

Rushmoor Plan

PLANNING FOR RUSHMOOR'S FUTURE

Sustainability Appraisal

Report

Housing Density and Design

Supplementary Planning Document

RUSHMOOR
BOROUGH COUNCIL

April 2006

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Glossary

- SA **Sustainability appraisal:** tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Planning and Compulsory Purchase Act 2004 to be undertaken for all local development documents.
- SEA **Strategic environmental assessment:** a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land use’.
- ODPM Office of the Deputy Prime Minister
- SPD Supplementary Planning Document.

1. Introduction

- 1.1 The scope of the Sustainability Appraisal (SA) for the Rushmoor Plan is set out in the Strategic Environmental Assessment Report/Sustainability Appraisal Scoping Report (SEA/SA) which is available on our web site www.rushmoor.gov.uk/index.cfm?articleid=3872
- 1.2 The SEA/SA Scoping Report lists in paragraph 1.3.2, the information to be included in the Environmental Report and this is shown in **Table 1 below:**

Information to be included in the Environmental Report	Where it can be found
A description of the baseline environment.	Appendix C of the SEA/SA Scoping Report
Links between the LDF and other relevant policies, plans, programmes and environmental objectives.	Table 3 of the SEA/SA Scoping Report, paragraph 4.1 and Section 5 of this SA.
Identification of existing environmental problems affecting the LDF	paragraph 4.5
The LDF's likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between these factors	Appendix 1
The mitigation measures envisaged	Section 7
An outline of the reasons for selecting the alternatives dealt with.	We have not yet reached this stage in our LDF, but options were considered when developing Policy H4 in the Rushmoor Local Plan Review (RLPR) on which this SPD is based. Refer to Appendix 1.
Monitoring measures envisaged.	Section 8 and the Monitoring Report due to be published annually in December.
A non-technical summary	Section 9

- 1.3 The appraisal process is an iterative one that provides an independent appraisal of the likely implications of proposals and policies as they are developed, so that these can be taken into consideration in further stages of the development of the Rushmoor Plan. This SA Report presents the methodology, process, findings and outcomes that have been carried out on the Sustainable Development: the Principles of Housing Density and Design Supplementary Planning Document (SPD). The findings of this appraisal, along with the responses received through public consultation,

will be used to inform the development and refinement of this SPD.

2 Background

- 2.1 The appraisal process has been designed to meet the statutory requirements applying to both SA and SEA, as explained in official guidance provided by the ODPM. In particular, the appraisal process has been developed in reference to the ODPM Draft Consultation Paper on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (September 2004). The quality assurance checklist has been observed throughout.
- 2.2 The requirement to do an appraisal for Supplementary Planning Documents is under Regulation 16 of The Town and Country Planning (Local Development) (England) Regulations 2004.
- 2.3 In summer 2001, the European Union legislated for Strategic Environmental Assessment (SEA) with the adoption of Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the 'SEA Directive'). The Directive applies to a range of UK plans and programmes whose preparation began after 21 July 2004, or whose formal adoption is not complete by 21 July 2006.
- 2.4 The SEA Directive calls for an Environment Report "identifying, describing and evaluating the likely significant environmental effects of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme".
- 2.5 Government guidance is intended to integrate the requirements of the SEA Directive into the SA process. To comply with the Directive, Authorities are obliged only to report on the environmental impacts of various alternatives considered before the plan is adopted. However, the Sustainable Development: Housing Density and Design SPD sets out the alternatives currently under consideration and the SA Report demonstrates that their environmental impacts have been taken into account during the preparation of the LDF.

The SPD Objectives

- 2.6 This guidance promotes well designed, high-density housing where it is suitable. It is not intended to impose detailed design control. Emphasis is placed on new development being located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car.

3. Appraisal Methodology

3.1 Approach to the Sustainability Appraisal

The procedure was to appraise each option against the SA Objectives, making reference to the evidence base in the Scoping Report, where appropriate, and give a score against each objective over the short, medium and long term, as shown in the Appendices. Summaries were written on the likely sustainability impact of each policy based on the scores. Section 7 indicates proposed mitigation measures and Section 8 refers to future monitoring which we intend to carry out.

3.2 When the Sustainability Appraisal was carried out

The SA was carried out during September 2005. The draft SEA/SA scoping report was completed in January 2005 but is currently being updated. The revised SA was carried out in February 2006.

3.3 Who carried out the Sustainability Appraisal

The SA was carried out by officers from the Planning Services Section of Rushmoor Borough Council with support from Colin Bush at Scott Wilson. The original draft SEA/SA scoping report was produced by Levett-Therivel Sustainability Consultants with support from officers from Rushmoor Borough Council. Advice on the update was given by Colin Bush from Scott Wilson.

