

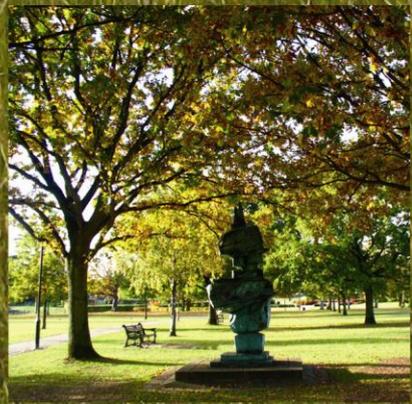
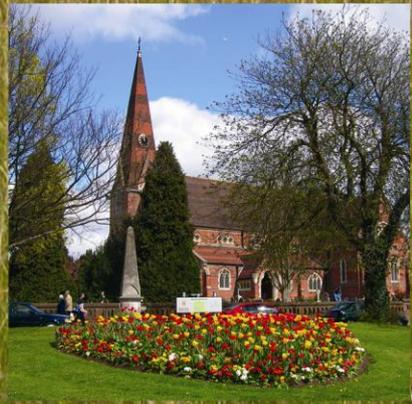
# A neighbourhood plan For Burgess Hill

Burgess Hill  
Neighbourhood Plan  
2015-2035

**SUBMISSION  
SUSTAINABILITY  
APPRAISAL**

**NON TECHNICAL  
SUMMARY**

January 2015





## **BURGESS HILL NEIGHBOURHOOD PLAN**

**Burgess Hill Town Council**

# **SUSTAINABILITY APPRAISAL NON TECHNICAL SUMMARY**

**Submission**

**January 2015**

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## 1 INTRODUCTION

1.1 This Non-Technical Summary accompanies the Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the Submission Burgess Hill Neighbourhood Plan.

### What is a Sustainability Appraisal?

1.2 A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

1.3 A Sustainability Appraisal (SA) is conducted in conformity with the SEA Directive. However, while an SEA is concerned with *environmental* effects, the sustainability appraisal is an iterative process that considers the *environmental, social and economic* consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.

1.4 For simplification, this report is referred to as the Sustainability Appraisal throughout.

### What is Sustainable Development?

1.5 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.

## **Why undertake a Sustainability Appraisal**

- 1.6 Whilst there is no specific legal requirement within the Regulations<sup>1</sup> for Neighbourhood Plans to undertake their own Sustainability Appraisal (SA), it provides a useful tool to the development and consideration of the policies and overall strategy of the Neighbourhood Plan. It enables the Town Council to give full consideration to sustainability issues affecting the town and provides the means for assessing the options and mitigating against any negative impacts where possible.

## **Neighbourhood Planning**

- 1.7 Neighbourhood planning is a new way for communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.

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<sup>1</sup> Neighbourhood Planning Regulations 2012 <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

## 2 APPRAISAL METHODOLOGY

2.1 The appraisal methodology has been prepared taking into account the processes set out in the relevant guidance<sup>2</sup>, and that within the withdrawn District Plan SA<sup>3</sup>.

2.2 The diagram below describes the different sets out the stages in the SA process and how they relate to the stages in the Plan production. The steps in stage A relate to the SA Scoping Report which was consulted on in 2012. This report forms stages B and C and is known as the 'SA Report. This is set out in more detail after the table.

