

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

Appendix 13

SA Matrices for the Employment Site Options

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Employment sites

SA29

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	--?/0	<p>It is not currently known whether new sustainable transport links would be incorporated into the development of this site. However, the site is adjacent to the M1, indicating that road transport may feature heavily in the use of the site, which would have a potentially minor negative effect on this part of the SA objective.</p> <p>The southern boundary of this site buffers the M1 motorway; therefore a significant negative effect is likely in relation to noise effects for new employees, particularly in the southern part of the site. In addition, there is an existing industrial site adjacent to the east of the site, meaning that (depending on the nature of activities at this new employment site), cumulative noise impacts in the area could result, or employees at this site could be adversely affected by noise from the adjacent industrial site depending on activities there. There is therefore some uncertainty attached to the potential significant negative noise impact.</p> <p>This site is not within close proximity of an AQMA, with the nearest one being located approximately 550m to the south east; therefore a negligible effect is likely in relation to air quality and an overall mixed (uncertain significant negative and negligible) effect is likely overall.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, 	-?	<p>This site is within an area that is partly classified as having 'No Known Assets/Issues' but it also includes areas of 'Low' and 'Medium' sensitivity; therefore employment development here could have a minor negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>It is noted that Kislingbury Conservation Area, which includes a number of listed buildings, is located approximately 660m to the north west of this site and there are a small number of listed buildings approximately</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
gardens, registered battlefields, listed buildings and conservation areas (or their settings).	form materials and detailing of the settlement and contributes to a sense of place? <ul style="list-style-type: none"> Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 		520m to the south of the site.
3. Biodiversity, flora and fauna			
a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal. b) Increase the land area of UK Biodiversity Action Plan habitats within the area. c) Maintain and improve the conservation status of selected non-	<ul style="list-style-type: none"> Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	--?/+	<p>Upton Mill North Lake Local Wildlife Site is located approximately 685m to the north east of this site and Upton Mill South Lake Local Wildlife Site is approximately 800m to the north east. There are also a number of Potential Local Wildlife Sites within 1km of the site (although these have not yet been designated), the closest of which is approximately 240m to the west of the site.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity. The illustrative plan for the development proposed at the site includes a landscape/earthworks buffer area around the edge, which appears to incorporate tree planting. Therefore, a potential minor positive effect is also identified, resulting in a mixed (minor positive and uncertain significant negative) effect overall.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
designated nature conservation sites.			
4. Crime and community safety			
a) To improve community safety, reduce crime and the fear of crime.	<ul style="list-style-type: none"> Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> Improvements in educational attainment, qualification levels and participation in education and training. Adequate supporting educational infrastructure associated with new residential developments. New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is likely to be negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> An average increase in the SAP rating of dwellings? A reduction of the average household fuel bill. A decrease in oil consumption. Major developments incorporating renewable energy measures into the design. An increase in energy efficient measures and CHP in the design new developments. An increase in the number of large scale renewable energy schemes. A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective are negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> Healthier lifestyles? Improved access to healthcare? Improve the quality of homes? 	+?	The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There is an existing public footpath

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>adjacent to the western side of this site, and another approximately 200m to the north east. There is also a bridleway approximately 600m to the north east and a number of other public footpaths within reasonable walking distance (considered to be 800m). A minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached depending on the potential for new green infrastructure such as walking and cycle routes to be provided within the employment site, which could have a further positive effect in relation to encouraging more active lifestyles.</p> <p>This site is not within or adjacent to an AQMA; therefore no adverse effects on health are identified in relation to air quality.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	<p>++?</p>	<p>This site would accommodate approximately 49m² of class B8 employment space, as well as approximately 2.3m² of class B1 space, which would result in approximately 250-500 new jobs being created. Therefore, the development of this site would have a positive effect on the achievement of this objective. It is also noted that the proximity of the site to the existing business park at Pineham could have positive effects in terms of complementing the existing employment activities at that site.</p> <p>The site is relatively well-linked by sustainable transport links, with an existing public footpath adjacent to the western side of this site, and another approximately 200m to the north east. There is also a bridleway approximately 600m to the north east and a number of other public footpaths within reasonable walking distance (considered to be 800m). However, it is also noted that the proximity of the site to the M1 could make commuting by car an attractive option for employees.</p> <p>The site is within walking distance of existing residential development, being approximately 550m from the village of Kislingbury to the east. Therefore, employees may be more easily able to reach the site without needing to use a car.</p> <p>Overall, a significant positive effect on this SA objective is therefore likely, although there is some uncertainty attached in relation to the</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			potential effects of the proximity of the M1 on sustainable commuting patterns.
9. Landscape and townscape			
a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced. b) Enhance the form and design of the built environment.	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>This site is within an area that is classed as being of high-medium landscape sensitivity. Therefore employment development here could have a significant negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development. It is also noted that the site is adjacent to the M1 motorway which already has a strong influence over the character of the area, and that a comprehensive scheme of landscaping and planting is proposed as part of the site's development, with a landscape and earthworks buffer around the perimeter of the site.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
12. Social deprivation			
a) To reduce spatial	<ul style="list-style-type: none"> • Improved provision of key services in deprived 	0	<p>This site is proposed for employment development only and so will not</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
inequalities in social opportunities.	<p>communities.</p> <ul style="list-style-type: none"> • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 		have an effect on this SA objective.
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>This site is on greenfield land; therefore it is assumed that employment development here would have no effect on land contamination.</p> <p>This site comprises agricultural land which is classified as being Grade 3 in terms of its quality; therefore the development of this site would have a minor negative effect on preserving soil quality. The site is greenfield which would contribute further to the likely minor negative effect identified.</p> <p>In relation to land instability, a negligible effect is likely as this site is classed as Category B land where slope instability problems are either not thought to occur or not likely to occur; therefore a mixed (minor negative and negligible) effect is likely overall.</p> <p>This site does not include any Local Geological Sites.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	This site is on greenfield land; therefore there are not likely to be the same opportunities that may exist on a partially or entirely brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the employment development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore employment development here will have a negligible effect on this objective.
15. Water			
a) Maintain and continue to improve	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface 	0	Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<p>water drainage is available?</p> <ul style="list-style-type: none"> • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		<p>employment development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however employment development on sites that are within high risk flood zones could have negative effects. This site is located entirely outside of flood zones 2 and 3; therefore employment development here would have a negligible effect on this objective. It is also noted from the illustrative plan for development at this site that tree planting around the edge of the site is proposed as part of the landscaping of the site – this could help to avoid an increase in flood risk by increasing infiltration.</p> <p>It is assumed that all new employment development will be built to high standards of water efficiency; therefore no effect is recorded in relation to safeguarding water resources.</p>