3.4 Who was consulted, when and how

An initial consultation on the draft SEA/SA Scoping Report occurred during 2004. Responses were invited from a range of relevant bodies and stakeholders including:

- Rushmoor Borough Council: representatives from Planning, Environmental Health, Legal Services, Housing, Street Scene and the Community Safety Officer in the form of a workshop.
- Hampshire County Council by letter.
- The four statutory environmental conservation bodies by letter.
- A range of bodies and institutions from the Future Rushmoor Forum group by letter and at a meeting.

Their comments are listed in Appendix G of the draft SEA/SA Report. (This can be found on www.rushmoor.gov.uk/index.cfm?articleid=3872)

The reports were also made available on the Council's web site so that the wider public could comment on it.

4. Sustainability objectives, baseline and context

Links to other strategies, plans and programmes and sustainability objectives

4.1 Table 3 in the SEA/SA Report lists the plans, programmes and environmental objectives relevant to the LDF that were analysed. Appendix B (page 25 onwards in the same report) shows the results of the analysis. Key points arising from this analysis are that the LDF should:

- protect and ideally enhance wildlife habitats, especially heathland
- conservation and enhancement of SSSIs
- promote biodiversity in gardens and public spaces
- promote sustainable drainage systems and prevent inappropriate development within the floodplain.
- promote reduction, reuse and recycling of waste
- reduce water use
- promote energy efficiency and renewable energy production
- preserve cultural resources
- ensure good design, including designing out crime
- minimise the need to travel and support non-car modes of travel
- give priority to people over ease of movement
- ensure good access to services
- meet housing requirements, including for affordable housing
- promote high(er) density development
- retain strategic gaps between settlements
- prioritise development on brownfield land
- provide an adequate quantity and quality of open space and recreational facilities
- meet young people's needs, especially for leisure and sports facilities
- promote mixed-use development and urban renaissance
- focus on Aldershot and Farnborough as centres for development
- broaden the range of employment opportunities
- encourage a match of skills and employment to meet the needs of local people, and in particular supply more light industrial space and less office space
- help to raise skills levels
- support rural communities through economic diversification

Description of the social, environmental and economic baseline characteristics and the predicted future baseline

4.2 The description of the social, environmental and economic baseline characteristics and the predicted future baseline can be found in the draft SEA/SA scoping report for the evolving Rushmoor Local Development Framework (Levett-Therivel, 2004).

Difficulties in collecting data and limitations of the data

4.3 The baseline data can be found in Appendix C of the SEA/SA Scoping Report. Unfortunately, this is not complete as there are particular difficulties in collecting biodiversity information and some of the data can only be found on a regional or national basis.

4.4 The Sustainability Appraisal Framework

These are used in Appendix 1 and a blank template is set out below.

Policies				
Sustainability Appraisal Objectives	Assessment			Comments
	Short Term	Medium Term	Long Term	
1. To maximise the opportunity for everyone to have a decent and affordable home				
2. To improve the health and well-being of the population and reduce inequalities in health				
3. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest				
4. To increase the vitality and viability of town and district centres				
5. To improve accessibility for all to services, recreational opportunities and employment				
6. To encourage the development of, and participation in cultural, creative and sporting activities				

Policies				
Sustainability Appraisal Objectives	Assessment			Comments
7. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve				
8. To maintain and improve surface and ground water quality				
9. To conserve and enhance biodiversity				
10. To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure				
11. To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance				
12. To promote and encourage high quality design of new development and landscaping				
13. To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems				
14. To manage flood risk and to prevent inappropriate development in the floodplain				
15. To promote and encourage a buoyant and diverse local economy				
16. To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills				
17. Reduce crime and fear of crime through environmental design				

To help with the interpretation of findings, symbols have been used to summarise the appraisal, and these are as follows:

- ✓✓ Clear, strong positive impacts
- ✓ Overall impact likely to be positive
- ? Overall impact neutral, mixed or unclear
- x Overall impact likely to be negative
- xx Clear, strong negative impacts
- ~ No effect

Main social, environmental and economic issues and problems identified

4.5 The main issues and problems identified in the draft LDF scoping report baseline study are as follows:

- Many high skilled jobs but relatively low skilled workforce;
- Lack of affordable housing;
- Noise pollution from M3 and Farnborough Aerodrome;
- Both Farnborough and Aldershot town centres require regeneration;
- Peak time traffic congestion;
- Air pollution levels;
- Decline in locally significant species;
- Poor performance in household energy efficiency improvements;
- Pockets of social deprivation; and
- Fear of crime at night.