STAGE	TASKS	COMPLETED?
<b>A</b>	<b>Setting the context and objectives, establishing the baseline and deciding on the scope</b> <ul style="list-style-type: none"> <li>• Identifying other relevant plans and programmes</li> <li>• Collecting baseline information</li> <li>• Identifying problems</li> <li>• Developing objectives and the Sustainability Framework</li> </ul>	Sustainability Framework determined and set out in the Scoping Report. Baseline and Framework updated following feedback and comments within this draft SA
<b>B</b>	<b>Developing the alternatives and assessing effects</b> <ul style="list-style-type: none"> <li>• Testing the plan objectives against SA/SEA objectives</li> <li>• Developing alternatives</li> <li>• Testing policy options against the SA/SEA objectives</li> <li>• Considering mitigation</li> <li>• Proposing measures to monitor effects</li> </ul>	Plan objectives, strategy and policies, plus all reasonable alternatives at this stage are set out and appraised within this SA
<b>C</b>	<b>Prepare the Sustainability Appraisal Report</b>	This document forms the first stage of Stage C
<b>D</b>	<b>Consult on the SA Report</b>	The pre submission SA was consulted on in early 2014. The final version will be consulted on at the time of the Submission Neighbourhood Plan.
<b>E</b>	<b>Monitor implementation of the plan</b>	To be completed

<sup>2</sup> Sustainability Appraisal guidance within the DCLG Plan making Manual/SEA guidance from ODPM A Practical Guide to the Strategic Environmental Assessment Directive 2005

<sup>3</sup> At the time of producing the Pre-Submission Neighbourhood Plan, the Mid Sussex District Plan 2013 had been submitted to the Secretary of State. On the advice of the Inspector, the District Plan was formally withdrawn on 27th May 2014. As the Plan is withdrawn, the Neighbourhood Plan will not reference any specific policies. However, it has been agreed with the District Council that the format for the SA can follow that used for the withdrawn Submission District Plan. Details on the District Plan are: <http://www.midsussex.gov.uk/8264.htm>

### 3 SUSTAINABILITY FRAMEWORK - OBJECTIVES

3.1 In order to assess the contribution the Submission Neighbourhood Plan will make towards achieving sustainable development, a range of sustainability objectives have been developed. These are based on social, economic and environmental objectives and each is quantified by a number of indicators. The objectives and indicators make up the sustainability framework.

3.2 The sustainability framework was consulted upon at the Scoping Report stage and refined following this consultation. The objectives chosen represent the issues and challenges facing Burgess Hill.

3.3 When appraising the strategy and policies within the Neighbourhood Plan, an assessment will be made as to their predicted impact on the sustainability framework.

3.4 The sustainability objectives are:

Ref	Sustainability Objectives	
1	To improve accessibility and the standard of community facilities and services for everyone in Burgess Hill.	<b>Social</b>
2	Develop sustainable communities within the neighbourhoods of Burgess Hill that are safe, healthy and inclusive.	<b>Social</b>
3	Ensure the delivery of new homes in accessible locations that are affordable and sustainable.	<b>Social</b>
4	To improve accessibility and the standard of public open space, leisure and recreation facilities in Burgess Hill	<b>Social</b>
5	To ensure development does not take place in areas of flood risk or where it may cause flooding elsewhere and causes no adverse impact on water quality	<b>Environmental</b>
6	To make the best use of the land through promoting development of brownfield land and ensuring there is an efficient use of land in greenfield developments whilst being mindful of the biodiversity value these sites may have.	<b>Environmental</b>
7	Prevent the loss and encourage the conservation and enhancement of the historic environment and heritage assets and their settings.	<b>Environmental</b>
8	Protect and improve areas of existing landscape value, including the landscape setting of the town, and open space identified by local communities.	<b>Environmental</b>
9	Provide new areas of landscape as part of development proposals and new areas of open space/links to countryside where there are deficiencies.	<b>Environmental</b>
10	Protect and enhance the biodiversity of Burgess Hill and encourage new opportunities as part of proposed developments.	<b>Environmental</b>

<b>11</b>	Promote use of public transport and other means of transport for short journeys other than the car.	<b>Environmental</b>
<b>12</b>	Encourage and support new and existing businesses and promote the enhancement of business units, locations and estates.	<b>Economic</b>
<b>13</b>	Encourage a range of businesses and jobs including retail for local people within Burgess Hill.	<b>Economic</b>
<b>14</b>	Encourage the development and enhancement of the town centre and a range of retail choice across Burgess Hill.	<b>Economic</b>
<b>15</b>	Resist the loss of existing retail units in neighbourhoods where identified important by local communities. Encourage the community to identify assets of community value.	<b>Economic</b>

## 4 APPRAISING THE NEIGHBOURHOOD PLAN AND OPTIONS

4.1 A wide range of policy areas have been included within the Submission Neighbourhood Plan. It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the town, using the Sustainability Framework to undertake the evaluation.

