create some new habitat within the buffer zones
3B	Contaminated land	+	+ Potential for contaminated land to be used for development	+	+ Potential for contaminated land to be used for development	+	+ Potential for contaminated land to be used for development
4b	Need to Travel	-	- May increase the need to travel if there is development in more rural locations about from public transport infrastructure	-	- May increase the need to travel if there is development in more rural locations about from public transport infrastructure	-	- May increase the need to travel if there is development in more rural locations about from public transport infrastructure
5A	Flood risk	-	- May be increased, with development removing natural drainage systems	-	- May be increased, with development removing natural drainage systems	-	- May be increased, with development removing natural drainage systems

Policy		1. Don't have a policy		2. Criteria based policy		3. Mitigation buffer	
6	Adapt to climate change	+	+ Potential for development to include adaptations to climate change through the planning system	+	++ Potential for development to include adaptations to climate change with further detail within the policy	+	++ Potential for development to include adaptations to climate change with further detail within the policy
7A	Modal Shift	0	0 No change	0	0 No change - unless funding was put into improving the public transport network within rural areas	0	0 No change - unless funding was put into improving the public transport network within rural areas
8A	Landscape conservation	-	-- Potential loss of large areas of the rural landscape due to the lack of policy dictating how development should take place in rural locations	-	- Potential small scale lose of some rural landscapes, though this can be mitigation for through considerate design and planning	-	- Potential small scale lose of some rural landscapes, though this can be mitigation for through considerate design and planning. May be some areas where the rural landscape is enhanced through including buffer areas
8B	Traditional urban forms	-	- Potential risk of coalescence	-	- Potential risk of coalescence	0	0 Unlikely to impact with landscape buffer zones used to separate settlements
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+	+ Site specific, but may allow development within the rural environment	+	+ Allow development in certain rural areas	+	++ Potential for larger housing development within the rural landscape

Policy		1. Don't have a policy		2. Criteria based policy		3. Mitigation buffer	
10	Access to facilities	-	- Development within rural areas without development of facilities will mean residents will have to travel great distances to access these	-	- - very poor access to facilities in more remote areas	-	- - very poor access to facilities in more remote areas
12A	Quality of life	0	0 No change	0	0 Dependant on lifestyle choice housing in more rural locations may improve the quality of life for some, however residents already in these areas may be negatively impacted upon from such development	0	0 Dependant on lifestyle choice housing in more rural locations may improve the quality of life for some, however residents already in these areas may be negatively impacted upon from such development
12B	Access to jobs	-	- Unless funding is put towards expanding the rural economy, people will have to travel large distances for work	-	- - Unless funding is put towards expanding the rural economy, people will have to travel large distances for work	-	- - Unless funding is put towards expanding the rural economy, people will have to travel large distances for work
14B	Skilled workforce	0	0 No change	+	+ Housing in rural locations may attract people into the district for employment	+	+ Housing in rural locations may attract people into the district for employment
15A	Rural Economy	0	0 With out development of the rural economy, this will not change	+	+ Potential to improve the local economy, though investment would be required for this to happen	+	+ Potential to improve the local economy, though investment would be required for this to happen

Policy 45 Development in the Countryside



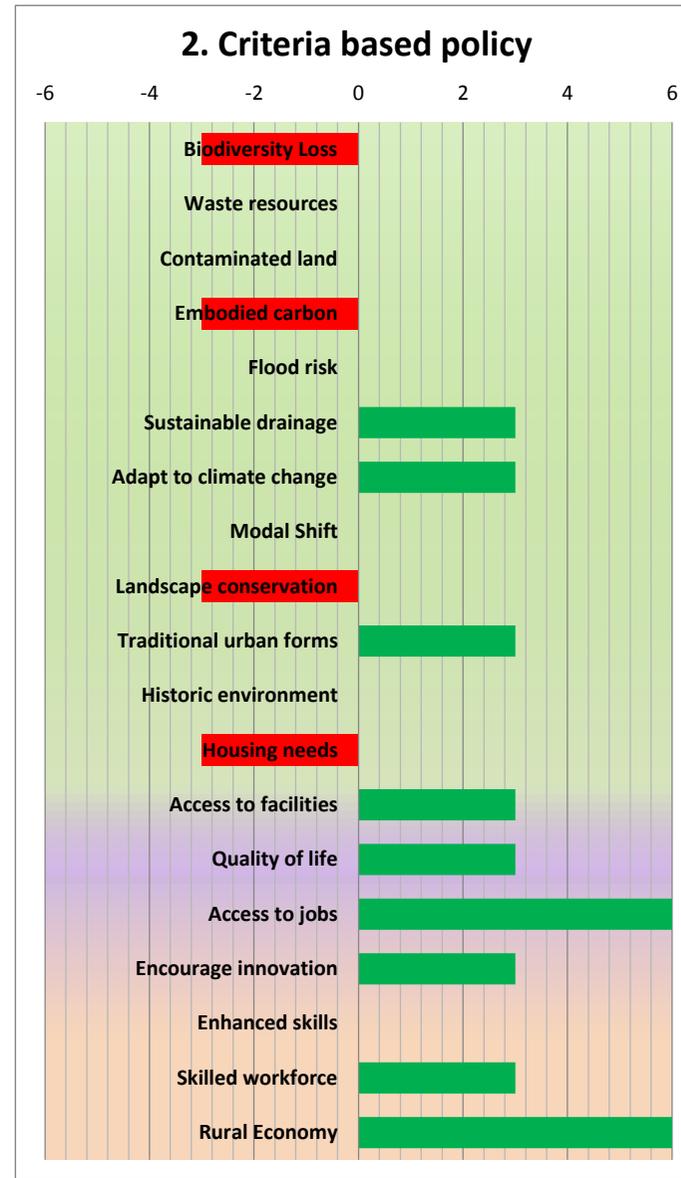
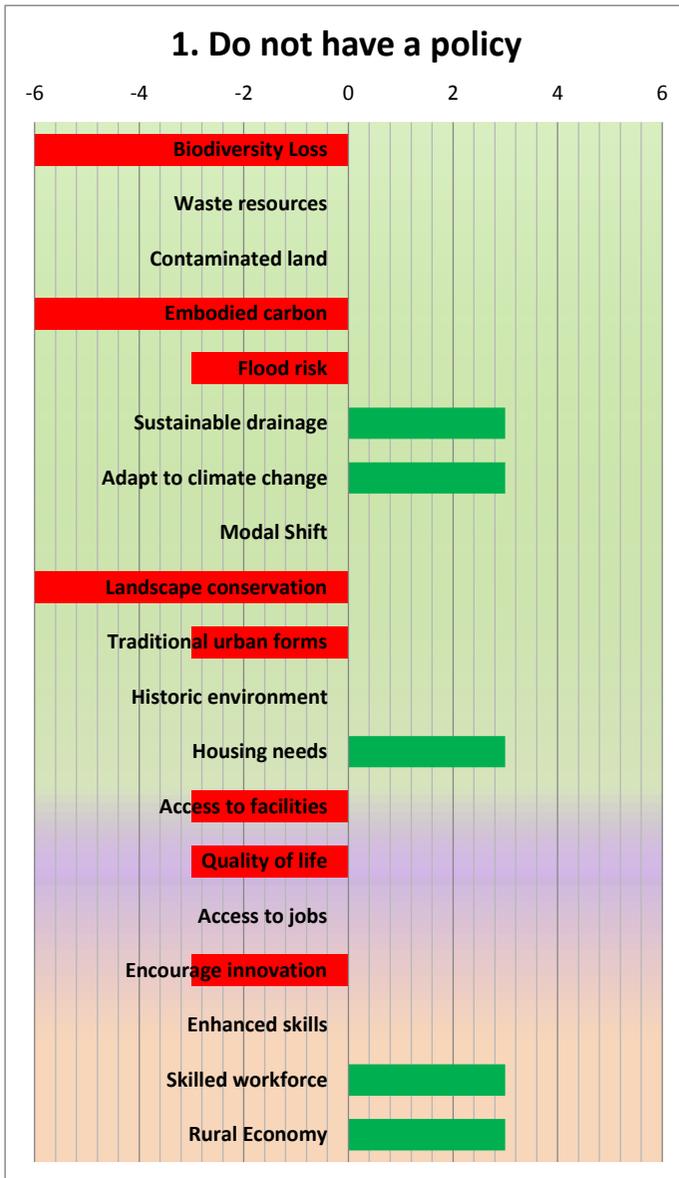
Policy 46 Alternations, Change of Use and or Reuse of Existing Buildings in the Countryside.

Policy		1. Do not have a policy		2. Criteria based policy	
1A	Biodiversity Loss	-	- - Risk of biodiversity loss through wide scale change of use and alterations for housing	-	- Slight risk of biodiversity loss through alterations
2B	Waste resources	0	0 Neutral impact, any increased demand can be met by current WWTW	0	0 Neutral impact, any increased demand can be met by current WWTW
3B	Contaminated land	0	0 no impact	0	0 no impact
4C	Embodied carbon	-	- - Potential for some materials used within alterations increasing the embodied carbon usage	-	- Potential for some materials used within alterations increasing the embodied carbon usage
5A	Flood risk	-	-unlikely to cause an impact unless the natural drainage systems are removed, or agricultural buildings are converted to housing on the coast	0	0 Unlikely to cause an impact unless any natural drainage systems are removed
5B	Sustainable drainage	+	+ Sustainable drainage system could possibility be incorporated into any alternations	+	+ Sustainable drainage system could possibility be incorporated into any alternations

Policy		1. Do not have a policy		2. Criteria based policy	
6	Adapt to climate change	+	+ Adaptions could potentially be incorporated into the alterations	+	+ Adaptions could potentially be incorporated into the alterations
7A	Modal Shift	0	0 No impact	0	No impact
8A	Landscape conservation	-	- - Risk that agricultural buildings will be converted into housing	-	- risk of conversion from agricultural buildings for business and residential use
8B	Traditional urban forms	-	- Potential that without regulation higher numbers of buildings may be converted, which could cause a risk of coalescence	+	+ Unlikely to be affected on this small scale
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+	+ Could potentially provide some housing to meet the local need	-	- Unlikely to meet the housing needs of the local area
10	Access to facilities	-	- may increase the level of housing in the area without providing facilities for these residents	+	+ may provide the opportunity for new facilities to be development in agricultural buildings

Policy		1. Do not have a policy		2. Criteria based policy	
12A	Quality of life	-	- Though it may improve the quality of life for people moving into the area, it may negatively impact upon the current residents.	+	+ May improve the quality of life to the local rural residents and businesses
12B	Access to jobs	0	0 No change	+	+ + May create a few jobs through agricultural buildings being converted for business use
13A	Encourage innovation	-	- Unlikely to encourage innovation	+	+ May encourage new businesses into the area
14A	Enhanced skills	0	0 No impact	0	0 No impact
14B	Skilled workforce	+	+ May encourage new people into the district who would like to live in a rural area	+	+ May encourage people to move into the district with more job opportunities in the rural areas
15A	Rural Economy	+	+ With increased levels of people living in the rural district, there may be an increase in the local economy also	+	+ + May improve the rural economy, through encouraging new businesses to set up in rural areas

Policy 46 Alternations, Change of Use and or Reuse of Existing Buildings in the Countryside.