5 Plan Issues and Options

Main strategic options considered and how they were identified.

5.1 The broader strategic issues and options have evolved as a result of the SEA/SA Report and have also been influenced by:

- A housing need survey conducted for the Borough Council by Fordhams in 2004;
- The Council's SPG on Affordable Housing, which was adopted in 2003;
- Rushmoor Housing Potential Study conducted by Bakers Associates on behalf of the Council in 2004.
- A draft housing market assessment report for Rushmoor and the Blackwater Valley conducted by DTZ Pidea Consulting in 2005.
- The Draft South East Plan submitted in July 2005 which states that there are significant opportunities to provide quality housing development in excess of 50 dwellings per hectare net.

- 5.2 Other issues have been identified from the policy objectives of previous studies, and from the themes that have emerged during subsequent consultations. These include:
- Balancing the level of housing provision against the other land uses needed to create a sustainable community;
 - Level of provision of affordable and private housing;
 - Car parking provision within new development that is consistent with policy on the issues above;
 - Maintaining a stock of heritage assets (principally the military buildings) that are made over for appropriate re-use;
 - Building on the existing urban structure, including that of the former military areas;
 - Adopting ODPM-supported design standards to ensure the community offers a range of services and amenities that enable it to be self-sustaining rather than a housing suburb;
 - Through this approach, encouraging regeneration of the town centres of both Aldershot and Farnborough; and
 - Providing a range of services and amenities within easy access in order to encourage shopping, social and other trips by sustainable forms of transport, such as cycling or walking.

6 Appraisal Findings

- 6.1 These are set out in the Appendix 1 attached. Appendix 2 shows the cumulative effects of the proposals. The health and well being of the population does not score so well with these policies, but there are good scores for the accessibility objectives.

7 Proposed Mitigation

1	To maximise the opportunity for everyone to have a decent and affordable home.	No effect
2	To improve the health and well-being of the population and reduce inequalities in health.	High densities might have a negative impact on people's health and well-being, therefore care must be taken to ensure that the design is of the highest quality. There is no reference to mobility housing.
3	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest.	The concentration of development near to town, district and local centres should mean greater accessibility for all to all services.
4.	To increase the vitality and viability of town and district centres.	The concentration of development near to town centres will increase the vitality and viability of town and district centres.
5.	To improve accessibility for all to services, recreational opportunities and employment.	Locating most of the new development near to town, district and local centres will mean that

		accessibility for all to all types of services will be improved.
6.	To encourage the development of and participation in, cultural, creative and sporting activity.	No effect.
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.	Locating new development near to public transport and improving cycle and walkways should reduce air pollution from cars. In addition, we are a partner in a Hampshire wide Solar Discount Scheme which provides grants for home energy improvements; we promote photovoltaics and home energy efficiency and will invest in low energy street and car park lighting etc. These measures should be applied to new development.
8.	To maintain and improve surface and ground water quality.	No effect.
9.	To conserve and enhance biodiversity.	No effect.
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure.	One of the main effects of this SPD is the encouragement to use means of transport other than the car.
11	To secure the protection and management of listed buildings	No effect.
12	To promote and encourage high quality and design of new development and landscaping	One of the policies in this SPD is to plan positively for the achievement of high quality and inclusive design.
13	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management and sustainable drainage systems.	Higher densities mean the efficient use of land. Sustainable design can be encouraged in all new development together with the inclusions sustainable drainage systems.
14	To manage flood risk and to prevent inappropriate development in the floodplain.	If Sustainable Drainage Systems are used, then the likelihood of flood risk is reduced.
15.	To promote and encourage a buoyant and diverse local economy.	Greater use of the existing centres would encourage a healthy local economy.
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills.	No effect.
17.	Reduce crime and the fear of crime through environmental design.	Little effect. However, effort should be made to design out crime in high density developments.

8 Monitoring

- 8.1 We are producing an Annual Monitoring Report which incorporates paragraphs on housing densities (8.12), monitoring existing policies (Section 3 and Appendix 3), environment indicators (Section 10) and

accessibility indicators (paragraph 12.1 and Appendix 10), provides the framework to measure the key impacts identified and measure the areas of uncertainty.

9 Non Technical Summary

- 9.1 This SPD promotes well designed, high-density housing where it is suitable and places emphasis on new development being located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car. This is one of the main lynchpins of sustainable development.
- 9.2 However, high density housing sites can have a detrimental effect on people's health and well-being. The quality of the design, therefore, needs to be of the highest order and reference should be made to the needs of the less able.
- 9.3 The volume, mass and extent of the building will also need to relate well to the building plot and surrounding developments.
- 9.4 When assessing higher density developments, it will need to be demonstrated that the site is in a sustainable location with good access to local facilities and public transport.
- 9.5 The matrix in Appendix 2 shows that there are few cumulative effects. In fact, the overall impression is that the positive effects of good design and ease of access, outweighs the negative impact on the health and well being of the new residents because of high densities.