SA36 and SA50

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	--?/0	<p>The policy for this site states that an integrated sustainable transport network would be incorporated into the site, including public transport, walking and cycling.. However, the site is adjacent to the M1 motorway to the south and Junction 16 and the policy for the site states that a 2ha lorry park would be included, indicating that road transport may feature heavily in the use of the site, which would have a potentially minor negative effect on this part of the SA objective. The potential minor negative effect on sustainable transport is uncertain until more detailed proposals for the site come forward (there is an indication that a detailed transport assessment is planned, for discussions with the Highways Agency).</p> <p>The proximity of this site to the M1 also means that noise effects are likely to be experienced by employees at the site, particularly in the southern part of the site; therefore a significant negative effect in relation to noise is likely.</p> <p>There are no AQMAs within close proximity of this site, with the nearest being located approximately 2.8k to the east (along a different section of the M1); therefore a negligible effect on that part of the SA objective is likely and a mixed (uncertain significant negative and negligible) effect is likely overall.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? 	-?	<p>This site is within an area that is partly classified as having 'No Known Assets/Issues' but it also includes areas of 'Low' and 'Medium' sensitivity; therefore employment development here could have a minor negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>It is noted that there are four listed buildings within 500m to the south west of the site, the closest of which is approximately 300m from the site boundary. In addition, Harpole Conservation Area is located approximately 650m to the north east and Kislingbury Conservation Area is approximately 780m to the east, with both Conservation Areas</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 		containing a large number of other listed buildings. There is also a small area of archaeological significance within site. While the policy for the site requires an archaeological assessment and any required mitigation, it does not include any mitigation for the potential impacts on the setting of heritage features.
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	-?/+	<p>Dovecote Meadow Local Wildlife Site is located approximately 600m to the south west of this site and Bugbrooke Meadows SSSI is approximately 675m to the south. There are also a number of potential Local Wildlife Sites within 1km of the site, to the north, south, east and west (although those are not yet designated). Therefore, employment development at this site has the potential to have a minor negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity. The policy for the site states that it would include structural green space (which the Masterplan indicates would be around the north western and south eastern edges in particular) and wildlife corridors. It also requires an ecological assessment and any required mitigation. Therefore a minor positive effect is also likely and a mixed (uncertain minor negative and minor positive) effect is likely overall.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
4. Crime and community safety			
a) To improve community safety, reduce crime and the fear of crime.	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is likely to be negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective are negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There is an existing public footpath running through the centre of this site and another approximately 190m to the north west as well as one less than 100m from the site to the

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>east. Approximately 600m to the south is a bridleway, although it is recognised that the M1 motorway would be a barrier to the use of footpaths and bridleways to the south. A minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached depending on the potential for new walking and cycle routes to be provided within the employment site, which could have a further positive effect in relation to encouraging more active lifestyles.</p> <p>This site is not within or adjacent to an AQMA; therefore no adverse effects on health are identified in relation to air quality.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	<p>++?</p>	<p>This site would accommodate approximately 425,000m² of employment space (classes B1, B2, B8 and other B and non-B uses), as well as a lorry park, which would result in the creation of around 8,000 new jobs. Therefore, the development of this site would have a positive effect on the achievement of this objective.</p> <p>This site is relatively well-linked by sustainable transport links, with an existing public footpath running through the centre of the site and another approximately 190m to the north west as well as one less than 100m from the site to the east. Approximately 600m to the south is a bridleway, although it is recognised that the M1 motorway would be a barrier to the use of footpaths and bridleways to the south. However, it is also noted that the proximity of the site to the M1 could make commuting by car an attractive option for employees.</p> <p>The site is within walking distance of existing residential development at the village of Harpole to the north east. Therefore, employees may be more easily able to reach the site without needing to use a car. Overall, a significant positive effect on this SA objective is therefore likely, although there is some uncertainty attached in relation to the potential for the proximity of the site to the M1 motorway to encourage and facilitate less sustainable patterns of commuting.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make 	<p>--?</p>	<p>This site is within an area that is classed as being of high-medium landscape sensitivity. Therefore employment development here could</p>

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<p>and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<p>appropriate provision for their economic and social wellbeing and reflect Management Plan objectives?</p> <ul style="list-style-type: none"> • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 		<p>have a significant negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
11. Population			
<p>a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.</p>	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
12. Social deprivation			
<p>a) To reduce spatial inequalities in social opportunities.</p>	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	by walking and cycling and public transport.		
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-	<p>This site is almost entirely on greenfield land; therefore it is assumed that development here would have no effect on land contamination.</p> <p>This site is currently used for agriculture and comprises land which is classified as being Grade 3 in terms of its agricultural quality; therefore, development of this site would have a minor negative effect on preserving soil quality. The site is almost entirely greenfield which would contribute further to the likely minor negative effect identified.</p> <p>In relation to land instability, this site is mainly classed as Category B land where slope instability problems are either not thought to occur or not likely to occur. However, an area in the north west of the site, and a further tiny area in the south west, are classed as Category C land which means that those are areas where slope instability problems may be present or anticipated, and it is recommended that site investigation at the planning application stage should consider specifically the slope stability of the site. Therefore, employment development here could have a further minor negative effect in relation to this part of the SA objective.</p> <p>This site does not include any Local Geological Sites.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>This site is on almost entirely greenfield land; therefore there are not likely to be the same opportunities that may exist on an entirely or mainly brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the employment development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore employment development here will have a negligible effect on this objective.</p>
15. Water			
a) Maintain and	• Development where adequate water supply, foul	0	Effects on water quality will depend on the capacity of existing sewage