4.2 In the absence of the Neighbourhood Plan, it is considered there will be fewer opportunities to address the issues and challenges facing Burgess Hill as well as contributing to a reduction in potential benefits to local communities. Without the Plan, opportunities for the following issues may be comprised:

- Greater involvement of local people in local/community planning,
- Improved/new community facilities,
- Town centre revitalisation,
- Improvements and new opportunities for open space and biodiversity,
- Improvements to parking standards,
- Providing local employment,
- Improvements to recreation/formal open space facilities,
- Creating and enhancing the Green Circle,
- New housing opportunities,
- Funding opportunities for new community development

4.3 The policies are assessed in the following order which differs from the structure of the Neighbourhood Plan:

### *Spatial Policy Areas*

1. The Town Centre (Policies TC1 – TC6)
2. Victoria Road Business Park (Policy S1)
3. Leylands Park (Policy LR1)
4. Keymer Tile Works (Policy LR2)

### *General/Other policies*

5. Sustainable Neighbourhoods for Communities policies
6. Leisure and Recreation policies
7. Green Infrastructure policies
8. Heritage and Character policies

## Testing the Plan against the SA Objectives/predicting & evaluation the effects of the Plan

- 4.4 A summary of the policy appraisals are set out below. For those with options – the preferred option only is shown however the full set are contained within the SA. This exercise ensures that the policies within the Neighbourhood Plan are the most sustainable, given all the reasonable alternatives.
- 4.5 The following symbols have been used to record the impact of each option against each objective:

<b>+</b>	Greater positive impact on the sustainability objective
<b>+?</b>	Possible positive or slight positive impact on the sustainability objective
<b>0</b>	No impact or neutral impact on the sustainability objective
<b>-?</b>	Possible negative or slight negative impact on the sustainability objective
<b>-</b>	Greater negative impact on the sustainability objective

## Town Centre

<b>The Town Centre: Policy TC1 - The Civic and Cultural Quarter</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+
2. Develop sustainable communities within the neighbourhoods.	0
3. Ensure the delivery of new homes in accessible locations.	+
4. To improve public open space, leisure and recreation.	+?
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	+
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	0
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	+?
12. Encourage and support new and existing businesses.	+?
13. Encourage a range of businesses.	+?
14. Town centre and a range of retail choice.	+
15. Resist the loss of existing retail units in neighbourhoods.	0

### Option 1: Do nothing:

4.6 This option relates to the current position around the Cyprus Road car park area where it will either be left in situ or will be redeveloped for uses not supported by the Town Council or unrelated to the needs and wishes of the local community.

### PREFERRED OPTION

#### Option 2: Redevelop the area for a mix uses focussing on new civic and cultural facilities

4.7 This is the preferred option put forward by the Town Council and encourages a new civic and cultural quarter in the Cyprus Road area. The option encourages the main landowners to come forward with development that creates a new hub for the town with all civic uses within one area.

<b>The Town Centre: Policy TC2 - The Leisure and Entertainment Quarter</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+?
2. Develop sustainable communities within the neighbourhoods.	0
3. Ensure the delivery of new homes in accessible locations.	0
4. To improve public open space, leisure and recreation.	+
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	0
7. Conservation and enhancement of the historic environment.	+?
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	0
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	0
12. Encourage and support new and existing businesses.	+
13. Encourage a range of businesses.	+
14. Town centre and a range of retail choice.	+
15. Resist the loss of existing retail units in neighbourhoods.	0

**Option 1: Do nothing:**

4.8 This option relates to the current position along Church Walk where no change will be made to the area and therefore is likely to decline in terms of visitor numbers and general vitality.