Appendix 1

Obj No.	Policy 1 (Policy H4 of the Rushmoor Local Plan Review 1996-2011) Planning permission will normally be granted for housing development for a range of densities, types, sizes and tenures, within the built-up areas through redevelopment of vacant, under-used or derelict sites or land and buildings.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	?	?	?	If includes affordable housing
2.	To improve the health and well-being of the population and reduce inequalities in health	~	~	~	
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	?	?	✓	If new development is in existing built up areas, then there would probably be improved accessibility for all to services in the long term.
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	?	?	?	If the new development is in the existing built up areas, this might mean fewer car journeys with an ensuing reduction in air pollution.
8.	To maintain and improve surface and ground water quality	✓	✓	✓	Sites may be contaminated from previous uses and redevelopment would require their remediation, preventing any further pollution of ground and surface waters that may be occurring.
9.	To conserve and enhance biodiversity	?	?	?	Brownfield sites can contain high biodiversity value. Biodiversity will therefore only be conserved under this policy if wildlife habitats are protected and enhanced as part of redevelopment proposals.

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	?	?	?	If on existing public transport routes.
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	~	~	~	
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓	✓	✓	Redevelopment is efficient land use
14.	To manage flood risk and to prevent inappropriate development in the floodplain	?	?	?	This depends on the proposed location. If the development is within flood risk areas, the effect would be negative. Only the increased flood risk, as the result of increased runoff from new development, can be prevented by the incorporation of sustainable drainage methods into new development.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>Could reduce the need for travel/ use of car if close to services/facilities and public transport routes. Promotes efficient land use through redevelopment and the avoidance of the flood plain. Sustainable drainage methods need to be incorporated into new development.</i></p>					

Obj No.	<i>Policy 2 (Policy H4 of the Rushmoor Local Plan Review, 1996-2011)</i> Proposals must be designed to reflect the existing character of the area, safeguard amenities of adjoining dwellings and be compatible with other policies of the plan.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	~	~	~	
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	~	~	~	
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	~	~	~	
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	~	~	~	

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	?	?	?	Design to reflect character of area
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	~	~	~	
14.	To manage flood risk and to prevent inappropriate development in the floodplain	~	~	~	
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	?	?	?	Design to reflect character of area
<p>Summary</p> <p><i>Design to reflect character of area so could encourage high quality design and could effectively design out crime.</i></p>					

Obj No.	Policy 3 (Policy H4 of the Rushmoor Local Plan Review 1996-2011)				
	The Council will encourage higher density proposals on sites in or close to town centres or accessible by public transport				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
Short Term		Medium Term	Long Term		
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	?x	?x	?x	If amenity space is not included in the design, then it can be argued that high densities damage people's health and affect their well-being.
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	✓	✓	✓	Developments close to town/district centre would increase its vitality because more people would use the facilities there.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	✓	✓	✓✓	Developments close to town centres and public transport so would increase accessibility
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	?	✓	✓	If public transport use increases there would be a reduction in air pollution
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	✓✓	✓✓	✓✓	This is the main reason for this policy.

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	~	~	~	
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓	✓	✓	High density development is a very efficient use of land.
14.	To manage flood risk and to prevent inappropriate development in the floodplain	?	?	?	Depends on the location of the proposed development. If these sites are within flood risk areas, then there would be a very negative impact on this objective.
15.	To promote and encourage a buoyant and diverse local economy	?	?	?	High density development near to the town centres could encourage local businesses and bring others in.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>Vitality of town/district centres would be increased if developments close by result in increased usage. Also, local businesses would benefit, thus encouraging the local economy.</i></p> <p><i>Developments are close to town centres and public transport so accessibility to services, recreational opportunities and employment would be increased.</i></p> <p><i>If public transport use increases and car use decreases there would be a reduction in air pollution.</i></p> <p><i>Locating developments close to town centres and public transport routes would reduce the need to travel and make best use of existing transport infrastructure.</i></p> <p><i>High densities, however, can impact on people's health and well-being.</i></p>					

Obj No.	Policy 4 The most accessible areas will continue to be the focus of new development in Rushmoor.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	?x	?x	?x	If amenity space is not included in the design, then it can be argued that high densities expected on the most accessible sites, damage people's health and affect their well-being
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	?	?	?	With good transport, then access is available to all.
4.	To increase the vitality and viability of town and district centres	✓	✓	✓✓	The most accessible areas in Rushmoor are close to and within the town centres.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	✓	✓✓	✓✓	Increased accessibility for those on these developments.
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	?	✓	✓	Increased public transport use and less reliance on cars would reduce air pollution.
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	✓	✓✓	✓✓	The most accessible sites are close to town centres and transport links so reducing the need to travel and utilising transport infrastructure.