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<p>drainage, sewage treatment facilities and surface water drainage is available?</p> <ul style="list-style-type: none"> • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		<p>treatment works to accommodate additional demand from new employment development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This site is located mainly outside of flood zones 2 and 3, although a small area in the south eastern corner of the site is within flood zones 2 and 3. However, the Masterplan for this site indicates that the area of higher flood risk will not be built on, and that it will instead comprise some sort of open space/green infrastructure. The policy for the site also requires the inclusion of flood risk management, including surface water management. Therefore, employment development here would have a negligible effect on this objective.</p> <p>It is assumed that all new employment development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality.	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	0?/-	<p>It is not currently known whether sustainable transport provision would be incorporated into the development of this site; therefore, an uncertain negligible effect is identified in relation to this part of the objective.</p> <p>The northern edge of this site buffers the A428 for a short distance; therefore a minor negative effect is likely in relation to noise effects on employees at the site, particularly in the north of this site.</p> <p>This site is not within very close proximity of an AQMA, with the nearest one being approximately 1.5km to the north; therefore a negligible effect is likely in relation to air quality and an overall mixed (uncertain negligible and minor negative) effect is likely overall.</p>
2. Archaeology and cultural heritage			
a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>This site is within an area that is classified as being of 'Medium' sensitivity; therefore employment development here could have a minor negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>It is noted that Great Houghton Village Conservation Area which includes a number of listed buildings is directly adjacent to the eastern edge of this site.</p>
3. Biodiversity, flora and fauna			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	<p>--?/+?</p>	<p>Upper Nene Valley Gravel Pits SSSI lies approximately 400m to the north of this site. The Nene Valley Gravel Pits area is also designated as a Ramsar site and SPA. There is a potential Local Wildlife Site immediately adjacent to the southern boundary of this site, and another within approximately 150m to the north west. Barnes Madow Local Nature Reserve lies approximately 750m to the north west.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity, although there is uncertainty about any potential for that at this stage. Therefore, a potential but uncertain minor positive effect is also identified, result in a mixed effect overall.</p> <p>The site includes an area categorised as optimal/suitable for feeding or roosting by golden plover or lapwing identified in Figure 3 of 'Survey Work to Support the Appropriate Assessment for the West Northamptonshire Joint Core Strategy' (Environ, Feb 2010). If this site is developed, it could result in the loss of this habitat which may support qualifying bird species of the Upper Nene Gravel Pits SPA and Ramsar site.</p>
<p>4. Crime and community safety</p>			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	<p>0</p>	<p>The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effects of all of the employment site options on this SA objective are negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There is an existing public footpath running through the northern part of this site, and another approximately 220m to the south east. There is also a bridleway approximately 500m to the east and a number of other public footpaths within reasonable walking distance (considered to be 800m) to the east, south and west. A minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached depending on the potential for new green infrastructure such as walking and cycle routes to be provided within the employment site, which could have a further positive effect in relation to encouraging more active lifestyles.</p> <p>This site is not within or adjacent to an AQMA; therefore no adverse</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			effects on health are identified in relation to air quality.
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	++	<p>This site would accommodate approximately 600,000 square feet of classes B2 and B8 employment space, resulting in around 1,000 jobs. Therefore, the development of this site would have a positive effect on the achievement of this objective.</p> <p>The site is relatively well-linked by sustainable transport links, with an existing public footpath running through this site, and another approximately 220m to the south east. There is also a bridleway approximately 500m to the east and a number of other public footpaths within reasonable walking distance (considered to be 800m) to the east, south and west.</p> <p>The site is within walking distance of existing residential development, being approximately 250m from the village of Great Houghton to the east and around 500m from residential development in Northampton to the north west. Therefore, employees may be more easily able to reach the site without needing to use a car.</p> <p>An overall significant positive effect on this SA objective is therefore likely.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>This site is within an area that is classed as being of medium landscape sensitivity; therefore employment development here could have a minor negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development. It is noted that a landscape assessment for the site that was submitted as part of the development proposal states that the combination of the landform characteristics of the site and the enclosed and mature wooded and planted setting to the village notably reduce the potential for significant landscape impacts, and that there are very limited views from Great Houghton towards and across the site. It is also noted that the proposals for the site include landscaping and woodland planting, and that the buildings on site would be designed so as not to exceed the existing highest level of the site.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			Development of this site is also likely to contribute to settlement coalescence as the small existing area of open land between the western edge of Great Houghton and the main urban area of Northampton would be filled in. Therefore, an overall significant negative effect on this SA objective is likely, with some uncertainty attached.
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
13. Soil, geology and land use			
a) Reduce land contamination, and	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that 	-/0	This site is on greenfield land; therefore it is assumed that development here would have no effect on land contamination.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
safeguard soil and geological quality and quantity.	<p>are above the national target of 60%?</p> <ul style="list-style-type: none"> • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 		<p>This site comprises agricultural land which is classified as being Grade 3 in terms of its quality; therefore development here would have a minor negative effect on preserving soil quality. The site is greenfield which would contribute further to the likely negative effect identified.</p> <p>In relation to land instability, a negligible effect is likely as most of this site is classed as Category B land where slope instability problems are either not thought to occur or not likely to occur. A small area in the east is classed as Category A where instability issues are even less likely to occur, and although a very small area in the south is classed as Category C (which means that slope instability problems may be present or anticipated, and it is recommended that site investigation at the planning application stage should consider specifically the slope stability of the site), this is a tiny proportion of the overall site area.</p> <p>This site does not include any Local Geological Sites, although it is noted that there is one just outside the site boundary to the east.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>This site is on greenfield land; therefore there are not likely to be the same opportunities that may exist on a mainly or entirely brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore development here will have a negligible effect on this objective.</p>
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new employment development in any location may</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.	Standard)? <ul style="list-style-type: none"> • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		<p>offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This site is located entirely outside of flood zones 2 and 3; therefore development here would have a negligible effect on this objective.</p> <p>It is assumed that all new employment development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	--?	<p>It is not currently known whether new sustainable transport links would be incorporated into the development of this site. However, the site is adjacent to the M1, indicating that road transport may feature heavily in the use of the site, which would have a potentially minor negative effect on this part of the SA objective.</p> <p>The proximity of the site to the M1 also means that a significant negative effect is likely in relation to noise effects on employees at the site, particularly in the east of the site.</p> <p>This site is adjacent to an AQMA which runs along the part of the M1 that buffers this site; therefore a further minor negative effect is likely in relation to air quality and an uncertain significant negative effect is likely overall.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	--?	<p>This site is almost entirely within an area that is classified as having 'No Known Assets/Issues', but it also includes a small area of 'Medium' sensitivity and is adjacent to a small area of 'High' sensitivity to the north east of the site (although this is the other side of the M1 motorway). Therefore employment development here could have a significant negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>The north eastern boundary of this site is adjacent to the M1 motorway Collingtree Village Conservation Area, which includes a number of listed buildings; therefore a potential significant negative effect is identified as development could have an effect on the setting of this Conservation Area, although there is uncertainty attached as the potential for negative effects will depend on the exact scale, layout and design of the new development and opportunities may exist to enhance the setting of heritage features.</p> <p>It is also noted that Milton Malsor Conservation Area (which contains a number of listed buildings) lies approximately 600m to the west of the</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			site, and Courteenhall Registered Park/Garden lies approximately 450m to the south east. There are also several listed buildings within 1km of the site to the south and west.
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	--?/+?	<p>There is a Potential Local Wildlife Site adjacent to the south of this site, and another two just across the M1 from the site to the north east, as well as one approximately 500m to the south east. Approximately 500m to the north east is Collingtree Golf Course Local Wildlife Site and Roade Cutting SSSI is approximately 800m to the south.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity, although there is uncertainty about any potential for that at this stage. Therefore, a potential but uncertain minor positive effect is also identified, result in a mixed effect overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. 	0	<p>The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 		issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> Improvements in educational attainment, qualification levels and participation in education and training. Adequate supporting educational infrastructure associated with new residential developments. New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> An average increase in the SAP rating of dwellings? A reduction of the average household fuel bill. A decrease in oil consumption. Major developments incorporating renewable energy measures into the design. An increase in energy efficient measures and CHP in the design new developments. An increase in the number of large scale renewable energy schemes. A better consideration of climate change adaptation measures? 	0	While all new development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective are negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> Healthier lifestyles? Improved access to healthcare? Improve the quality of homes? 	+?/-?	The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There are two existing public footpaths running across this site, and one within 150m to the north which provides access on foot over the M1. There is also another footpath within reasonable walking distance (considered to be 800m) to the south west of the site. A minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached depending on the potential for new green infrastructure such as walking and cycle routes to be provided within the employment site, which could