Policy 47 Heritage

Policy		1. Strong protection policy		2. Flexible based policy		3. Do not have a policy	
1A	Biodiversity Loss	+	+	-	- May be some slight loss of biodiversity through new development, but this would be minimal	-	- - Negative impact where development occurs
1B	Habitat migration	+	+	0	0 Unlikely to cause any damage to green links for wildlife	-	- - Risk of green corridors being removed for development
1C	Habitat creation	0	0	0	0 No change	0	0 No change likely on smaller builds
2A	Water resources	0	0 The need for water does not vary	-	- Element on uncertainty on the intensity of water demand in new development	-	- Element on uncertainty on the intensity of water demand in new development
2B	Waste resources	0	0 The level of waste generation would not change	-	- Element on uncertainty on the intensity of waste generation in new development	-	- Element on uncertainty on the intensity of waste generation in new development

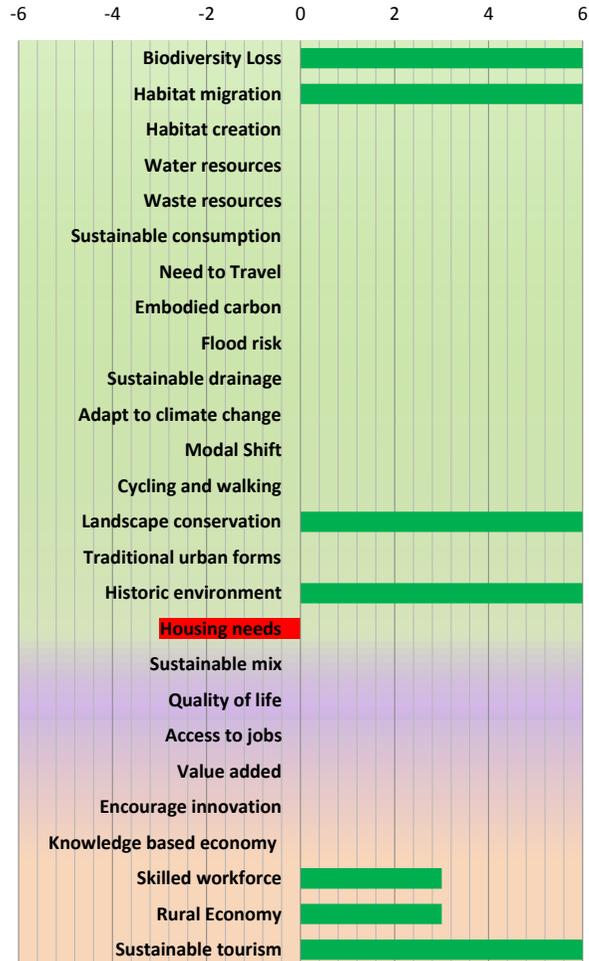
Policy		1. Strong protection policy		2. Flexible based policy		3. Do not have a policy	
2C	Sustainable consumption	0	0 No impact	0	0 No impact	+	+ Opportunities to make small adjustments to new developments
4b	Need to Travel	0	0 No impact	0	0 No impact	0	0 No impact
4C	Embodied carbon	0	0 No change	+	+ May be a slight increase in embodied carbon in new development and enhancement works	+	++ There would be an increase in embodied carbon due to new materials required
5A	Flood risk	0	0 No change in location	-	- Some risk depending on site specifics	-	- Some risk depending on site specifics
5B	Sustainable drainage	0	0 No change	+	+ may be some opportunities for SUDS to be incorporated into new developments	+	++ may be some opportunities for SUDS to be incorporated into new developments
6	Adapt to climate change	0	0 No change	+	+ May be some small scale opportunities to incorporate adaptations to climate change within new	+	++ There is the opportunity to incorporate some adaptations into new designs

Policy		1. Strong protection policy		2. Flexible based policy		3. Do not have a policy	
7A	Modal Shift	0	0 no impact	0	0 no impact	0	0 no impact
7B	Cycling and walking	0	0 no impact	0	0 no impact	0	0 no impact
8A	Landscape conservation	+	+	+	+ Some protection of landscape conservation	-	- Risk of damage to the landscape with new development
8B	Traditional urban forms	0	0 Unlikely to impact	0	0 Unlikely to impact	-	- May be at risk from some development outside of the tradition urban forms
8C	Historic environment	+	+	+	+ Protected and enhanced where possible	-	- - Risk of loss of protected buildings, archaeology, conservation sites
9A	Housing needs	-	- Limit housing development	+	+ Allow some small scale development would be suitable	+	+ + Allow wider scale development
9B	Sustainable mix	0	0 No direct impact	0	0 No direct impact	0	0 No direct impact
12A	Quality of life	0	0 No change	0	0 No change	-	- may be slightly reduced if protected buildings and archaeology are removed
12B	Access to jobs	0	0 No change	0	0 No change	0	0 No change

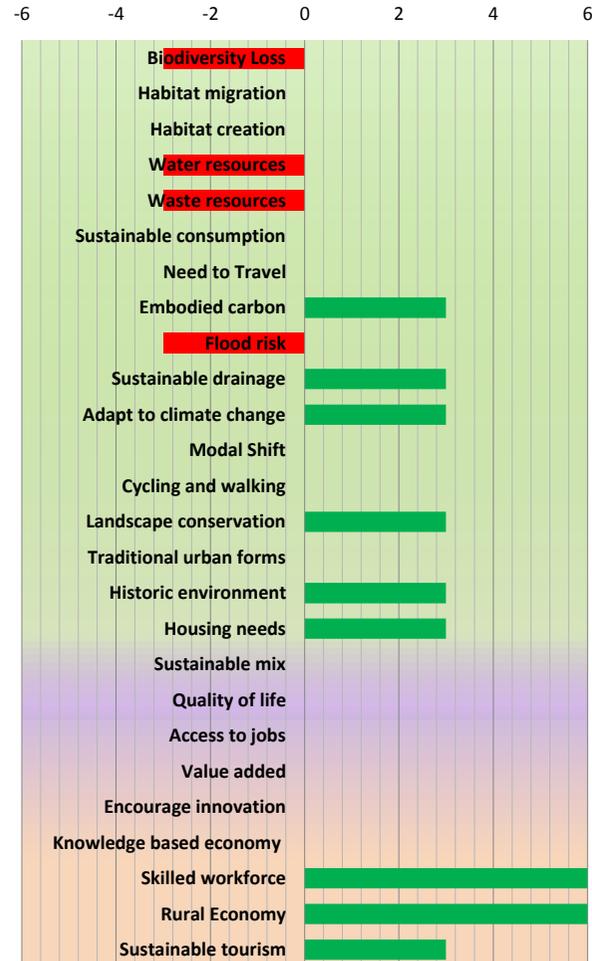
Policy		1. Strong protection policy		2. Flexible based policy		3. Do not have a policy	
12C	Value added	0	0 No change	0	0 No change	-	- May be reduced if there is a loss for some of the heritage sites
13A	Encourage innovation	0	0 No direct impact	0	0 No direct impact	0	0 No direct impact
13B	Knowledge based economy	0	0 No direct impact	0	0 No direct impact	0	0 No direct impact
14B	Skilled workforce	+	+ May require specialist skills for protected building conservation and enhancements	+	+ + May require specialist skills for protected building conservation and enhancements	0	0 no impact
15A	Rural Economy	+	+ May help keep protect the rural economy with historic features retained attracted people to the area	+	+ + May help keep protect the rural economy with historic features retained attracted people to the area but also provide some new accommodation	+	+ Though it may help the rural economy, with more people being able to live in certain areas, it may also mean larger shops are able to redevelop historic buildings and compete against some
15B	Sustainable tourism	+	+ + Help encourage tourism with local historic and archaeology sites which will attract people to the area	+	+ Some historic and archaeological sites for people to visit	-	- - Potential loss of sustainable tourism sites through redevelopment

Policy 47 Heritage

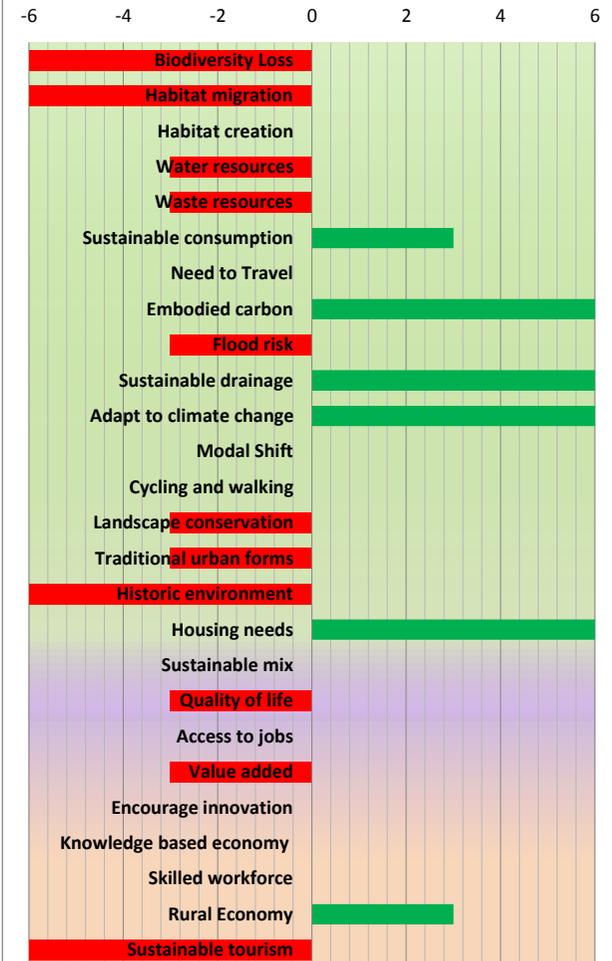
1. Strong protection policy



2. Flexible based policy



3. Do not have a policy



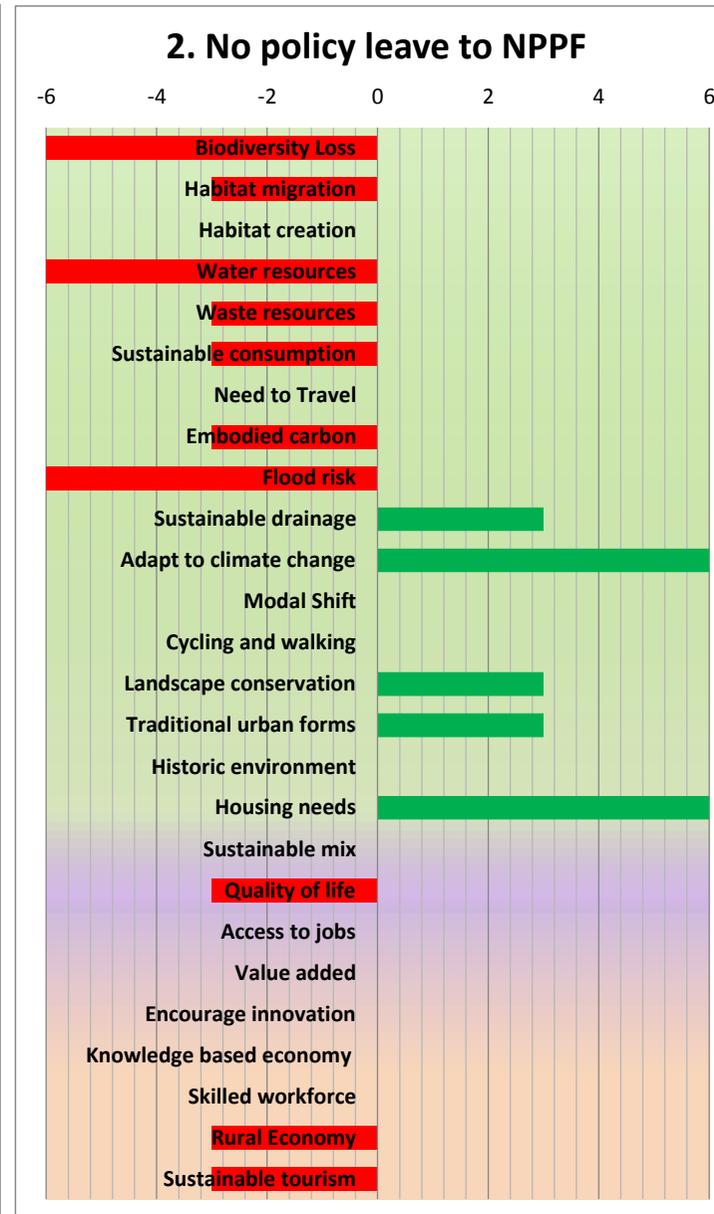
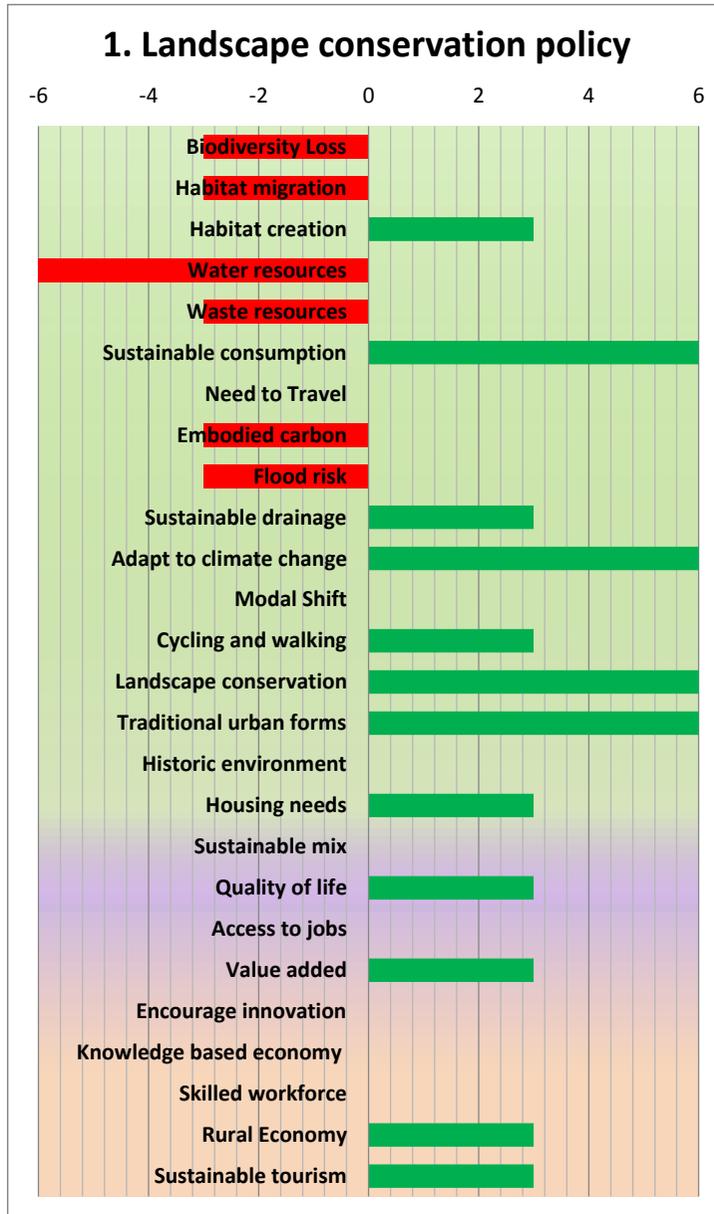
Policy 48 Natural Environment