**PREFERRED OPTION**

**Option 2: Redevelop the area for a mix of leisure and entertainment uses.**

4.9 This is the preferred option put forward by the Town Council and encourages new leisure and entertainment uses to develop along Church Walk including a cinema and cafes.

<b>The Town Centre: Policy TC3 - The Brow Quarter</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+
2. Develop sustainable communities within the neighbourhoods.	0
3. Ensure the delivery of new homes in accessible locations.	+
4. To improve public open space, leisure and recreation.	+?
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	+
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	0
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	0
12. Encourage and support new and existing businesses.	+
13. Encourage a range of businesses.	+
14. Town centre and a range of retail choice.	+?
15. Resist the loss of existing retail units in neighbourhoods.	0

**Option 1: Do nothing:**

4.10 This option relates to the current position around The Brow location which will remain underused when certain existing uses vacate the area and disconnected to the town centre.

**PREFERRED OPTION**

**Option 2: Redevelop the area for a mix of medical/community, employment and residential uses.**

4.11 This is the preferred option put forward by the Town Council and encourages a new mix use development that links The Brow with the town centre and provides new medical and community facilities.

<b>The Town Centre: Policy TC4 - The Retail Quarter</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+?
2. Develop sustainable communities within the neighbourhoods.	0
3. Ensure the delivery of new homes in accessible locations.	0
4. To improve public open space, leisure and recreation.	+?
5. Development does not take place in areas of flood.	+
6. To make the best use of the land.	0
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	+
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	0
12. Encourage and support new and existing businesses.	+
13. Encourage a range of businesses.	+
14. Town centre and a range of retail choice.	+
15. Resist the loss of existing retail units in neighbourhoods.	0

**Option 1: Do nothing:**

4.12 This option relates to the current position across the main retail areas of the town including the shopping centre which will remain out of date and not offering a varied shopping experience to the public.

**PREFERRED OPTION**

**Option 2: Encourage new retail developments**

4.13 This is the preferred option put forward by the Town Council and encourages new retail developments to come forward in the town centre, offering a range of different shops and an up-to-date offer for the local community as well new public open space.

<b>The Town Centre: Policy TC5 - The Station Quarter</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+
2. Develop sustainable communities within the neighbourhoods.	0
3. Ensure the delivery of new homes in accessible locations.	+
4. To improve public open space, leisure and recreation.	+?
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	+
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	0
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	+
12. Encourage and support new and existing businesses.	0
13. Encourage a range of businesses.	+?
14. Town centre and a range of retail choice.	0
15. Resist the loss of existing retail units in neighbourhoods.	0

**Option 1: Do nothing:**

4.14 This option relates to the current position around Burgess Hill railway station where the area will be left in situ with inefficient use of space around the station and inadequate facilities for users of the station.

**PREFERRED OPTION**

**Option 2: Redevelop the station area and Queens Crescent**

4.15 This is the preferred option put forward by the Town Council and encourages a new transport interchange at the station and new mixed use development in Queens Crescent.

<b>The Town Centre: Policy TC6 – Urban Realm and Access in the Town Centre</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	0
2. Develop sustainable communities within the neighbourhoods.	0
3. Ensure the delivery of new homes in accessible locations.	0
4. To improve public open space, leisure and recreation.	+
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	0
7. Conservation and enhancement of the historic environment.	+
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	+
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	+
12. Encourage and support new and existing businesses.	0
13. Encourage a range of businesses.	0
14. Town centre and a range of retail choice.	+?
15. Resist the loss of existing retail units in neighbourhoods.	0

**Option 1: Do Nothing:**

4.16 This option relates to leaving the town centre as it is and not investing in new public areas, open spaces, parking and the general standard of new developments and layout.