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>have a further positive effect in relation to encouraging more active lifestyles.</p> <p>This site is adjacent to an AQMA which runs along the part of the M1 that buffers this site; therefore there could be a minor negative impact on health, particularly if vehicle movements associated with the new development compound existing air quality problems. An overall mixed (uncertain minor positive and uncertain minor negative) effect on this objective is therefore likely.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	<p>++?</p>	<p>This site would accommodate approximately 4,000,000 square feet of classes B2 and B8 employment space, resulting in around 5,000 jobs. Therefore, the development of this site would have a positive effect on the achievement of this objective. Employment development here would complement the existing economic activities at the mixed-use Grange Park site to the east of the site.</p> <p>The site is relatively well-linked by sustainable transport links, with two existing public footpaths running across this site, and one within 150m to the north which provides access on foot over the M1. There is also another footpath within reasonable walking distance (considered to be 800m) to the south west of the site. However, it is also noted that the proximity of the site to the M1 could make commuting by car an attractive option for employees.</p> <p>The site is within walking distance of existing residential development, being adjacent to the village of Collingtree to the north east (although the M1 lies between the site and the village, there is a footbridge providing access on foot) and being approximately 600m from the village of Milton Malsor to the west. Therefore, employees may be more easily able to reach the site without needing to use a car.</p> <p>An overall significant positive effect on this SA objective is therefore likely, although there is some uncertainty attached in relation to the potential for the proximity of the M1 to encourage/facilitate less sustainable commuting patterns.</p>
9. Landscape and townscape			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	-?	<p>This site is within an area that is classed as being of medium landscape sensitivity; therefore employment development here could have a minor negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Development of this site is not likely to contribute to settlement coalescence.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
11. Population			
<p>a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.</p>	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
12. Social deprivation			
<p>a) To reduce spatial inequalities in social opportunities.</p>	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	local/community services. <ul style="list-style-type: none"> Provision of local facilities which are accessible by walking and cycling and public transport. 		
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> The remediation of contaminated sites? Levels of development on brownfield sites that are above the national target of 60%? Development that protects soil processes and functions? Development that protects sites valued for their geological characteristics? 	-/0	<p>This site is almost entirely on greenfield land; therefore it is assumed that development here would have no effect on land contamination.</p> <p>This site comprises agricultural land which is classified as being Grade 3 in terms of its quality; therefore development here would have a minor negative effect on preserving soil quality. The site is almost entirely greenfield which would contribute further to the likely negative effect identified.</p> <p>In relation to land instability, a negligible effect is likely as all of this site is classed as Category B land where slope instability problems are either not thought to occur or not likely to occur.</p> <p>This site does not include any Local Geological Sites, although it is noted that there is one just outside the site boundary to the east.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> Explicitly set out to reduce the amount of waste generated by development and land use change? Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? Encourage the reduction in the production and movement of hazardous waste? 	0	<p>This site is on almost entirely greenfield land; therefore there are not likely to be the same opportunities that may exist on a mainly or entirely brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore development here will have a negligible effect on this objective.</p>
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and	<ul style="list-style-type: none"> Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water 	0	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<p>reuse and BREEAM/EcoHomes Excellent Standard)?</p> <ul style="list-style-type: none"> • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		<p>It is recognised that new employment development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. This site is located entirely outside of flood zones 2 and 3; therefore development here would have a negligible effect on this objective.</p> <p>It is assumed that all new employment development will be built to high standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality.	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	0?/-	<p>It is not currently known whether sustainable transport provision would be incorporated into the development of this site. Therefore, an uncertain negligible effect is identified in relation to this part of the objective.</p> <p>The western edge of this site buffers the A43 and the south of the site buffers a railway; therefore a minor negative effect is likely in relation to noise effects on employees at the site, particularly in the west and south of the site. The presence of the railway nearby is not considered likely to influence the effects of this site in relation to sustainable transport, as there is no railway station in close proximity.</p> <p>This site is not within very close proximity of an AQMA, with the nearest one being approximately 600m to the north east; therefore a negligible effect is likely in relation to air quality and an overall mixed (uncertain negligible and minor negative) effect is likely overall.</p>
2. Archaeology and cultural heritage			
a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for 	-?	<p>This site is partly within an area that is classified having 'No Known Asses/Issues', although there are areas of 'Low' and 'Medium' sensitivity in the centre and west of the site respectively. Therefore employment development here could have a minor negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>It is noted that Milton Malsor Conservation Area, which includes a number of listed buildings, is adjacent to the northern boundary of this site. Blisworth Conservation area (which also includes listed buildings) lies approximately 380m to the south west. There are also a number of isolated listed buildings within 1km of the site to the south and west, with the nearest of those lying around 100m from the site boundary.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	the enhancement of historic assets, townscapes and landscapes?		
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	<p>--?/+?</p>	<p>There is a potential Local Wildlife Site within the western section of this site, and three others adjacent to the south western corner of the site (although these are not yet designated). The Grand Union Canal Local Wildlife Site buffers the western boundary of the site, and Gayton Disused Railway Line Local Wildlife Site is located approximately 400m to the south west.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity, although there is uncertainty about any potential for that at this stage. Therefore, a potential but uncertain minor positive effect is also identified, result in a mixed effect overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the 	<p>0</p>	<p>The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	neighbourhood level including consideration of provision as part of large new residential developments.		instead be determined though the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is likely to be negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined though the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective is negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There is an existing public footpath running through the western part of this site, and three within the eastern part. More than ten other public footpaths are within reasonable walking distance (considered to be 800m) on all sides of the site. A minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached depending on the potential for new green infrastructure such as walking and cycle routes to be provided within the employment site, which could have a further positive effect in relation to encouraging more active lifestyles.