Policy		1. Landscape conservation policy		2. No policy leave to NPPF	
1A	Biodiversity Loss	-	- Potential for some loss of biodiversity through development	-	- - Potential for some loss of biodiversity through development
1B	Habitat migration	-	- May have a small negative impact upon habitat migration	-	- May have a small negative impact upon habitat migration
1C	Habitat creation	+	+ potential for some creation through proposals with include enhancements to the local environment	0	0 no change
2A	Water resources	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources	-	- - Element on uncertainty on the intensity of water demand in new development though with increased development there will be a greater demand on water resources
2B	Waste resources	-	- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded	-	- Element on uncertainty on the intensity of waste generation in new development, but large scale development will require the WWTW to be upgraded
2C	Sustainable consumption	+	+ + Versatile agricultural land will be protected for food security locally	-	- Risk losing some agricultural land which supplies food locally

Policy		1. Landscape conservation policy		2. No policy leave to NPPF	
4B	Need to Travel	0	0 no direct impact	0	0 no direct impact
4C	Embodied carbon	-	- May be some increased in embodied carbon through development, though not directly linked to this policy	-	- May be some increased in embodied carbon through development, though not directly linked to this policy
5A	Flood risk	-	- Some flood risk depending on site specifics and size	-	- - Some flood risk depending on site specifics and size
5B	Sustainable drainage	+	+ Opportunity to incorporate SUDS into new sites	+	+ Opportunity to incorporate SUDS into new sites
6	Adapt to climate change	+	++ Opportunity to include adaptations within new developments	+	++ Opportunity to include adaptations within new developments
7A	Modal Shift	0	0 no direct impact	0	0 no direct impact
7B	Cycling and walking	+	+ May be some improvement to these facilities through development proposals which incorporate these enhancements	0	0 no direct impact
8A	Landscape conservation	+	++ Conserves the landscape character of the district	+	+ Provide some landscape conservation, though this would not be extensive
8B	Traditional urban forms	+	++ Protect traditional urban forms, and discourage development which may lead to coalescence of areas	+	+ Some protect, though not extensive and some urban sprawl likely

Policy		1. Landscape conservation policy		2. No policy leave to NPPF	
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	+	+ May provide some housing units	+	+ + Would likely provide more housing through a less restrictive policy
9B	Sustainable mix	0	0 no direct impact	0	0 no direct impact
12A	Quality of life	+	+ Would be improved with landscape character protected for residents to enjoy	-	- Risk of losing some of the districts character and charm
13B	Access to jobs	0	0 no direct impact	0	0 no direct impact
13C	Value added	+	+ Value of landscape retained	0	0 no direct impact
13A	Encourage innovation	0	0 no direct impact	0	0 no direct impact
13B	Knowledge based economy	0	0 no direct impact	0	0 no direct impact
14B	Skilled workforce	0	0 no direct impact	0	0 no direct impact
15A	Rural Economy	+	+ Enhanced through protection of agricultural land	-	- Risk of development and loss of rural community economy
15B	Sustainable tourism	+	+ enhanced landscape, would encourage range of eco tourism activities	-	- Risk of losing some of the districts natural landscape which may of encouraged visitors to the area

Policy 48 Natural Environment



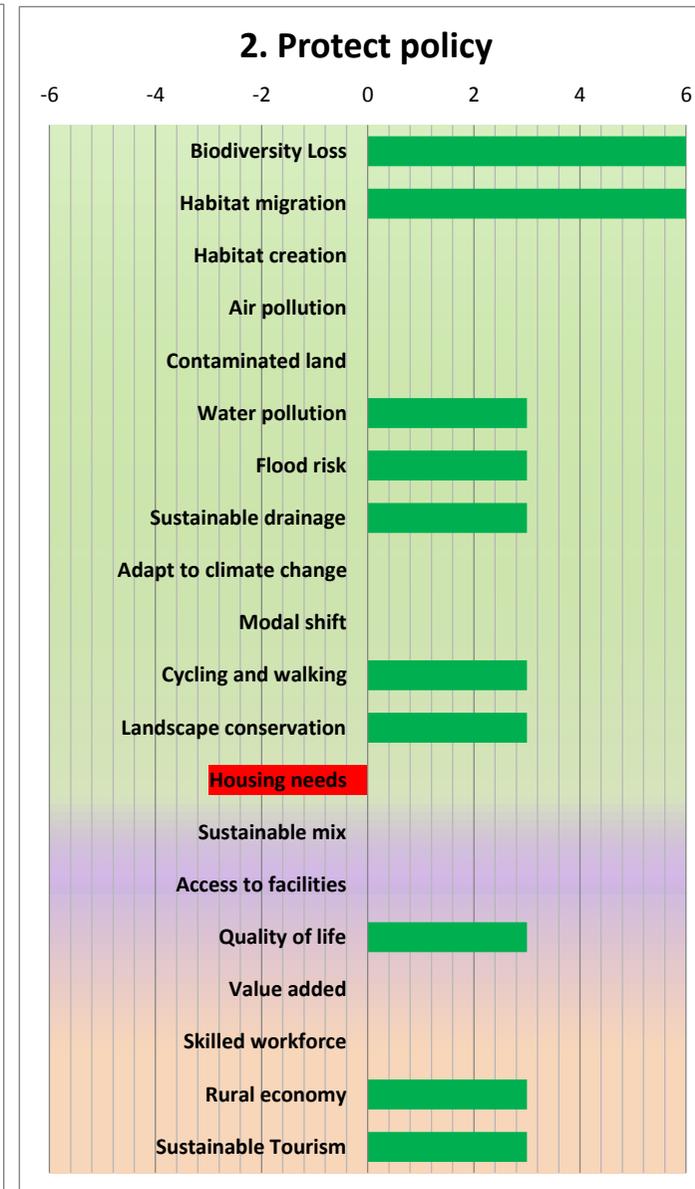
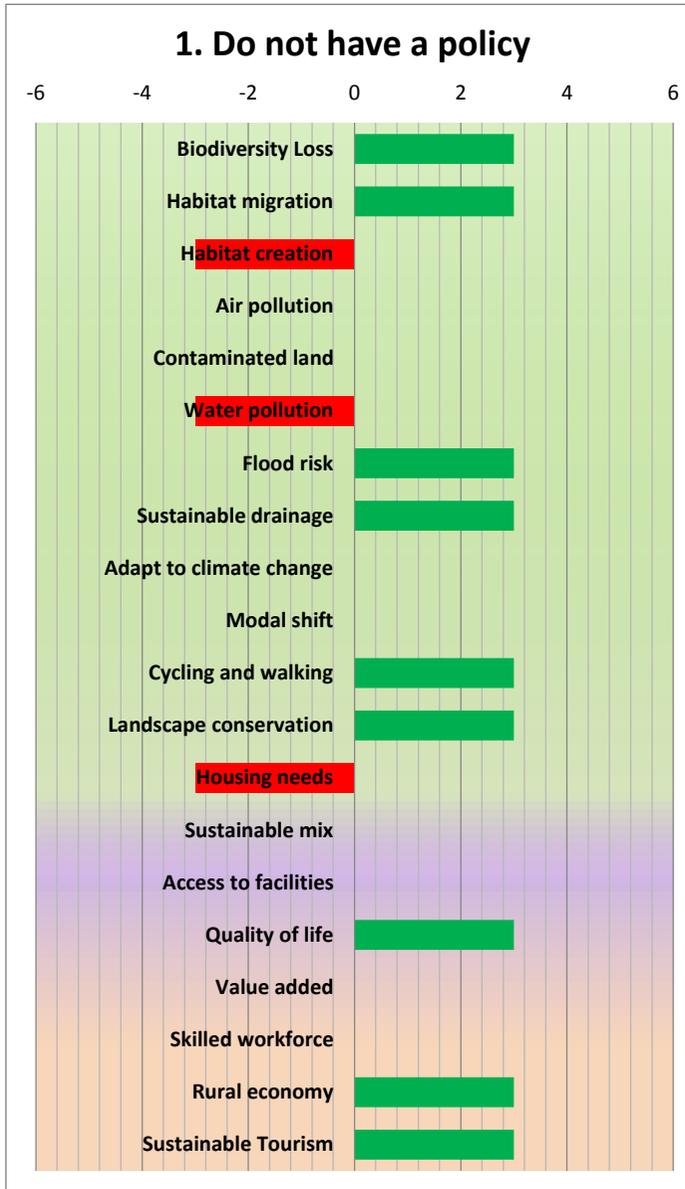
Policy 49 Biodiversity

Policy		1. Do not have a policy		2. Protect policy		3. Enhance policy		4. Off setting policy	
1A	Biodiversity Loss	+	+ Some protection through green infrastructure policy, though if an areas is not an identified GI it may lack some protection	+	++ Positive impact with protection in place	+	++ Positive impact with protection in place	-	-- Could result in biodiversity loss
1B	Habitat migration	+	+ habitat which may has been identified as use for migration would be protected, though areas which have not been identified may be lost	+	++ Positive impact with areas protected which may add habitat migration	+	++ positive impact with enhancement provision leading to improvements in habitat conditions which may be increate new migration links	-	-- could result in loss of habitat for migration, a separate GI policy would need to protect these areas
1C	Habitat creation	-	- Lack of detail in other policies about habitat creation	0	0 Neutral impact with protection only policy	+	++ Enhancement provision may lead to improvements in habitat condition and provide opportunity for creation	+	+ Potential for habitat creation to migration against loss else where, may be some net gain in habitat
3A	Air pollution	0	0 Neutral impact	0	0 neutral impact	+	+ Slight indirect improvement in air quality through increased green open space	0	0 Neutral impact - dependant on site specifics
3B	Contaminated land	0	0 neutral impact	0	0 neutral impact	+	+ Slight improvement with some areas of enhancement potentially on contaminated land	+	+ slight improvement with some offsite works taking place on contaminated land
3C	Water pollution	-	- Though some water courses / ground water would be protected and enhanced others would be at risk of pollution	+	+ Indirect effect, with protection of freshwater habitats involving the protection of water resources	+	++ Positive effect, with protection and enhancement to freshwater habitat, thus improving water quality	-	- Potential negative impact works onsite creating a risk of water pollution