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	~	~	~	
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓	✓	✓	High density development expected on accessible sites, is a very efficient use of land.
14.	To manage flood risk and to prevent inappropriate development in the floodplain	~	~	~	
15.	To promote and encourage a buoyant and diverse local economy	?	?	?	High density development near to the town centres could encourage local businesses and bring others in.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>Close to transport links so increases accessibility to services for those living on development; also reduces reliance on car and utilises existing transport infrastructure.</i></p> <p><i>Could increase the vitality and viability of town centres through more people living closer and encouraging greater use. Also local businesses would benefit, thus encouraging the local economy.</i></p> <p><i>Accessible sites improve accessibility to services for those living on these sites.</i></p> <p><i>Increased public transport use and less reliance on cars could reduce air pollution.</i></p> <p><i>Reduced need to travel for people living close to town centres and utilises existing transport infrastructure by being close to transport links.</i></p> <p><i>High densities, however, can have a negative impact on people's health and well-being.</i></p>					

Obj No.	Policy 5 We will encourage more intensive redevelopment of previously developed land on appropriate sites to make more efficient and effective use of the land. Redevelopment schemes that replace existing homes in large plots will only be permitted if it is clearly demonstrated that the proposals do not involve an adverse alteration to the area's character that is considered unacceptable to the Council.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	~	~	~	
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	~	~	~	
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	~	~	~	
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	~	~	~	

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	~	~	~	
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓✓	✓✓	✓✓	Promotes efficient land use.
14.	To manage flood risk and to prevent inappropriate development in the floodplain	~	~	~	However, this depends on the location of the proposed redevelopment. For sites within flood risk areas, an increase in housing density to meet this policy would be inappropriate and would have a negative impact on this objective.
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>Promotes efficient land use but care must be taken to avoid flood risk areas.</i></p>					

Obj No.	Policy 6 The most intense development should be in places with good transport accessibility which, in Rushmoor, means close to, or within the town centres of Aldershot and Farnborough. (This policy overlaps Policy 4, so the SA is the same.)				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	?x	?x	?x	If amenity space is not included in the design, then it can be argued that high densities damage people's health and affect their well-being.
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	?	?	?	With good public transport, then access is available to all.
4.	To increase the vitality and viability of town and district centres	✓	✓	✓	More people living close to town centres could increase vitality through increased use.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	✓	✓	✓✓	Increased accessibility for those on these developments.
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	?	✓	✓	Increased public transport use and less reliance on cars would reduce air pollution.
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	✓✓	✓✓	✓✓	Sites close to town centres and transport links so reducing need to travel and utilising transport infrastructure.

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	~	~	~	
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓	✓	✓	High density developmetn is a very efficient use of land.
14.	To manage flood risk and to prevent inappropriate development in the floodplain	~	~	~	
15.	To promote and encourage a buoyant and diverse local economy	?	?	?	High density development near to the town centres could encourage local businesses and bring others in.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>Could increase the vitality and viability of town centres through more people living closer and encouraging greater use. Also local businesses would benefit, thus encouraging the local economy.</i></p> <p><i>Accessible sites improve accessibility to services for those living on these sites.</i></p> <p><i>Increased public transport use and less reliance on cars could reduce air pollution.</i></p> <p><i>Reduced need to travel for people living close to town centres and utilises existing transport infrastructure by being close to transport links.</i></p> <p><i>High densities, however, can have a negative impact on people's health and well-being.</i></p>					

Obj No.	Policy 7 In areas of poor accessibility to public transport, high density development will not be appropriate without associated improvements to public transport and other services. In these less accessible areas, lower-densities place a greater emphasis on larger, family homes.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	? ✓	? ✓	? ✓✓	This policy could provide affordable family size homes.
2.	To improve the health and well-being of the population and reduce inequalities in health	?	?	?	The health and well-being of those who need family size homes could be improved.
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	?x	?x	?x	Areas of poor accessibility are away from town centres so people may travel elsewhere for their needs.

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	x	x	x	This policy refers to development in areas of less accessibility
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	?x	?x	?x	People living her would need to use their cars more, but the density would be lower, so pollution may not be any higher than in other areas.
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	?	?	?	Larger, family homes would have gardens which can enhance wild life.
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	x	x	x	In areas of poor public transport, the car may be the only realistic alternative means of transport.