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			This site is not within or adjacent to an AQMA; therefore no adverse effects on health are identified in relation to air quality.
8. Labour market and economy			
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	++	<p>This site would accommodate approximately 4,500,000 square feet of class B8 employment space, resulting in circa 4,181 to 5,972 jobs. Therefore, the development of this site would have a positive effect on the achievement of this objective.</p> <p>The site is relatively well-linked by sustainable transport links, with an existing public footpath running through the western part of this site, and three within the eastern part. More than ten other public footpaths are within reasonable walking distance (considered to be 800m) on all sides of the site.</p> <p>The site is within walking distance of existing residential development, being adjacent to the village of Milton Malsor in the north and approximately 500m from the village of Blisworth in the south. Therefore, employees may be more easily able to reach the site without needing to use a car.</p> <p>An overall significant positive effect on this SA objective is therefore likely.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public 	-?	<p>This site is within an area that is classed as being of medium landscape sensitivity. Therefore employment development here could have a minor negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p> <p>Development of this site will not lead directly to complete settlement coalescence, although it would result in much of the current area of open land between the villages of Blisworth and Milton Malsor being developed. Therefore, this would contribute to the already minor negative effect identified.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	football pitches, mini pitches, swimming pools?		
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>This site is mainly on greenfield land; therefore it is assumed that development here would have no effect on land contamination.</p> <p>This site comprises Grade 3 agricultural land; therefore development of the site for employment uses would have a minor negative effect on preserving soil quality. The site is almost entirely greenfield which would contribute further to the likely negative effect identified.</p> <p>In relation to land instability, a negligible effect is likely as this site is</p>

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

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

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality.	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-/0	<p>It is not currently known whether sustainable transport links will be provided as part of the new employment development at this site. The fact that the site would be an extension to the existing rail freight terminal (DIRFT), facilitating increased rail freight transport, means that a positive effect on sustainable transport would be likely. However, the uses proposed for the site include warehousing and distribution uses, and this (combined with the fact that the eastern boundary of the site is adjacent to the M1 motorway) could mean that activities at the site are also likely to be focussed around vehicle transport, and a minor negative effect is also identified in relation to this part of the SA objective</p> <p>The close proximity of this site to the M1 motorway (it lies adjacent to the eastern boundary of the site) could also mean that a significant negative effect is likely in relation to noise effects for employees at the site, particularly in the eastern part.</p> <p>This site not within or close to an AQMA; therefore a negligible effect in relation to air quality is likely.</p> <p>Overall, a mixed (minor positive, significant negative and negligible) effect on this SA objective is therefore likely.</p>
2. Archaeology and cultural heritage			
a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? 	-?	<p>This site lies outside of the area covered by the Daventry cultural heritage sensitivity assessment; therefore the likely effects of developing this site for employment use on cultural heritage cannot be assessed on that basis. There are a number of listed buildings within 1km of this site in Daventry District, the closest of which lies approximately 550m to the north. There may be further heritage assets within close proximity of the site in Rugby District, although this is not currently known. However, there are no other designated heritage assets within 1km of the site in Daventry District, and a potential but uncertain minor negative effect on this SA objective is therefore recorded.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 		
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	--?/+?	<p>There is a Potential Local Wildlife Site within the centre of this site, and another adjacent to the south eastern boundary. There are another two Potential Wildlife Sites within 1km of the site (although these have not yet been designated). It is not currently known what biodiversity sites exist within close proximity of the part of the site in Rugby Borough.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity. However, until detailed proposals for the site come forward, this potential minor positive effect is uncertain.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
4. Crime and community safety			
a) To improve community safety, reduce crime and the fear of crime.	<ul style="list-style-type: none"> Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> Improvements in educational attainment, qualification levels and participation in education and training. Adequate supporting educational infrastructure associated with new residential developments. New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is likely to be negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> An average increase in the SAP rating of dwellings? A reduction of the average household fuel bill. A decrease in oil consumption. Major developments incorporating renewable energy measures into the design. An increase in energy efficient measures and CHP in the design new developments. An increase in the number of large scale renewable energy schemes. A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective is negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> Healthier lifestyles? Improved access to healthcare? Improve the quality of homes? 	+?	The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There are two bridleways and a public footpath within this site; therefore a minor positive effect on this SA objective is likely, although this is uncertain until detailed proposals