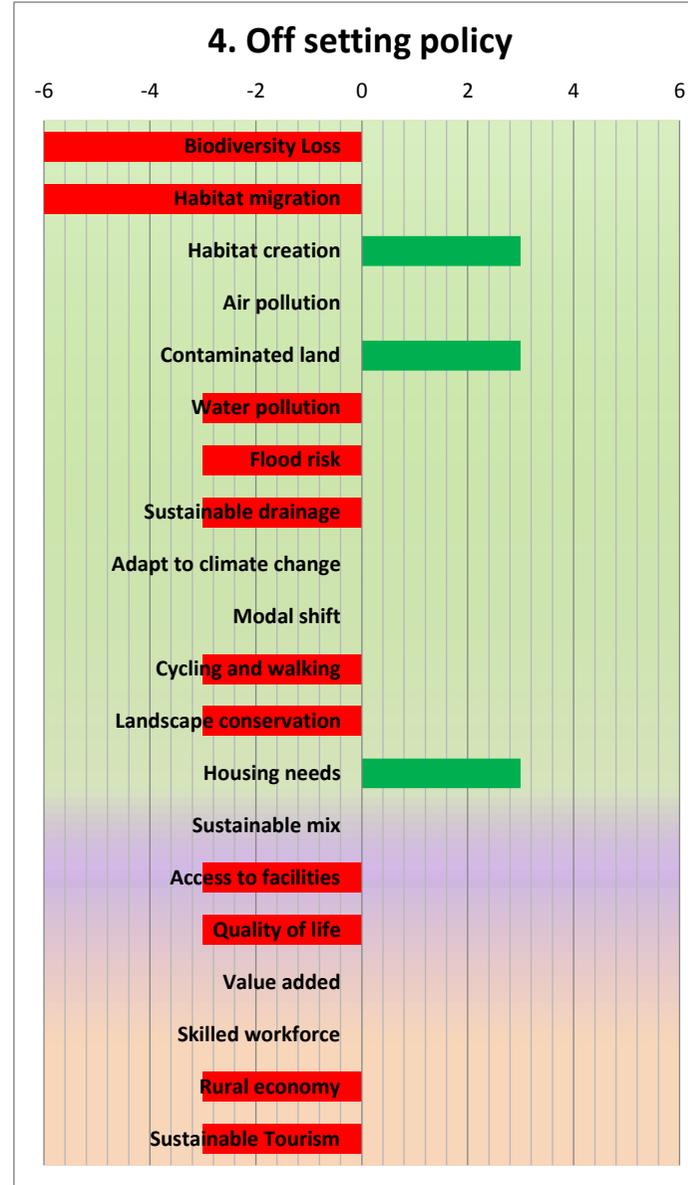
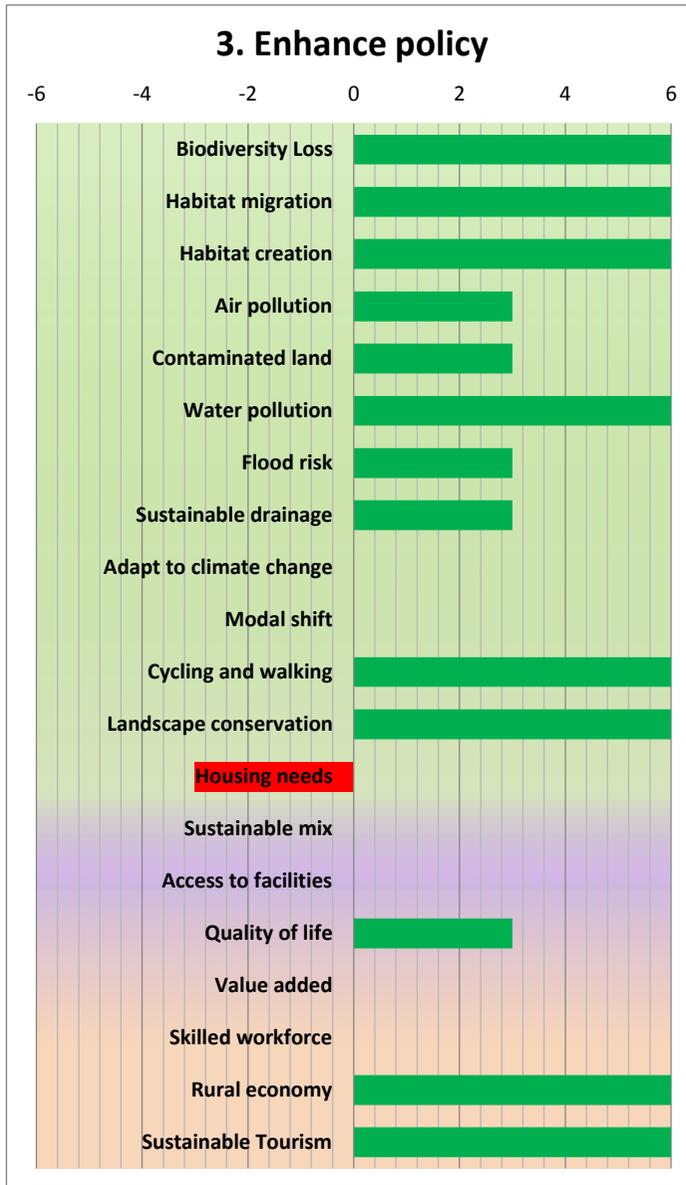
Policy		1. Do not have a policy		2. Protect policy		3. Enhance policy		4. Off setting policy	
5A	Flood risk	+	+ Slight positive effect as protection of natural coastal and riverside habitats will help natural defences against flooding	+	+ Slight positive effect as protection of natural coastal and riverside habitats will help natural defences against flooding	+	+ Slight positive effect as protection of natural coastal and riverside habitats will help natural defences against flooding	-	- potential loss of natural coastal and riverside habitat which provides natural defences again flooding
5B	Sustainable drainage	+	+ Will help provide opportunity for restoring natural function. No direct effect on update of SUDS, although certain forms of SUDS would be implemented through other policies will enhance biodiversity	+	+ Will help provide opportunity for restoring natural function. No direct effect on update of SUDS, although certain forms of SUDS would be implemented through other policies will enhance biodiversity	+	+ Will help provide opportunity for restoring natural function. No direct effect on update of SUDS, although certain forms of SUDS would be implemented through other policies will enhance biodiversity	-	- potential loss of natural drainage systems. Other policies would need to promote the use of SUDS
6	Adapt to climate change	0	0 Neutral - Habitat protected	0	0 Neutral - Habitat protected	0	0 Neutral enhancements are not targeted or systematic so ability to adapt to climate change will not be helped or hindered by this option	0	0 neutral impact
7A	Modal shift	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect
7B	Cycling and walking	+	+ some areas of habitat would be protected which may be utilised by walkers / cyclists	+	+ areas of habitat would be protected which may be utilised by walkers / cyclists	+	++ areas of habitat would be protected and enhanced which may be utilised by walkers / cyclists	-	- some areas may be lost which could have been used by walkers / cyclists
8A	Landscape conservation	+	+ Some areas of the natural environmental would be protected where green links have been identified	+	+ Positive effect which some areas of the natural landscape protected	+	++ Positive effect with some areas of the natural landscape protected and enhanced	-	- Potential for some negative impacts with offsetting away from development

Policy		1. Do not have a policy		2. Protect policy		3. Enhance policy		4. Off setting policy	
9A	Housing needs	-	- some areas would be protected from development	-	- some areas would be protected from development	-	- some areas would be protected from development	+	+ Development would be allowed with environmental impacts offset away from the sites
9B	Sustainable mix	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect
10	Access to facilities	0	0 Neutral impact with some open space being multi functional	0	0 Neutral impact with some open space being multi functional activities	0	0 Neutral impact with some open space being multi functional activities	-	- May remove some of the open space which may of been used for multi functional activities
12A	Quality of life	+	+ Some biodiversity and green space is protected,	+	+ Biodiversity and green space is protected,	+	+ Biodiversity and green space is protected and enhanced	-	- may be a reduction in green space with this being providing offsite and unattainable for local residents
12C	Value added	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect
14B	Skilled workforce	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect	0	0 Not a direct effect
15A	Rural economy	+	+ Slight positive effect from protecting the habitats of the district which attract walkers, cyclists, and ornithologists	+	+ Slight positive effect from protecting the habitats of the district which attract walkers, cyclists, and ornithologists	+	+ + Positive effect from protecting the habitats of the district which attract walkers, cyclists, and ornithologists	-	- may loss some habitats of the district which have attracted people to the area
15B	Sustainable Tourism	+	+ Slight positive effect from protecting the habitats of the district which attract walkers, cyclists, and ornithologists	+	+ Slight positive effect from protecting the habitats of the district which attract walkers, cyclists, and ornithologists	+	+ + Positive effect from protecting the habitats of the district which attract walkers, cyclists, and ornithologists	-	- may loss some habitats of the district which have attracted people to the area

Policy 49 Biodiversity



Policy 49 Biodiversity



Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area

Policy		1. Detailed strengthened policy		2. Don't have a policy - refer to habitat regulations	
1A	Biodiversity Loss	-	- Some loss of biodiversity due to development	-	-- Greater loss of biodiversity with less protection in the zone of influence around the harbour
1B	Habitat migration	-	- May be some loss of habitat though this can be mitigated against within the Green Infrastructure Policy and new habitat creation	-	-- May be some loss of migration habitat particularly for breeding birds
1C	Habitat creation	+	++ Potential for new habitat to be created as part of a site's environmental mitigation programme	0	0 May not be achieved
2A	Water resources	0	0 no impact	0	0 no impact
3A	Air pollution	0	0 no impact	0	0 no impact

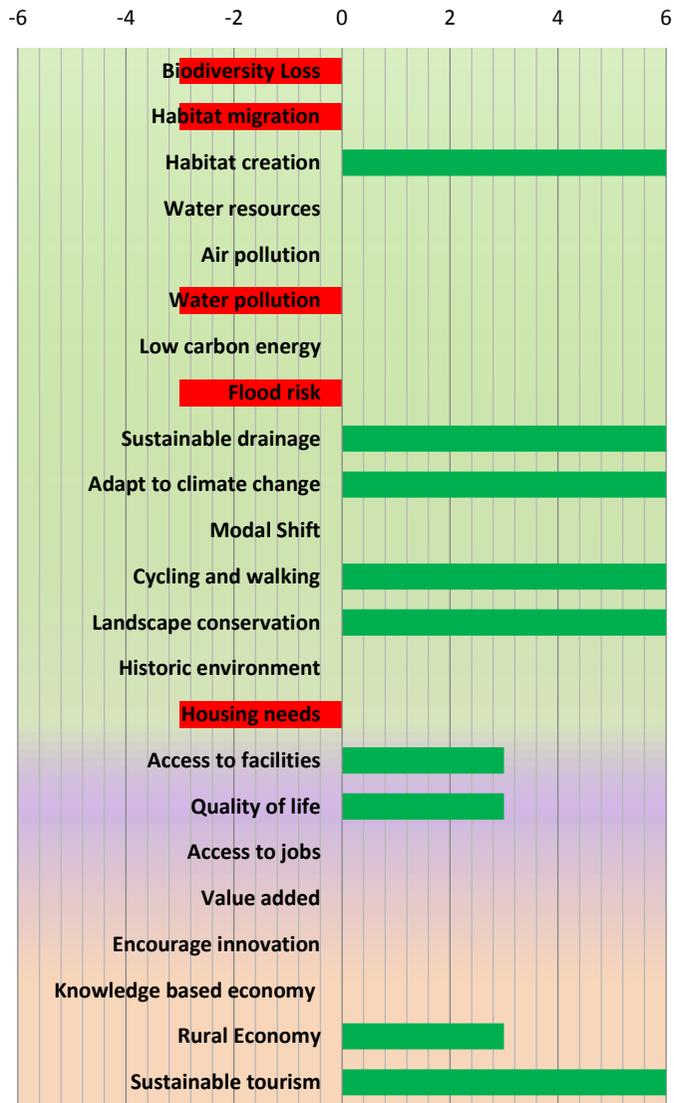
Policy		1. Detailed strengthened policy		2. Don't have a policy - refer to habitat regulations	
3C	Water pollution	-	- Though provided with some protection there is the risk of pollution from new developments reaching the harbour	-	- - Potential risk of water through site runoff into the harbour
4A	Low carbon energy	0	0 no impact	0	0 no impact
5A	Flood risk	-	- potential loss of natural coastal and riverside habitat which provides natural defences against flooding	-	- potential loss of natural coastal and riverside habitat which provides natural defences against flooding
5B	Sustainable drainage	+	++ Opportunity to make improvements and install new sustainable drainage systems	+	++ Opportunity to make improvements and install new sustainable drainage systems
6	Adapt to climate change	+	++ Opportunities to include adaptations for climate change	+	+ Opportunities to make some adaptations to climate change
7A	Modal Shift	0	0 Not a direct impact	0	0 Not a direct impact