**PREFERRED OPTION**

**Option 2: Seek to bring forward improvements to the town centre.**

4.17 This is the preferred option put forward by the Town Council which seeks to bring forward a range of improvements to the open spaces within the town, parking and traffic management and urban design.

## Victoria Road Industrial Area

<b>Policy S1 – New Residential and Community Neighbourhood on Victoria Road Industrial Area</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+?
2. Develop sustainable communities within the neighbourhoods.	+
3. Ensure the delivery of new homes in accessible locations.	+
4. To improve public open space, leisure and recreation.	+?
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	+
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	0
10. Protect and enhance the biodiversity.	0
11. Promote use of public transport.	0
12. Encourage and support new and existing businesses.	-?
13. Encourage a range of businesses.	-?
14. Town centre and a range of retail choice.	0
15. Resist the loss of existing retail units in neighbourhoods.	0

### Option 1: Do Nothing

4.18 This option although is a 'do nothing' option effectively means that the Town Council supports in principle, the redevelopment of individual sites for residential when they come forward for planning permission but the final decision on planning approval would be with the District Council based on the policies within the District Plan. There would be no local framework in support for the redevelopment of sites or bringing forward sites in a coherent manner/in line with design guidance.

### PREFERRED OPTION

#### Option 2: Allocate part of Victoria Road industrial area for residential development

4.19 The Town Council's preferred option is to allocate the area for a new residential neighbourhood and proactively encouraging residential development on employment sites where the buildings are now out of date the sites are inappropriately located close to existing housing.

## Leylands Park

<b>Policy LR1 – Improved Recreational Facilities and new Community/Sports Hall at Leylands Park</b>	
<b>Objectives</b>	<b>Op 2</b>
1. To improve accessibility and the standard of community facilities.	+
2. Develop sustainable communities within the neighbourhoods.	+
3. Ensure the delivery of new homes in accessible locations.	+
4. To improve public open space, leisure and recreation.	+
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	0
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	+
9. Provide new areas of landscape.	+
10. Protect and enhance the biodiversity.	+?
11. Promote use of public transport.	0
12. Encourage and support new and existing businesses.	0
13. Encourage a range of businesses.	0
14. Town centre and a range of retail choice.	0
15. Resist the loss of existing retail units in neighbourhoods.	0

### **Option 1: Do nothing:**

4.20 This option relates to the current position to the north of Leylands Park. Without any investment in new community facilities through the development of new housing, the existing situation will remain.

### **PREFERRED OPTION**

#### **Option 2: Redevelop the area to provide new housing and community development**

4.21 The preferred option includes improved community facilities, recreational space and residential development that provide for the needs of the local community.

## Keymer Tiles

Policy LR2 – A New Park and Nature Reserve at Keymer Tile Works	
Objectives	Op 2
1. To improve accessibility and the standard of community facilities.	+
2. Develop sustainable communities within the neighbourhoods.	+?
3. Ensure the delivery of new homes in accessible locations.	+?
4. To improve public open space, leisure and recreation.	+
5. Development does not take place in areas of flood.	+?
6. To make the best use of the land.	0
7. Conservation and enhancement of the historic environment.	0
8. Protect and improve areas of existing landscape value.	0
9. Provide new areas of landscape.	+
10. Protect and enhance the biodiversity.	+
11. Promote use of public transport.	0
12. Encourage and support new and existing businesses.	0
13. Encourage a range of businesses.	0
14. Town centre and a range of retail choice.	0
15. Resist the loss of existing retail units in neighbourhoods.	0

### Option 1: Support the scheme outlined in the planning application

4.22 This option is effectively a 'do nothing' option. The Town council would wish to be involved in assessing certain technical and other aspects of the reserved matters application but otherwise would not seek changes to the scheme.