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>for the site come forward and it is known whether walking and cycle routes will be incorporated as part of the new development. It is also not currently known what existing footpaths and cycle links exist within close proximity of the site in Rugby Borough.</p> <p>This site is not within or adjacent to an AQMA that could otherwise have an adverse effect on health in relation to air quality.</p>
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	<p>++?</p>	<p>It is not known exactly what area of employment land would be accommodated at this site, or how many jobs it would create; however allocating this site for employment-only development would have a positive effect on the achievement of this objective. The expansion of DIRFT would increase the contribution that the site already makes to the local economy.</p> <p>The site is relatively well-linked by sustainable transport links, having two bridleways and a public footpath within this site and there may be further connections in Rugby Borough (the presence of footpaths and cycle links within close proximity of the site in Rugby are not known).</p> <p>The site is not well-connected with existing residential development, although it is noted that the western part of the site would be within close proximity of the Rugby Radio Station SUE which is allocated in Rugby Borough's Adopted Core Strategy; therefore depending on the exact boundaries of that development, employees may be more easily able to reach the site without needing to use a car. However, it is also noted that the proximity of this site to the M1 motorway could encourage/facilitate less sustainable patterns of commuting.</p> <p>An overall uncertain significant positive effect on this SA objective is therefore likely.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? 	<p>0?</p>	<p>The landscape sensitivity of this site is unknown as it is outside of the area covered by the Daventry Landscape Sensitivity and Green Infrastructure Study. Therefore, the likely effect of employment development here on landscape character is largely uncertain and will depend on factors relating to the specific design and layout of the new</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 		<p>development. However, it is specified in the proposals for this site that a high standard of layout, landscaping, building design and materials will be required; therefore a potential but uncertain negligible effect on this objective is likely.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
11. Population			
<p>a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.</p>	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
12. Social deprivation			
<p>a) To reduce spatial inequalities in social opportunities.</p>	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>
13. Soil, geology and land use			
<p>a) Reduce land</p>	<ul style="list-style-type: none"> • The remediation of contaminated sites? 	0/-	<p>This site is mainly on greenfield land; therefore it is assumed that</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 		<p>development here would have no effect on land contamination.</p> <p>This site is almost entirely classified as being Grade 4 in terms of its agricultural quality; therefore, development of this site would have a negligible effect on preserving soil quality. However, as the site is greenfield, a minor negative effect on soil preservation is also identified.</p> <p>In relation to land instability, a further negligible effect is likely as the site is in an area classed as Category B land where slope instability problems are either not thought to occur or not likely to occur.</p> <p>This site does not include any Local Geological Sites.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>This site is on primarily greenfield land; therefore there are not likely to be the same opportunities that may exist on an entirely or mainly brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the development and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore development here will have a negligible effect on this objective.</p>
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters. b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the 	-	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. An area in the north of this site is within flood zones 2 and 3, as is an area down the western side of the site. Therefore, employment development here is likely to have a minor negative in relation to flood risk.</p> <p>It is assumed that all new employment development will be built to high</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<p>ability of receiving water to accept additional flows?</p> <ul style="list-style-type: none"> • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		<p>standards of water efficiency, as such, no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-/0	<p>It is noted that current sustainable transport links in this rural area are relatively limited; however the proposals for the site include strengthening sustainable transport links between the site and the towns of Towcester and Brackley. Therefore, a minor positive effect is likely in relation to this part of the SA objective.</p> <p>This site is adjacent to the A43 in the north, which means that a minor negative effect in relation to noise is likely for employees at the site, particularly in the northern part.</p> <p>This site not within or close to an AQMA; therefore a negligible effect in relation to air quality is likely.</p> <p>Overall, a mixed (minor positive, minor negative and negligible) effect on this SA objective is therefore likely.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>This site lies outside of the area covered by the Towcester and Brackley cultural heritage sensitivity assessments; therefore the likely effects of developing this site for employment use on cultural heritage cannot be assessed on that basis. There are 14 listed buildings within 1km to the north of this site in South Northamptonshire District, the closest of which is adjacent to the northern boundary of the site. There may be further heritage assets within close proximity of the site in Aylesbury Vale District, although this is not currently known. However, there are no other designated heritage assets within 1km of the site in South Northamptonshire District, and a potential but uncertain minor negative effect on this SA objective is therefore recorded. It is also noted that proposals for the site involve requiring an archaeological and historical assessment prior to development taking place which may help to avoid the potential minor negative effect identified.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	<p>--?/+</p>	<p>There is a small area of Ancient Woodland within the northern part of this site, which is also a designated Local Wildlife Site (Wild Wood) and there are further large areas of Ancient Woodland immediately adjacent to the west of the site, which are also designated as Hazelborough Woods Local Wildlife Site. Buffering the eastern boundary of the site is another area of Ancient Woodland, also designated as Cheese Copse Local Wildlife Site. There are also Potential Local Wildlife Sites adjacent to the north and east of the site, although these are not yet designated. It is not currently known what biodiversity sites exist within close proximity of the site in Aylesbury Vale District.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site will also incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity. Proposals for the site involve requiring an ecological assessment prior to development taking place and the creation of new woodland and nature conservation areas, contributing to wider green infrastructure initiatives. Therefore, a minor positive effect is also identified.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential 	<p>0</p>	<p>The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	developments.		will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	+	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site. The proposals for this site include the provision of an education campus and a technical college within South Northamptonshire District; therefore a minor positive effect on this objective is likely.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective will be negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	0?	<p>The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There are no existing bridleways, public footpaths or cycleways within reasonable walking distance (800m) of this site in South Northamptonshire District, although it is not currently known what existing footpaths and cycle links exist within close proximity of the site in Aylesbury Vale District. Therefore, an uncertain negligible effect on this SA objective is likely as effects will depend on the potential provision of new links as part of the new development.</p> <p>This site is not within or adjacent to an AQMA that could otherwise have an adverse effect on health in relation to poor air quality.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	+	<p>This site (including the areas in both South Northamptonshire and Aylesbury Vale Districts) would result in the development of nearly 125ha of land for employment generating uses; therefore this development would have a positive effect on the achievement of this objective. The expansion of Silverstone race track would build on the contribution that the site already makes to the local economy.</p> <p>The site is poorly linked by sustainable transport links, having no existing bridleways, public footpaths or cycleways within reasonable walking distance (800m) of this site in South Northamptonshire District, although it is not currently known what existing footpaths and cycle links exist within close proximity of the site in Aylesbury Vale District.</p> <p>The site is well-connected with existing residential development, being located approximately 300m from the village of Silverstone to the north; therefore employees may be more easily able to reach the site without needing to use a car.</p> <p>An overall minor positive effect on this SA objective is therefore likely.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	0?	<p>The landscape sensitivity of this site is unknown as it is outside of the area covered by the Towcester and Brackley Landscape Sensitivity and Green Infrastructure Studies. Therefore, the likely effect of employment development here on landscape character is largely uncertain and will depend on factors relating to the specific design and layout of the new development. However, it is noted that the new development would come forward within a site that is already largely developed with the Silverstone circuit and that proposals for the site involve requiring a landscape and visual assessment prior to development taking place; therefore an uncertain negligible effect is identified. Proposals also require that the site integrates well into its local environment and provides an attractive countryside setting.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>
10. Material assets			

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	0/-	<p>This site is partially brownfield and partially greenfield, but it is assumed that the new development would take place on the greenfield areas and that there is no proposal to redevelop the existing buildings within the site; therefore it is assumed that development here would have no effect on land contamination.</p> <p>This site is almost entirely classified as being Grade 4 in terms of its agricultural quality; therefore development of this site for employment uses would have a negligible effect on preserving soil quality. However, as it is assumed that the development proposed for the site would take place on the areas that comprise greenfield land, a minor negative</p>