Policy		1. Detailed strengthened policy		2. Don't have a policy - refer to habitat regulations	
7B	Cycling and walking	+	++ Potential for walking and cycling routes to be incorporated by the developer as part of recreational disturbance mitigation packages	+	+ Some enhancements to walking and cycling routes may be made within developments, but this would not be a statutory requirement
8A	Landscape conservation	+	++ More protection for the harbour locations against development which will impact upon the local landscape	+	+ Some protection against development in conservation areas and where protected species are present
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology
9A	Housing needs	-	- May reduce the level of housing which can be developed	+	+ May allow more housing have option 1
10	Access to facilities	+	+ Facilities may be developed onsite which people will be able to access	0	0 no change

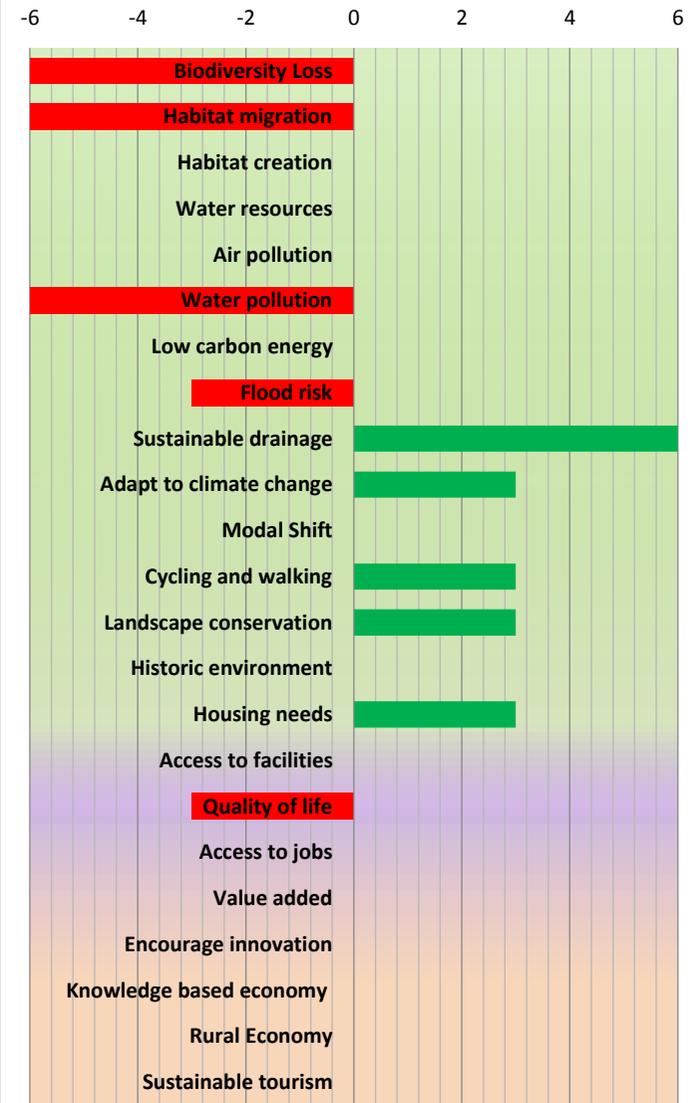
Policy		1. Detailed strengthened policy		2. Don't have a policy - refer to habitat regulations	
12A	Quality of life	+	+ May be improved with more open space on site	-	- May negatively impact upon people if there is wide spread development round the harbour
12B	Access to jobs	0	0 no impact	0	0 no impact
12C	Value added	0	0 no change but may help protect the harbour landscape	0	0 No change
13A	Encourage innovation	0	0 no impact	0	0 no impact
13B	Knowledge based economy	0	0 no impact	0	0 no impact
15A	Rural Economy	+	+ May help conserve the rural facilities which are linked to the harbour	0	0 No impact
15B	Sustainable tourism	++	++ Can help promote the importance of the harbour and encourage eco tourism	0	0 No impact

Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area

1. Detailed strengthened policy



2. Don't have a policy



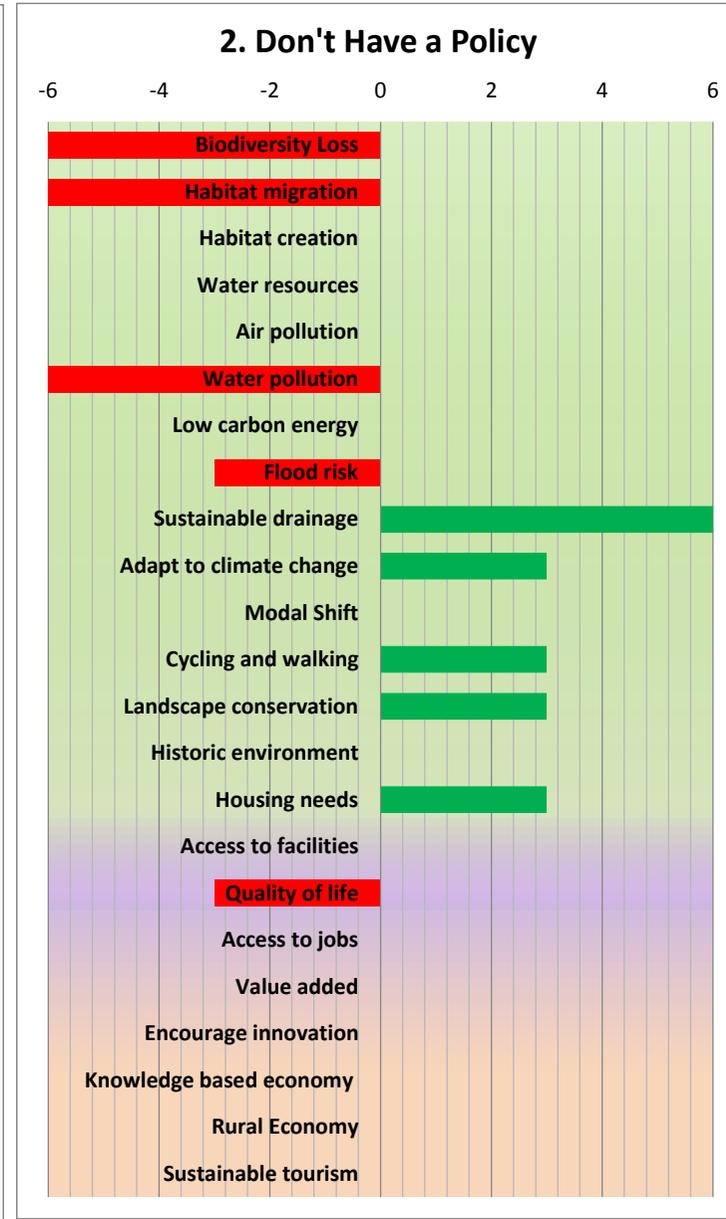
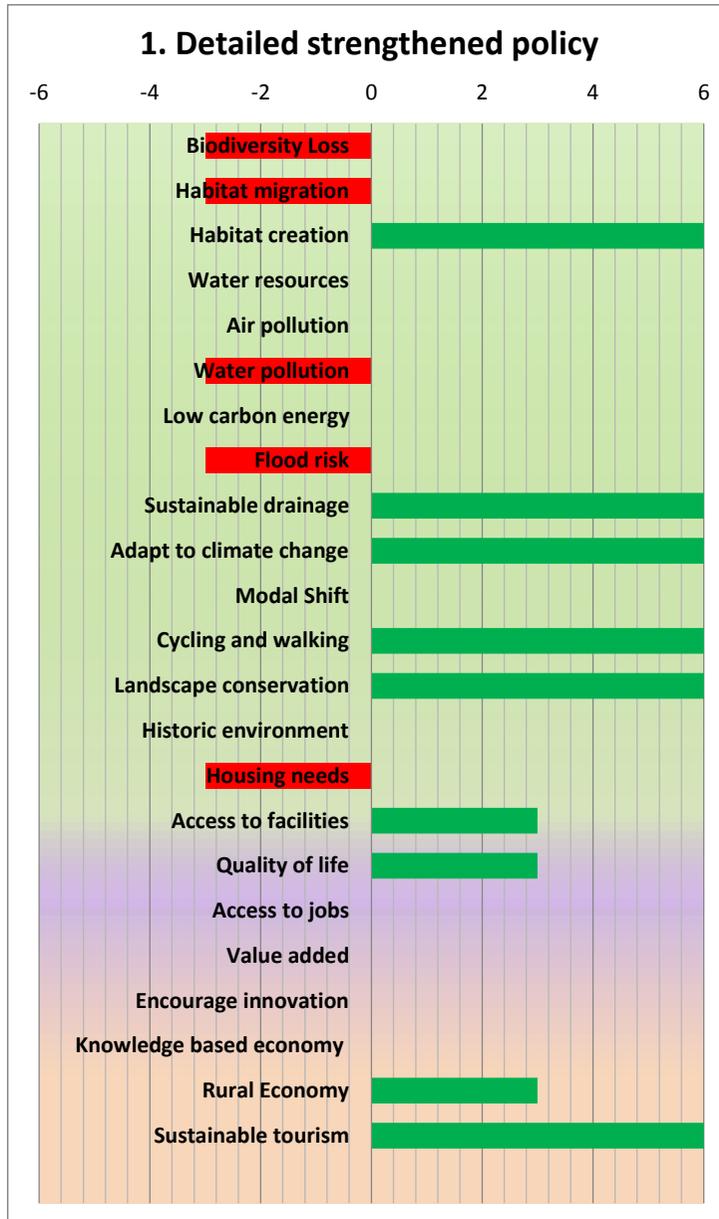
Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area

Policy		1. Detailed strengthened policy		2. Don't have a policy - refer to habitat regulations	
1A	Biodiversity Loss	-	- Some loss of biodiversity due to development	-	- - Greater loss of biodiversity with less protection in the zone of influence around the harbour
1B	Habitat migration	-	- May be some loss of habitat though this can be mitigated against within the Green Infrastructure Policy and new habitat creation	-	- - May be some loss of migration habitat particularly for breeding birds
1C	Habitat creation	+	+ Some potential for new habitat to be created as part of the site's environmental mitigation programme	0	0 New habitat unlikely to be achieved
2A	Water resources	0	0 no impact	0	0 no impact
3A	Air pollution	0	0 no impact	0	0 no impact
3C	Water pollution	-	- Though provided with some protection there is the risk of pollution from new developments reaching the harbour	-	- - Potential risk of water through site runoff into the harbour
4A	Low carbon energy	0	0 no impact	0	0 no impact
5A	Flood risk	-	- Potential loss of natural coastal and riverside habitat which provides natural defences against flooding	-	- potential loss of natural coastal and riverside habitat which provides natural defences against flooding

5B	Sustainable drainage	++	++ Opportunity to make improvements and install new sustainable drainage systems	++	++ Opportunity to make improvements and install new sustainable drainage systems
6	Adapt to climate change	++	++ Opportunities to include adaptations for climate change	+	+ Opportunities to make some adaptations to climate change
7A	Modal Shift	0	0 Not a direct impact	0	0 Not a direct impact
7B	Cycling and walking	++	++ Potential for walking and cycling routes to be incorporated into housing sites by the developer as part of recreational disturbance mitigation packages	+	+ Some enhancements to walking and cycling routes may be made within developments, but this would not be a statutory requirement
8A	Landscape conservation	++	++ More protection for the harbour against development which will impact upon the local landscape	+	+ Some protection against development in conservation areas and where protected species are present
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology