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	✓	✓	✓	Good quality design is a theme running through this SPD.
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓	✓	✓✓	All new forms of development should be sustainable in future.
14.	To manage flood risk and to prevent inappropriate development in the floodplain	~	~	~	Land liable to flood should be avoided for new development
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>This policy will provide for larger, family homes for which there is a definite demand in Rushmoor. In future, it is hoped that the public transport system can be improved to enable th people who live here to manage without their cars.</i></p> <p><i>Gardens could be a haven for wild life.</i></p>					

Obj No.	<p>Policy 8 Variations in densities reflect the different types of housing required in the different locations. In the more accessible areas, higher densities place an emphasis on the predominance of smaller homes. In the less accessible areas, lower densities place a greater emphasis on larger family homes with three or more bedrooms and sufficient private amenity space. However, it is the character of an area that must inform the density permitted. (This policy overlaps policy 7 so the SA is the same.)</p>				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home				
2.	To improve the health and well-being of the population and reduce inequalities in health				
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest				
4.	To increase the vitality and viability of town and district centres				

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment				
6.	To encourage the development of, and participation in cultural, creative and sporting activity				
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve				
8.	To maintain and improve surface and ground water quality				
9.	To conserve and enhance biodiversity				
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure				

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance				
12.	To promote and encourage high quality and design of new development and landscaping				
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems				
14.	To manage flood risk and to prevent inappropriate development in the floodplain				
15.	To promote and encourage a buoyant and diverse local economy				

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills				
17.	Reduce crime and fear of crime through environmental design				
Summary					

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
	Policy 9 Developers should consult the Environment Agency at the earliest opportunity to ensure sustainable drainage systems (SUDS) can be accommodated within the site.				
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	~	~	~	
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	~	~	~	
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	~	~	~	
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	~	~	~	

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	~	~	~	
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓✓	✓✓	✓✓	By contacting the Environment Agency at the earliest opportunity, sustainable drainage systems will be accommodated on the site
14.	To manage flood risk and to prevent inappropriate development in the floodplain	✓✓	✓✓	✓✓	By contacting the Environment Agency at the earliest opportunity, any flood risk will be managed at the outset.
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>This policy promotes sustainable drainage and the management of flood risk</i></p>					

Obj No.	<i>Policy 10</i> We will plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	?	?	?	Good quality design of buildings and associated spaces should improve the well-being of all.
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	?	?	?	Good design should help to reduce social exclusion.
4.	To increase the vitality and viability of town and district centres	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	~	~	~	
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	~	~	~	
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	✓	✓	✓	High quality design should include high quality landscaping designed to conserve and enhance biodiversity, therefore having a positive effect on biodiversity.
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	~	~	~	

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	✓✓	✓✓	✓✓	This is what this policy is intended to achieve.
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	✓	✓	✓	
14.	To manage flood risk and to prevent inappropriate development in the floodplain	✓	✓	✓	High quality design should include sustainable drainage measures to prevent the increased risk of flooding as a result of the development. Providing such sites are not in flood risk areas, this policy should have a positive impact on this objective.
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>Promotes and encourages high quality design of new development and landscaping.</i></p>					

Obj No.	Policy 11 All development, regardless of its density, must respond to its context in terms of layout, building form, height, scale and materials and should reinforce any appropriate features in the area.				
	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
1.	To maximise the opportunity for everyone to have a decent and affordable home	~	~	~	
2.	To improve the health and well-being of the population and reduce inequalities in health	~	~	~	
3.	To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest	~	~	~	
4.	To increase the vitality and viability of town and district centres	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
5.	To improve accessibility for all to services, recreational opportunities and employment	~	~	~	
6.	To encourage the development of, and participation in cultural, creative and sporting activity	~	~	~	
7.	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	~	~	~	
8.	To maintain and improve surface and ground water quality	~	~	~	
9.	To conserve and enhance biodiversity	~	~	~	
10.	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	~	~	~	

Obj No.	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
11.	To secure the protection and management of listed buildings, conservation areas and other features of historic and archaeological importance	~	~	~	
12.	To promote and encourage high quality and design of new development and landscaping	✓	✓	✓	This policy will ensure that areas of character are maintained
13.	To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable waste management, improved energy efficiency, reduced energy use, increased production and use of renewable energy, sustainable water management and sustainable drainage systems	~	~	~	
14.	To manage flood risk and to prevent inappropriate development in the floodplain	~	~	~	
15.	To promote and encourage a buoyant and diverse local economy	~	~	~	

	Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
		Short Term	Medium Term	Long Term	
16.	To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	~	~	~	
17.	Reduce crime and fear of crime through environmental design	~	~	~	
<p>Summary</p> <p><i>This policy has no significant effects on sustainability but will ensure that areas of character will be maintained.</i></p>					

Appraisal Scoring Symbols

Symbol	Likely effect against the Sustainability Appraisal (SA)Objective
✓✓	Very beneficial
✓	Beneficial
~	None
?	Uncertain or insufficient information on which to determine effect
X	Negative

Appendix 2: Cumulative effects matrix

		Sustainability Objectives								
Policies		1. To maximise the opportunity for everyone to have a decent and affordable home.	2. To improve the health and well-being of the population and reduce inequalities in health.	3. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest.	4. To increase the vitality and viability of town and district centres.	5. To improve accessibility for all to services, recreational opportunities and employment.	6. To encourage the development of and participation in, cultural, creative and sporting activity.	7. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.	8. To maintain and improve surface and ground water quality	9. To conserve and enhance biodiversity
1	Planning permission will normally be granted for housing development for a range of densities, types, sizes and tenures, within the built-up areas through redevelopment of vacant, under-used or derelict sites or land and buildings.	?	~	~	~	?	~	?	~	~
2	Proposals must be designed to reflect the existing character of the area, safeguard amenities of adjoining dwellings and be compatible with other policies of the plan.	~	~	~	~	~	~	~	~	~
3	The Council will encourage higher density proposals on sites in or close to town centres or accessible by public transport.	~	?x	~	✓	✓	~	✓	~	~

		Sustainability Objectives							
Policies		10. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	11. To secure the protection and management of listed buildings, conservation areas and other features historic and archaeological importance	12. To promote and encourage high quality and design of new development and landscaping	13. To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable drainage systems	14. To manage flood risk and to prevent inappropriate development in the floodplain	15. To promote and encourage a buoyant and diverse local economy	16. To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	17. To reduce crime and fear of crime through environmental design
1	Planning permission will normally be granted for housing development for a range of densities, types, sizes and tenures, within the built-up areas through redevelopment of vacant, under-used or derelict sites or land and buildings.	?	~	~	✓	✓	~	~	~
2	Proposals must be designed to reflect the existing character of the area, safeguard amenities of adjoining dwellings and be compatible with other policies of the plan.	~	~	?	~	~	~	~	?
3	The Council will encourage higher density proposals on sites in or close to town centres or accessible by public transport.	✓✓	~	~	~	~	?	~	~

		Sustainability Objectives								
	Policies	1. To maximise the opportunity for everyone to have a decent and affordable home.	2. To improve the health and well-being of the population and reduce inequalities in health.	3. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest.	4. To increase the vitality and viability of town and district centres.	5. To improve accessibility for all to services, recreational opportunities and employment.	6. To encourage the development of and participation in, cultural, creative and sporting activity.	7. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.	8. To maintain and improve surface and ground water quality	9. To conserve and enhance biodiversity
4	The most accessible areas will continue to be the focus of new development in Rushmoor.	~	?x	?	✓	✓	~	?	~	~
5	We will encourage more intensive redevelopment of previously-developed land on appropriate sites to make more efficient and effective use of land density. Redevelopment schemes that replace existing homes in large plots will only be permitted if it is clearly demonstrated that the proposals do not involve an adverse alteration to the area's character that is considered unacceptable to the Council. and alter unacceptably the area's character.	~	~	~	~	~	~	~	~	~

		Sustainability Objectives								
Policies		1. To maximise the opportunity for everyone to have a decent and affordable home.	2. To improve the health and well-being of the population and reduce inequalities in health.	3. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest.	4. To increase the vitality and viability of town and district centres.	5. To improve accessibility for all to services, recreational opportunities and employment.	6. To encourage the development of and participation in, cultural, creative and sporting activity.	7. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.	8. To maintain and improve surface and ground water quality	9. To conserve and enhance biodiversity
6	The most intense development should be in places with good transport accessibility which, in Rushmoor, means close to, or within the town centres of Aldershot and Farnborough.	~	?x	?	✓	✓	~	?	~	~
7	In areas of poor accessibility to public transport, high density development will not be appropriate without associated improvements to public transport and other services. In these less accessible areas, lower-densities place a greater emphasis on larger, family homes.	? ✓	?	~	?x	x	~	?x	~	?