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

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

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SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	--	<p>It is not currently known whether sustainable transport provision would be incorporated into the development of this site. However, the site is adjacent to the M1, indicating that road transport may feature heavily in the use of the site, which would have a potentially minor negative effect on this part of the SA objective.</p> <p>The southern boundary of this site buffers the M1 motorway; therefore a significant negative effect is likely in relation to noise effects for new employees, particularly in the southern part of the site.</p> <p>This site is adjacent to the AQMA which runs along part of the M1; therefore development here could have a further minor negative effect on air quality, and an overall significant negative effect on this SA objective is likely.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>This site is within an area that is partly classified as 'No Known Assets/Issues' and partly classified as 'Low' sensitivity. However, an area in the centre of the site is classified as being of 'Medium' sensitivity; therefore employment development here could have a minor negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>There are two listed buildings within the centre of the site; therefore a potential minor negative effect is identified as development could have an effect on the setting of those buildings, although there is uncertainty attached as the potential for negative effects will depend on the exact scale, layout and design of the new development and opportunities may exist to enhance the setting of heritage features</p> <p>It is also noted that there are ten other listed buildings within 1km of this site to the south, and two within 1km to the west.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
3. Biodiversity, flora and fauna			
<p>a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	<p>--?/+?</p>	<p>The Grand Union Canal Local Wildlife Site runs through the centre of this site, and there are two Potential Local Wildlife Sites within 1km of the site, one to the north and one to the south (although these have not yet been designated). Hunsbury Hill Country Park Local Wildlife Site lies approximately 150m to the east.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity, although there is uncertainty about any potential for that at this stage. Therefore, a potential but uncertain minor positive effect is also identified, result in a mixed effect overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential 	<p>0</p>	<p>The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	developments.		will be negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is likely to be negligible.
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective is negligible.
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?/-?	<p>The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. There is an existing public footpath running through the centre of this site and there is another footpath and a bridleway approximately 500m to the south. A minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached depending on the potential for new green infrastructure such as walking and cycle routes to be provided within the employment site, which could have a further positive effect in relation to encouraging more active lifestyles.</p> <p>This site is adjacent to the AQMA which runs along part of the M1; therefore development here could also have a minor negative effect on</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			health in relation to poor air quality, particularly if vehicle movements associated with the new development compound existing air quality problems, and an overall mixed (uncertain minor positive and uncertain minor negative) effect on this SA objective is likely.
8. Labour market and economy			
<p>a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	++?	<p>It is not known exactly what area of employment land would be accommodated at this site, or how many jobs would be created at the site; however allocating this site for employment-only development would have a positive effect on the achievement of this objective.</p> <p>The site is relatively well-linked by sustainable transport links, with an existing public footpath running through the centre of this site and another footpath and a bridleway approximately 500m to the south. However, it is also noted that the proximity of the site to the M1 could make commuting by car an attractive option for employees.</p> <p>The site is within walking distance of existing residential development, with the north eastern corner of the site being adjacent to existing residential development in Northampton. Therefore, employees may be more easily able to reach the site without needing to use a car. Overall, a significant positive effect on this SA objective is therefore likely, although there is some uncertainty attached in relation to the potential for the proximity of the site to the M1 motorway to encourage and facilitate less sustainable patterns of commuting.</p>
9. Landscape and townscape			
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? 	0	<p>This site is within an area that is classed as being of low landscape sensitivity. Therefore employment development here is likely to have a negligible effect on landscape character.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<ul style="list-style-type: none"> • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 		
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
11. Population			
a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
12. Social deprivation			
a) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>This site is on greenfield land; therefore it is assumed that development here would have no effect on land contamination.</p> <p>This site is classified as Grade 3 agricultural quality land; therefore employment development here would have a minor negative effect on preserving soil quality. The site is greenfield which would contribute further to the likely negative effect identified.</p>

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

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

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
d) Reduce the need to travel and facilitate modal shift. e) Reduce/minimise the potential increase in congestion. f) Avoid sensitive development within areas of high noise levels or poor air quality.	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	+/-/0	<p>The site plan for this employment development indicates that sustainable transport provision would be incorporated into the development of this site, as a bus stop and pedestrian route are included in the plan. Therefore, a minor positive effect is identified in relation to this part of the objective.</p> <p>The northern tip of this site buffers the A428 Bedford Road; therefore a minor negative effect is likely in relation to noise effects on new employees, particularly in the northern part of the site.</p> <p>This site is not within very close proximity of an AQMA, with the nearest one being approximately 600m to the north east; therefore a negligible effect is likely in relation to air quality and an overall mixed (minor positive, minor negative and negligible) effect is likely overall.</p>
2. Archaeology and cultural heritage			
b) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	-?	<p>This site is within an area that is classified as 'Medium' sensitivity. Therefore employment development here could have a minor negative effect on this SA objective, although further investigation would be needed at the planning application stage.</p> <p>It is noted that Great Houghton Village Conservation Area (which includes a number of listed buildings) is directly adjacent to the eastern edge of this site and there are a small number of listed buildings within 600m to the south east of the site.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
3. Biodiversity, flora and fauna			
<p>d) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>e) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>f) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 	<p>--?/+</p>	<p>Approximately 390m to the north of this site is the Upper Nene Valley Gravel Pits SSSI (which is currently in favourable condition) and Local Wildlife Site. The Upper Nene Valley Gravel Pits site is also designated as an SPA and Ramsar site. The boundaries of the SPA extend beyond those of the SSSI, such that the SPA is adjacent to this employment site option. There are also a number of potential Local Wildlife Sites within 1km of this site (although these have not yet been designated), the closest of which is located directly adjacent to the southern boundary of the site. Barnes Meadow Local Nature Reserve is located approximately 700m to the north east.</p> <p>Therefore, employment development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>Employment development at this site could potentially incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity. The detailed plan for this site indicates that this will be the case, as the plan includes informal green landscaping around the edge of the site and what appear to be areas of tree planting within the site. Therefore, a potential minor positive effect is also identified, result in a mixed effect overall.</p>
4. Crime and community safety			
<p>b) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential 	<p>0</p>	<p>The effects of new employment development on safety, crime and fear of crime will depend on design proposals for the sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. Therefore, the effects of all development site options on this objective</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	developments.		will be negligible.
5. Education and training			
c) Improve educational attainment and promote lifelong learning. d) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	0	The effect of employment site options on education and training will depend on the potential for training opportunities to be provided within the industry that locates at the site, something that cannot be determined at this stage. Therefore, the effect of this employment site option on this SA objective is likely to be negligible.
6. Energy and climatic factors			
e) Continue to improve energy efficiency of dwellings. f) Continue to increase the provision of 'affordable warmth'. g) To decrease the dependency on oil for space heating. h) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	While all new employment development is likely to involve an increase in energy consumption over current consumption in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of all of the employment site options on this SA objective is negligible.
7. Health and well being			
b) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+	<p>The effects of employment site options on this SA objective will depend largely on the proximity of the sites to walking and cycle routes which could be used to commute to and from the site, thereby encouraging healthier and more active lifestyles. The site is within a reasonable walking distance (800m) of several footpaths and a bridleway. A minor positive effect on this SA objective is therefore likely, particularly as the site plan for this development includes the provision of a new pedestrian route within the site itself.</p> <p>This site is not within or adjacent to an AQMA; therefore no adverse effects on health are identified in relation to poor air quality.</p>
8. Labour market and economy			
b) To create high quality employment	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the 	++	This site would accommodate approximately 80,000m ² of class B1 employment space, resulting in approximately 1,000 jobs. Therefore,