9A	Housing needs	-	- May reduce the level of housing which can be developed	+	+ May allow more housing have option 1
10	Access to facilities	+	+ Facilities may be developed onsite which people will be able to access	0	0 No change
12A	Quality of life	+	+ May be improved with more open space on site	-	- May negatively impact upon people if there is wide spread development round the harbour
12B	Access to jobs	0	0 no impact	0	0 no impact
12C	Value added	0	0 no change but may help protect the harbour landscape	0	0 No change
13A	Encourage innovation	0	0 no impact	0	0 no impact
13B	Knowledge based economy	0	0 no impact	0	0 no impact
15A	Rural Economy	+	+ May help conserve the rural facilities which are linked to the harbour	0	0 No impact
15B	Sustainable tourism	+	+ + Can help promote the importance of the harbour and encourage eco tourism	0	0 No impact

Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area



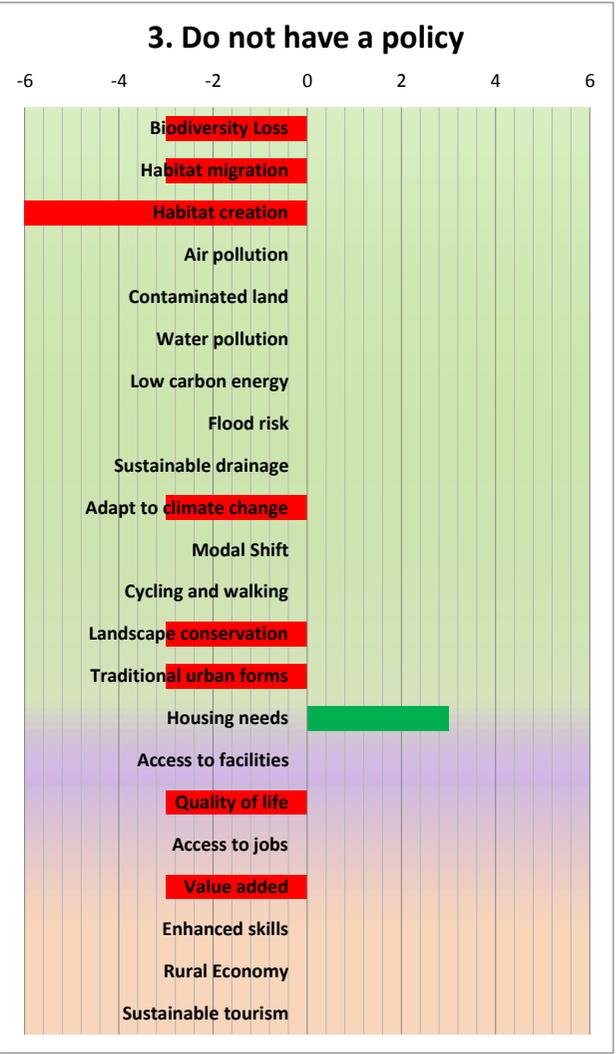
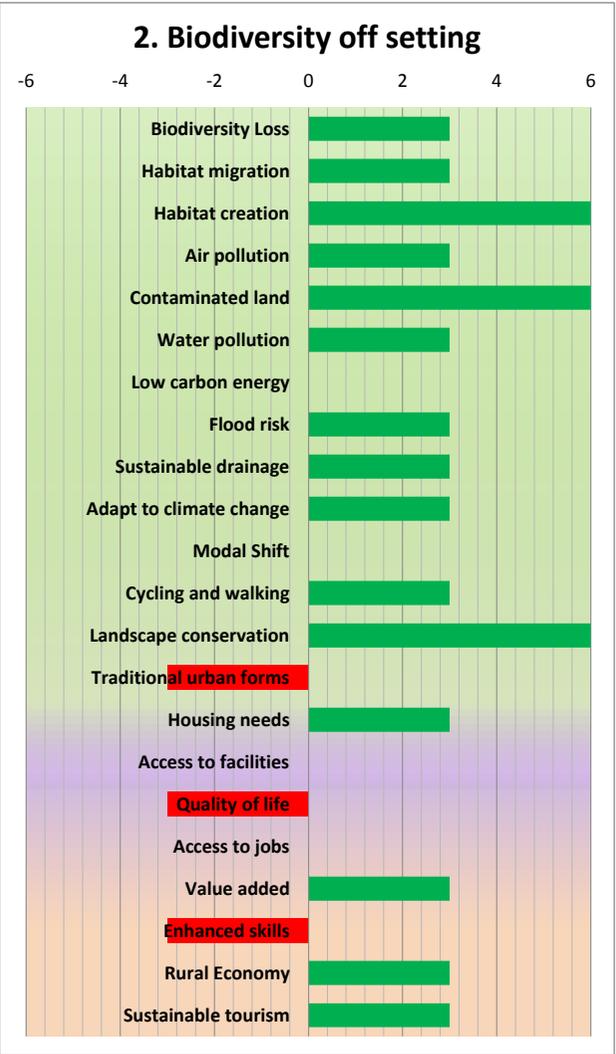
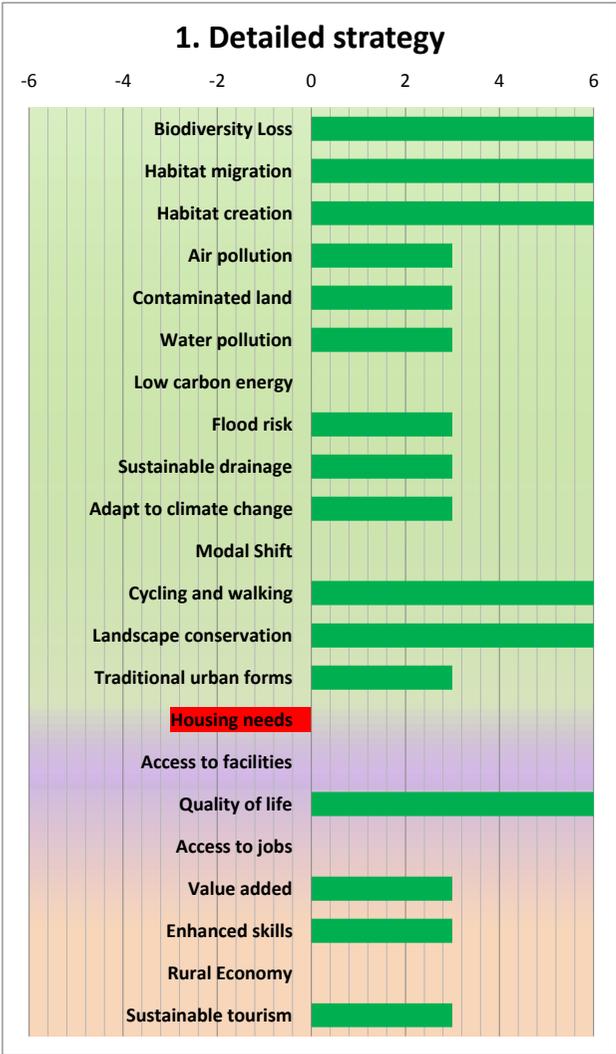
Policy 52 Green Infrastructure

Policy		1. Detailed strategy - identify strategic green infrastructure area		2. Biodiversity offsetting		3. Do not have a policy	
1A	Biodiversity Loss	+	++ Encourage protection of sites and infrastructure	+	+ Some protection provided though this may be through creation elsewhere	-	- Potential loss of green infrastructure space
1B	Habitat migration	+	++ The GI sites used for migration would be protected	+	+ Some GI sites would be protected and enhance, and through development larger areas of land may enhanced	-	- Potential loss of corridors through the lack of policy securing there protection
1C	Habitat creation	+	++ Potential to create habitat onsite	+	++ Potential to create habitat onsite by also off site through funding from developers	-	-- Potential loss of habitat with no requirement for this to be replaced / increased
3A	Air pollution	+	+ encourage more green space which may help work against increasing air pollution	+	+ encourage more green space which may help work against increasing air pollution	0	0 No change
3B	Contaminated land	+	+ Potential for contaminated land to be enhanced for environmental gain as part of development works	+	++ Potential to enhance contaminated land which may not be suitable for development but could be used for off site enhancement works	0	0 No change
3C	Water pollution	+	+ May aid in reducing water pollution through avoiding water courses within sites	+	+ May aid in reducing water pollution through avoiding water courses within sites	0	0 No change
4A	Low carbon energy	0	0 No impact	0	0 No impact	0	0 No impact

Policy		1. Detailed strategy - identify strategic green infrastructure area		2. Biodiversity offsetting		3. Do not have a policy	
5A	Flood risk	+	+ May help reduce flood risk with areas of developments left as green space (aid in site drainage)	+	+ May help reduce flood risk with onsite and offsite areas of natural space being enhanced and protected	0	0 no change
5B	Sustainable drainage	+	+ May allow more open space onsite which can be utilised within the drainage designs	+	+ May allow more open space onsite which can be utilised within the drainage designs	0	0 no change - would rely on building regulations for sustainable drainage to be incorporated into development
6	Adapt to climate change	+	+ Potential for works onsite to be adapted to climate change - allowing mitigation of animals	+	+ Potential for works onsite / offsite to be adapted to climate change - allowing mitigation of animals	-	- Risk of negative impact through removing eco networks limiting the ability for animals to move through the district
7A	Modal Shift	0	0 No impact	0	0 No impact	0	0 No impact
7B	Cycling and walking	+	+ +Potential to enhance cycle and walking routes through incorporating them into GI improvements onsite	+	+ Potential to enhance the cycle and walking routes through off site development works	0	0 No change site specific
8A	Landscape conservation	+	+ + Would aid in protecting the natural landscape and GI features	+	+ + Would aid in protecting the natural landscape and GI features	-	- Potentially negative effect due to the risk of losing some GI networks and landscapes
8B	Traditional urban forms	+	+ Would aid in protecting the green space around settlements	-	- Potentially negative effect due to the risk of losing some of the green space which separates urban areas	-	- Potential for some loss of GI networks which make up part of the urban form and separate urban areas

Policy		1. Detailed strategy - identify strategic green infrastructure area		2. Biodiversity offsetting		3. Do not have a policy	
9A	Housing needs	-	- may reduce the housing levels on developments sites, due to the requirement to protect GI features	+	+ May allow for further development in certain areas with the environmentally offsetting works taking place in areas which would unsuitable for housing	+	+ Would allow more in certain areas where GI features could be removed
10	Access to facilities	0	0 No change	0	0 No change	0	0 No change
12A	Quality of life	+	+ + Open green space would be available on site for residents to use and enjoy	-	- Green space may be positioned away from residential areas, which residents would be unable to utilise	-	- Potential negative affect with the loss of GI features and open space onsite
12B	Access to jobs	0	0 No impact	0	0 No impact	0	0 No impact
12C	Value added	+	+ positive impact with green space would be retained onsite	+	+ positive impact with green space would be retained onsite	-	- potential loss of green space and eco corridors though this would be site specific
14A	Enhanced skills	+	+ Green space onsite may encourage people into the area to live and work	-	- may deter people from living and working within the district with limited green space for residents to utilise	0	0 No change
15A	Rural Economy	0	0 No impact	+	+ Potential for green space in more rural locations to enhanced and protected which may in turn encourage people to utilise for recreational purposes	0	0 no change
15B	Sustainable tourism	+	+ Potential use of green space for tourist activities	+	+ Potential to develop area of green space which could be used for eco tourism	0	0 Site specific