		Sustainability Objectives							
Proposals		10. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	11. To secure the protection and management of listed buildings, conservation areas and other features historic and archeological importance	12. To promote and encourage high quality and design of new development and landscaping	13. To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable drainage systems	14. To manage flood risk and to prevent inappropriate development in the floodplain	15. To promote and encourage a buoyant and diverse local economy	16. To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	17. To reduce crime and fear of crime through environmental design
4	The most accessible areas will continue to be the focus of new development in Rushmoor.	✓	~	~	✓	~	?	~	~
5	We will encourage more intensive redevelopment of previously-developed land on appropriate sites to make more efficient and effective use of land density. Redevelopment schemes that replace existing homes in large plots will only be permitted if it is clearly demonstrated that the proposals do not involve an adverse alteration to the area's character that is considered unacceptable to the Council. and alter unacceptably the area's character	~	~	~	✓✓	~	~	~	~

6	The most intense development should be in places with good transport accessibility which, in Rushmoor, means close to, or within the town centres of Aldershot and Farnborough	✓✓	~	~	✓	~	?	~	~	
7	In areas of poor accessibility to public transport, high density development will not be appropriate without associated improvements to public transport and other services. In these less accessible areas, lower-densities place a greater emphasis on larger, family homes.	x	~	✓	✓	~	~	~	~	
Sustainability Objectives										
	Proposals	1. To maximise the opportunity for everyone to have a decent and affordable home.	2. To improve the health and well-being of the population and reduce inequalities in health.	3. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest.	4. To increase the vitality and viability of town and district centres.	5. To improve accessibility for all to services, recreational opportunities and employment.	6. To encourage the development of and participation in, cultural, creative and sporting activity.	7. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.	8. To maintain and improve surface and ground water quality	9. To conserve and enhance biodiversity
8	Variations in densities reflect the different types of housing required in the different locations. In the more accessible areas, higher densities place an emphasis on the predominance of smaller homes. In the less accessible areas, lower densities place a greater emphasis	? ✓	?	~	?x	x	~	?x	~	?

	on larger family homes with three or more bedrooms and sufficient private amenity space. However, it is the character of an area that must inform the density permitted.									
9	Developers should consult the Environment Agency at the earliest opportunity to ensure sustainable drainage systems (SUDS) can be accommodated within the site.	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Sustainability Objectives								
Proposals		10. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	11. To secure the protection and management of listed buildings, conservation areas and other features historic and archeological importance	12. To promote and encourage high quality and design of new development and landscaping	13. To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable drainage systems	14. To manage flood risk and to prevent inappropriate development in the floodplain	15. To promote and encourage a buoyant and diverse local economy	16. To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	17. To reduce crime and fear of crime through environmental design	
8	Variations in densities reflect the different types of housing required in the different locations. In the more accessible areas, higher densities place an emphasis on the predominance of smaller homes. In the less accessible areas, lower densities place a greater emphasis on larger family homes with three or	x	✓	✓	✓	✓	✓	✓	✓	✓

	more bedrooms and sufficient private amenity space. However, it is the character of an area that must inform the density permitted.									
9	Developers should consult the Environment Agency at the earliest opportunity to ensure sustainable drainage systems (SUDS) can be accommodated within the site.	~	~	~	✓✓	✓✓	~	~	~	~
Sustainability Objectives										
	Proposals	1. To maximise the opportunity for everyone to have a decent and affordable home.	2. To improve the health and well-being of the population and reduce inequalities in health.	3. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities and the rest.	4. To increase the vitality and viability of town and district centres.	5. To improve accessibility for all to services, recreational opportunities and employment.	6. To encourage the development of and participation in, cultural, creative and sporting activity.	7. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.	8. To maintain and improve surface and ground water quality	9. To conserve and enhance biodiversity
10	We will plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.	~	?	?	~	~	~	~	~	✓
11	All development, regardless of its density, must respond to its context in terms of layout, building form, height, scale and materials and	~	~	~	~	✓	~	✓	~	~

	should reinforce any appropriate features in the area.								
		Sustainability Objectives							
	Proposals	10. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	11. To secure the protection and management of listed buildings, conservation areas and other features historic and archeological importance	12. To promote and encourage high quality and design of new development and landscaping	13. To promote sustainable forms of development, including efficient land use, reduced waste generation, sustainable drainage systems	14. To manage flood risk and to prevent inappropriate development in the floodplain	15. To promote and encourage a buoyant and diverse local economy	16. To enable a range of jobs to be provided to match the skills and needs of local residents, and encourage the development of skills	17. To reduce crime and fear of crime through environmental design
10	We will plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.	~	~	✓✓	✓	✓	~	~	~
11	All development, regardless of its density, must respond to its context in terms of layout, building form, height, scale and materials and should reinforce any appropriate features in the area.	~	~	✓	~	~	~	~	~