### PREFERRED OPTION

#### Option 2: Bring forward a new country park as well as housing

4.23 This is the Town Council's preferred option which is to consider an alternative scheme for the site that brings forward housing but allocates an area for a country park to include lake/recreational facilities/open space and leisure area.

## Sustainable Neighbourhoods for Communities

Sustainable Neighbourhoods for Communities			
Objectives	S2	S3	S4
1.To improve accessibility and the standard of community facilities	+	+	0
2.Develop sustainable communities within the neighbourhoods	0	+	0
3.Ensure the delivery of new homes in accessible locations	+?	0	0
4.To improve public open space, leisure and recreation	+?	0	0
5.Development does not take place in areas of flood	0	0	0
6.To make the best use of the land	0	0	-?
7.Conservation and enhancement of the historic environment	0	0	0
8.Protect and improve areas of existing landscape value,	0	0	0
9.Provide new areas of landscape	0	0	0
10.Protect and enhance the biodiversity	+?	0	0
11.Promote use of public transport	+	0	-
12.Encourage and support new and existing businesses	0	0	0
13.Encourage a range of businesses.	0	0	0
14.Town centre and a range of retail choice	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0

## Leisure and Recreation

Leisure and Recreation	
Objectives	LR2
1.To improve accessibility and the standard of community facilities	+
2.Develop sustainable communities within the neighbourhoods	+?
3.Ensure the delivery of new homes in accessible locations	0
4.To improve public open space, leisure and recreation	+
5.Development does not take place in areas of flood	0
6.To make the best use of the land	0
7.Conservation and enhancement of the historic environment	0
8.Protect and improve areas of existing landscape value,	0
9.Provide new areas of landscape	0
10.Protect and enhance the biodiversity	0
11.Promote use of public transport	0
12.Encourage and support new and existing businesses	0
13.Encourage a range of businesses.	0
14.Town centre and a range of retail choice	0
15.Resist the loss of existing retail units in neighbourhoods	0

## Green Infrastructure

Green Infrastructure						
Objectives	G1	G2	G3	G4	G5	G6
1.To improve accessibility and the standard of community facilities	0	0	0	0	+	0
2.Develop sustainable communities within the neighbourhoods	0	0	0	0	+	+
3.Ensure the delivery of new homes in accessible locations	0	0	0	0	0	0
4.To improve public open space, leisure and recreation	+	+	+	+	+	+
5.Development does not take place in areas of flood	0	0	0	0	0	0
6.To make the best use of the land	0	0	0	0	0	0
7.Conservation and enhancement of the historic environment	0	0	0	0	0	0
8.Protect and improve areas of existing landscape value,	+	+	+	+	+	0
9.Provide new areas of landscape	0	+	+	+	0	0
10.Protect and enhance the biodiversity	0	+	+	0	0	0
11.Promote use of public transport	0	0	0	0	0	+
12.Encourage and support new and existing businesses	0	0	0	0	0	0
13.Encourage a range of businesses.	0	0	0	0	0	0
14.Town centre and a range of retail choice	0	0	0	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0	0	0	0

## Heritage & Character

Heritage and Character			
Objectives	H1	H2	H3
1.To improve accessibility and the standard of community facilities	0	0	0
2.Develop sustainable communities within the neighbourhoods	0	0	+?
3.Ensure the delivery of new homes in accessible locations	0	0	0
4.To improve public open space, leisure and recreation	0	0	0
5.Development does not take place in areas of flood	0	0	0
6.To make the best use of the land	0	-?	0
7.Conservation and enhancement of the historic environment	+	+?	+
8.Protect and improve areas of existing landscape value,	0	0	0
9.Provide new areas of landscape	0	0	0
10.Protect and enhance the biodiversity	0	0	0
11.Promote use of public transport	0	0	0
12.Encourage and support new and existing businesses	0	0	0
13.Encourage a range of businesses.	0	0	0
14.Town centre and a range of retail choice	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0