Policy 52 Green Infrastructure



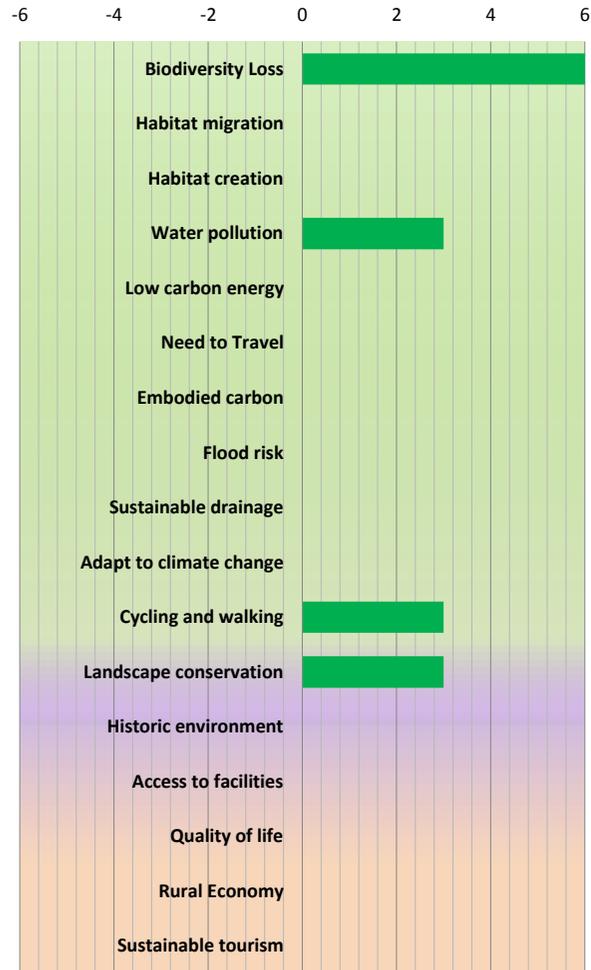
Policy 53 District Canals

Policy		1. Protect - no development allowed		2. Do not have a policy		3. Active policy which encourages restoration and creates a network		4. Active policy, restoration for the Arun and Wey only, preservation for Chichester Canal	
1A	Biodiversity Loss	+	++ Area would be protected	-	-- Risk of development which would damage the habitat around the canal	+	+ Potential to improve the biodiversity of the area	+	++ More emphasis than Option 3 on ecological enhancements for Chichester canal
1B	Habitat migration	0	0 No change	-	- Potential loss of migration habitat	+	++ Opportunity to improve connectivity	+	++ Opportunity to improve connectivity
1C	Habitat creation	0	0 No change	0	0 No change	+	Opportunity to improve and create new habitat through restoration works	+	Opportunity to improve and create new habitat through restoration works
3C	Water pollution	+	+ may be slight improvement, with no development occurring	-	-- High risk of water pollution due to increased development on the canal bank	+	+ Opportunity to improve water quality through restoration, which would mitigate against pollution caused by increased use	+	+ Would support schemes to improve water quality should these come forward
4A	Low carbon energy	0	0 No change	+	+ Enhancements offer the opportunity for more efficient lighting options, patterns of usage and the use of renewable energies in any new development	0	0 No change	0	0 No change
4b	Need to Travel	0	0 No change	+	+ Would increase the level of residential development within close proximity to the city centre, reduced the need to travel for facilities for residents	0	0 No change	0	0 No change
4C	Embodied carbon	0	No impact	-	- Increased in embodied carbon through new development	0	No impact	0	No impact
5A	Flood risk	0	0 No change	-	- risk of increased flood risk, which would need to be considered within any development close to the canal banks	+	+ may provide the opportunity to enhance the flood defences which are linked to the canal and wider landscape	0	0 Limited opportunities for enhancements to Chichester Canal

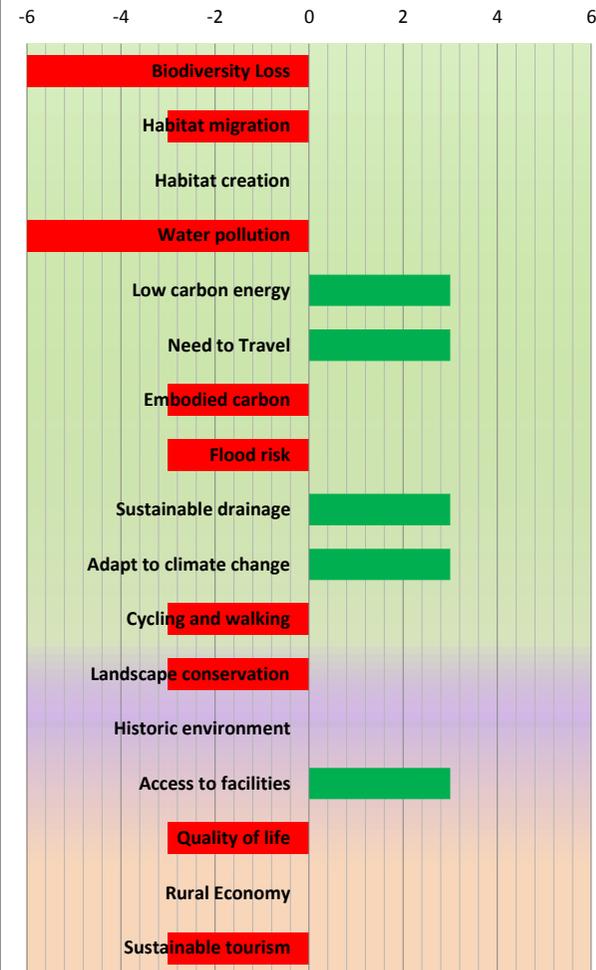
Policy		1. Protect - no development allowed		2. Do not have a policy		3. Active policy which encourages restoration and creates a network		4. Active policy, restoration for the Arun and Wey only, preservation for Chichester Canal	
5B	Sustainable drainage	0	0 No change	+	Opportunity to incorporate SUDS into any new development	0	0 though works will be taking place, it is unlikely SUDS would be able to be incorporated into the restoration,	0	0 though works will be taking place, it is unlikely SUDS would be able to be incorporated into any restoration works
6	Adapt to climate change	0	0 No change	+	+ Enhancements could include drought resistant planting and increased shading	+	+ Enhancements could include drought resistant planting and increased shading	+	+ Enhancements could include drought resistant planting and increased shading
7B	Cycling and walking	+	+ Protection of the canal, would ensure the walking and cycling routes along the canal are retained	-	- Risk that there would be a reduction in walking and cycling routes to allow development, mitigation through new routes would be required	+	+ + Opportunity to enhance further the walking and cycling routes already in place along the canal	+	+ + Opportunity to enhance further the walking and cycling routes already in place along the canal
8A	Landscape conservation	+	+ Landscape would be protected	-	- Risk of losing natural landscape around the canal	+	+ Landscape would be protected and enhanced	+	+ Landscape would be protected and enhanced
8C	Historic environment	0	0 No change	0	0 Uncertain, it will depend on site specifics and what historic environment is present	0	0 Uncertain, it will depend on site specifics and what historic environment is present	0	0 Uncertain, it will depend on site specifics and what historic environment is present
10	Access to facilities	0	0 No change	+	+ Some improvement, with housing being close to the city centre	+	+ Improved access links into and through the canal area	+	+ Improved access links into and through the canal area
12A	Quality of life	0	0 No change	-	- Risk that canal landscape and open space would be lost which local residents would have used for recreation	+	+ + Potential for Quality of Life to be enhanced with more usable open space within close proximity to the city	+	+ + Potential for Quality of Life to be enhanced with more usable open space within close proximity to the city
15A	Rural Economy	0	No impact	0	No impact	+	+ Slight improvement with improved navigation through the canals	0	No impact
15B	Sustainable tourism	0	No change	-	- Potential loss of canal landscape which may be used for tourism	+	+ + Potential for area to be enhanced and may attract tourists into the area	+	Still a tourist attraction but without though navigation some opportunities will be lost

Policy 53 District Canals

1. Protect - no development

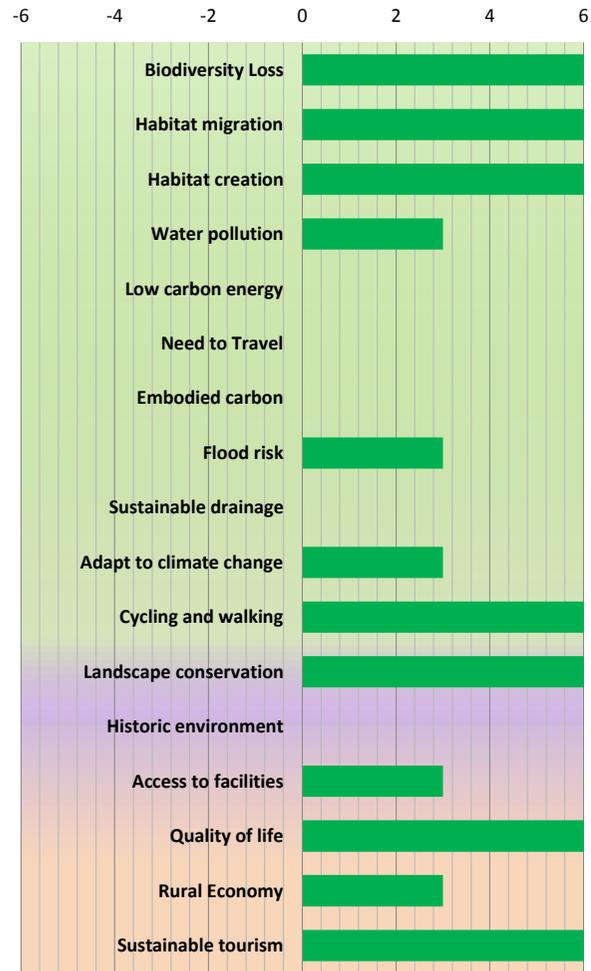


2. Do not have a policy

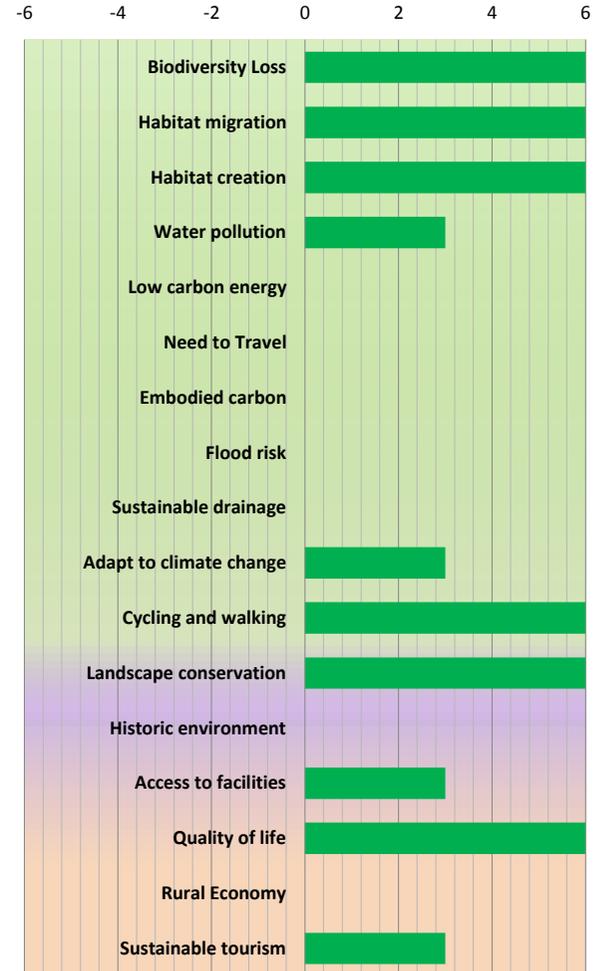


Policy 53 District Canals

3. Active enhancement policy



Option 4 Restoration and Preservation



Policy 54 Open Space, Sport and Recreation

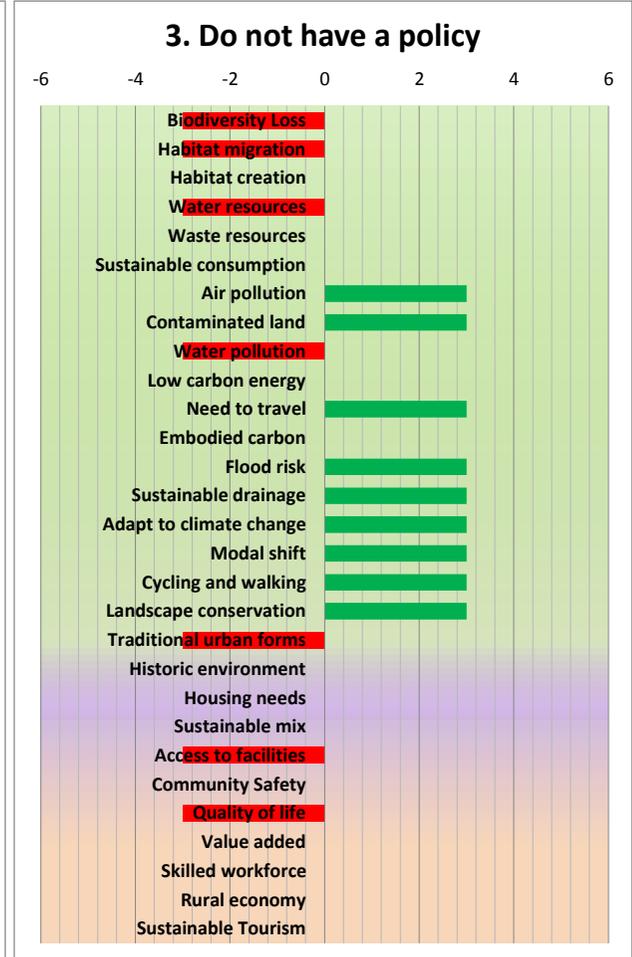
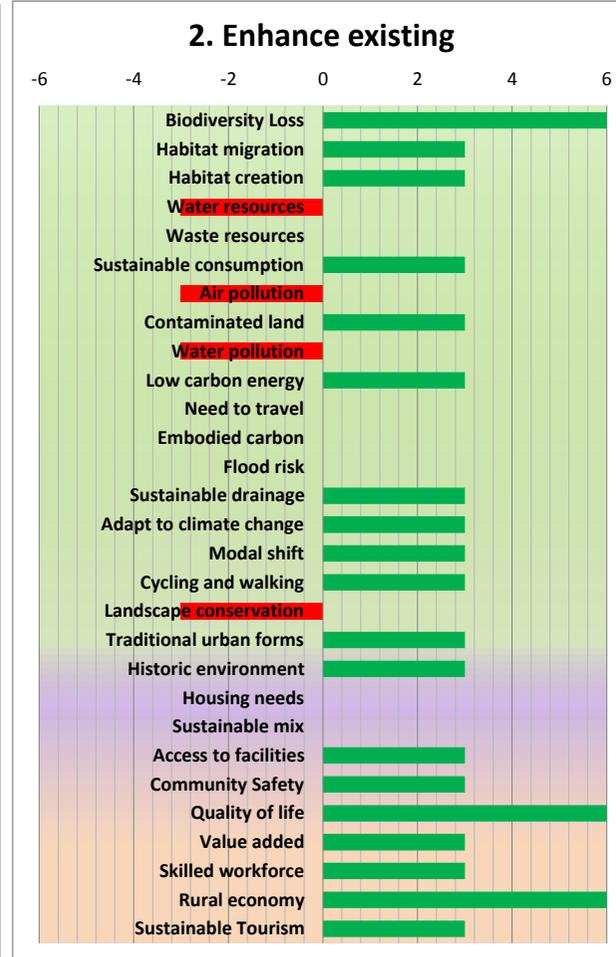
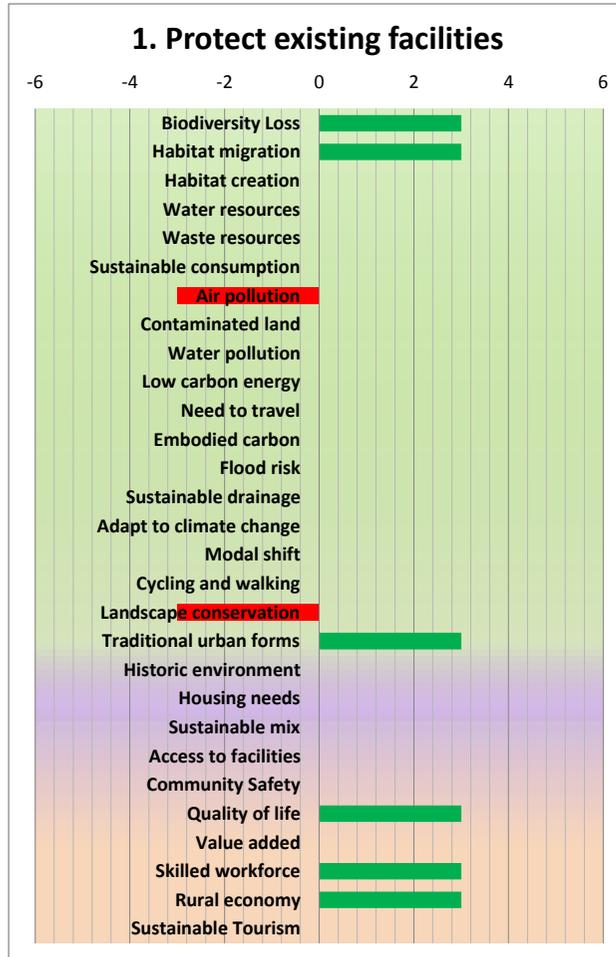
Policy		1. Protect existing facilities		2. Enhance existing		3. Do not have a policy -	
1A	Biodiversity Loss	+	+ Open space protected	+	++ Enhancements to biodiversity could be possible	-	- Risk of loss of habitat for new facilities
1B	Habitat migration	+	+ Some habitats which may be used for migration would be protected	+	+ Potential for increasing connectivity on certain sites	-	- Risk of losing green connections, it would take a locally specific policy to ensure enhancements to habitat connectivity
1C	Habitat creation	0	0 No change	+	+ Potential for creating new habitat areas within any enhancement works	0	0 Some potential for habitat creation but relies on NPPF paragraph 118 so may not deliver as much as option 2
2A	Water resources	0	0 No change	-	- Physical expansion of sites (playing fields in particular) may require additional water resources	-	- If there is like for like replacement there would be no change but if the new sites are improved there may be more demand for water
2B	Waste resources	0	0 No impact	0	0 No impact	0	0 No impact
2C	Sustainable consumption	0	0 No change	+	+ Enhancements offer the opportunity for more efficient lighting options or patterns of usage	0	0 Overall no change because the NPPF does not provide sufficient details within this area
3A	Air pollution	-	- May force use of less sustainable locations on the edge of town for housing which may lead to increased traffic	-	- May force use of less sustainable locations on the edge of town for housing which may lead to increased traffic	+	+ May allow for a positive on a case by case basis where inner city open space surplus sites can be used for housing thus reducing the need for residents to travel

Policy		1. Protect existing facilities		2. Enhance existing		3. Do not have a policy -	
3B	Contaminated land	0	0 No change	+	+ Extensions over contaminated land if adjacent to existing open space	+	+ Positive if redistribution can lead to remediation of sites which would be undevelopable for other uses
3C	Water pollution	0	0 No Change	-	- Minor negative impact if enhancements lead to an increase in use of fertilisers and pesticides	-	- Minor negative impact if new sites lead to an increase in use of fertilisers and pesticides
4A	Low carbon energy	0	0 No change	+	+ Enhancements offer the opportunity for more efficient lighting options, patterns of usage and the use of renewable energies	0	0 Overall no change because the NPPF does not provide sufficient details within this area
4B	Need to travel	0	0 Uncertain affect - the people close by will continue to use those facilities but residents who live in new housing on edge of the settlement will have to travel to use these facilities	0	0 Uncertain affect - the people close by will continue to use those facilities but residents who live in new housing on edge of the settlement will have to travel to use these facilities	+	+ Some uncertainty - Allows for more development more sustainably located open space but this is balanced by more people having to travel to more distantly located facilities
4C	Embodied carbon	0	No Impact	0	No impact	0	No impact
5A	Flood risk	0	0 Uncertain - Protection policy implies that housing sites would have to be found on the edge of settlements, but this would be very site specific	0	0 Uncertain - Protection policy implies that housing sites would have to be found on the edge of settlements, but this would be very site specific	+	+ More flexibility which allows for suitable for facilities to be situated in certain flood zone areas (zone 2) which allows housing to be built in flood zone 1

Policy		1. Protect existing facilities		2. Enhance existing		3. Do not have a policy -	
5B	Sustainable drainage	0	0 No change	+	+ Potential for enhancements to improve permeability of the site	+	+ replacement sites should be able to incorporate sustainable drainage and act as a flood water storage area of housing
6	Adapt to climate change	0	0 No change	+	+ Enhancements could include drought resistant planting and increased shading	+	+ New sites could include drought resistant planting and increased shading
7A	Modal shift	0	0 Uncertain affect - the people close by will continue to use those facilities but residents who live in new housing on edge of the settlement will have to travel to use these facilities	+	+ Enhancements could improve facilities for cyclists and walkers, however people may still have to travel to use the site with new housing being development on the edge of the settlement	+	+ New sites could improve facilities for cyclists and walkers, and enhance public transport links to the open space
7B	Cycling and walking	0	0 No change	+	+ Enhancements could improve facilities for cyclists and walkers,	+	+ New sites could improve facilities for cyclists and walkers,
8A	Landscape conservation	-	- May lead to sites on the edge of settlements that impact upon the landscape	-	- May lead to sites on the edge of settlements that impact upon the landscape	+	+ Flexibility for relocation of open space to the edge of settlements and housing within the inner areas
8B	Traditional urban forms	+	+ Provide an area of mixed used and protects the pattern of development	+	+ Provide an area of mixed used and protects the pattern of development	-	- Likely to increase the density of the population in the inner settlement areas. May be mitigated by design

Policy		1. Protect existing facilities		2. Enhance existing		3. Do not have a policy -	
8C	Historic environment	0	0 No change	+	+ May deliver enhancements on some sites in the centre of Chichester	0	0 Uncertain, it will depend on site specifics and what historic environment is present
9A	Housing needs	0	0 No impact	0	0 No impact	0	0 No impact
9B	Sustainable mix	0	0 No impact	0	0 No impact	0	0 No impact
10	Access to facilities	0	0 no change, - ensure existing facilities are retained	+	+ May increase the capacity for people to use facilities	-	- May be a risk of losing facilities
11	Community Safety	0	0 No change	+	+ Potential for community safety features to be incorporated into any enhancements	0	0 No change
12A	Quality of life	+	+ Residential facilities will be protected	+	+ + more facilities will be available for local residents	-	- may be reduction in facilities available for people, meaning people will have to travel further to use them
12C	Value added	0	0 No change	+	+ May be an increase in added value through enhancements	0	0 No change
14B	Skilled workforce	+	+ May encourage people into the district	+	+ May encourage people into the district	0	0 No change
15A	Rural economy	+	+ Protect economy of facilities in rural areas	+	+ + May enhance facilities in rural areas, which will positively impact upon the local economy	0	0 No change - may be slight reduction if facilities are lost
15B	Sustainable Tourism	0	0 No change	+	+ May encourage some tourism, though this would be depend on the type of facilities enhanced - e.g. walking, bird watching would help promote sustainable tourism	0	0 No change

Policy 54 Open Space, Sport and Recreation



Policy 55 Equestrian Development

Policy		1. Subdivided field - provide new housing onsite		2. New and Reuse of buildings for equestrian development		3. Don't have a policy	
1A	Biodiversity Loss	-	- Potential loss of biodiversity with fields becoming over manicured lawns, and new housing developed	-	- Slight impact with a small number of new buildings construction for horse	-	- Potential for some loss, with any new development agreed
1B	Habitat migration	-	- Potential to lose some green links for wildlife with over manicured sites, and new development	0	0 Unlikely to impact up green corridors	-	- Potential for some loss of green corridors depending on how areas are development and what has been agreed
1C	Habitat creation	-	- Unlikely any habitat will be created.	0	0 No change	0	0 Site specific
8A	Landscape conservation	-	- Areas of landscape may become over managed or developed leading to a loss in the natural landscape	-	- Some slight impacts through new buildings, thought this would be on a very small scale	-	- Some slight impacts through new buildings, thought this would be on a very small scale
8C	Historic environment	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology	0	0 Site specific, with usual safe guards for archaeology

Policy		1. Subdivided field - provide new housing onsite		2. New and Reuse of buildings for equestrian development		3. Don't have a policy	
10	Access to facilities	-	- May reduce if more than a few houses are built in the rural locations away from most facilities	0	0 No change	0	0 Site specific
12A	Quality of life	-	- May be reduced some some residents already in the current area	+	+ May be improved for equestrian workers	0	0 Site specific depending on the scale of change and what is being developed
12B	Access to jobs	-	- May reduce job levels, with the risk of the equestrian economy declining with facilities being replaced by housing	+	+ May be improved with workers being able to live and work within close proximity	0	0 No change
14B	Skilled workforce	0	0 No impact	0	0 No impact	0	0 No impact
15A	Rural Economy	+	+ May be improved through more people living in the rural parts of the district and using local facilities	+	+ May be enhanced through equestrian businesses developing	0	0 Site specific
15B	Sustainable tourism	-	- May be reduced through the loss of some equestrian facilities	+	+ May be improved through equestrian businesses expanding to promote tourists to use there facilities	0	0 Site specific

Policy 55 Equestrian Development