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>opportunities and develop a strong culture of enterprise and innovation.</p>	<p>requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment.</p> <ul style="list-style-type: none"> • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 		<p>the development of this site would have a positive effect on the achievement of this objective.</p> <p>The site is relatively well-linked by sustainable transport links, being within a reasonable walking distance of several footpaths, two green amenity spaces and a bridleway.</p> <p>The site is within walking distance of existing residential development, being adjacent to the village of Great Houghton in the south east. Therefore, employees may be more easily able to reach the site without needing to use a car.</p> <p>An overall significant positive effect on this SA objective is therefore likely.</p>
9. Landscape and townscape			
<p>c) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>d) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	--?	<p>This site is within an area that is classed as being of high-medium landscape sensitivity. Therefore employment development here could have a significant negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development. Indeed, it is noted that the detailed proposals for this site include the provision of informal landscaping around the edge of the site which may assist with screening the site.</p> <p>Development of this site is not expected to result in settlement coalescence – while the development would fill some of the existing area of open land between Brackmills Industrial Estate in Northampton and the village of Great Houghton, there would still be a distinct open area between the village and this employment site.</p>
10. Material assets			
<p>b) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport 	0	<p>This site is proposed for employment development only and so will not have an effect on this SA objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	provision and which achieve efficient use of land. <ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		
11. Population			
b) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
12. Social deprivation			
b) To reduce spatial inequalities in social opportunities.	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	0	This site is proposed for employment development only and so will not have an effect on this SA objective.
13. Soil, geology and land use			
b) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-/0	<p>This site is mainly on greenfield land; therefore it is assumed that development here would have no effect on land contamination.</p> <p>This site is ridge and furrow land which is classified as being Grade 3 in terms of its agricultural quality; therefore, development of this site would have a minor negative effect on preserving soil quality. The site is greenfield which would contribute further to the likely negative effect identified.</p> <p>In relation to land instability, a negligible effect is likely as the site is in an area classed as Category B land, where slope instability problems are either not thought to occur or not likely to occur.</p> <p>This site does not include any Local Geological Sites.</p>
14. Waste			
b) To reduce waste generation and	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? 	0	This site is on greenfield land; therefore there are not likely to be the same opportunities that may exist on a mainly or entirely brownfield

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

Summary of JPU reasons for selecting or discounting employment site options

Site Code	Reasons for ruling out or including this alternative site
SA29	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is too small (i.e. below 40ha) to be identified as a strategic employment site in the Joint Core Strategy.
SA36 and SA50	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The site represents the potential to provide additional strategic employment floorspace and economic opportunities north of the M1; therefore subject to the precise nature of development proposals there may be an opportunity to deliver parallel benefits in terms of employment opportunities that maximise the benefits of connections relevant to the plan area (particularly Northampton and its existing businesses) whilst meeting the requirements of commercial occupiers - especially strategic transport connections. This site along with other promoted sites along the M1 seeks to utilise the benefits of the motorway junction to provide connections and employment. Its location to the north of the M1 means it is less isolated from the main urban area than sites to the south of the M1. Evidence indicates that mitigation measures to address the highway, landscape and environmental impacts of the development are feasible.
SA46	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The scale of development proposed is not considered strategic (i.e. this site is below 40ha gross site area) and the site is precluded from identification in the Joint Core Strategy on this basis. The likely significant effects on the SPA / Ramsar site may not be capable of mitigation.
SA49	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is located in open countryside away from the existing urban area which would conflict with the desire to provide good linkages between existing and new communities; it could act against the promotion of sustainable transport modes and is unlikely to reduce the need to travel. Development of the site would impact on access to the M1 at Junction 15 and strategic highway network. The site is detached from the existing urban area and would represent a substantial extension of urban development related to the motorway use into open countryside with potential impacts on landscape character and the setting of Milton Malsor.

Site Code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> The availability of the site is uncertain at present.
SA82	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is located in open countryside away from the existing urban area which would conflict with the desire to provide good linkages between existing and new communities, act against the promotion of sustainable transport modes and is unlikely to reduce the need to travel; The potential impact on the setting of the villages of Milton Malsor and Blisworth; Development of the site will impact on access to the M1 and strategic highway network; The site is detached from the existing urban area and would represent a substantial extension of urban development related to the motorway use into open countryside with potential impacts on landscape character. and the village of Milton Malsor; The lack of capacity on the rail network at present to provide sufficient scope to serve rail-connected distribution requirements, which if available would support the relevant objectives of the plan; The availability of the whole site is uncertain at present.
SA28	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The site provides the opportunity to provide a nationally important rail related storage and distribution proposal, adjacent to an existing facility and associated employment in West Northamptonshire; The site is potentially suitable and available; The SA has not identified any significant environmental constraints which could not be mitigated, particularly when balanced against other social and environmental benefits.
SJ01	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The site provides the opportunity to continue to support a nationally important motor sport facility and related high technology cluster and associated tourism and education and leisure employment in West Northamptonshire; The SA has not identified any significant environmental constraints which could not be mitigated, particularly when balanced against other social and environmental benefits.
SHLAA NBC 208	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is too small (i.e. below 40ha) to be identified as a strategic employment site in the Joint Core Strategy.

Site Code	Reasons for ruling out or including this alternative site
SA31	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The scale of development proposed is not considered strategic (i.e. the site is below 40 ha) and the site is also precluded from identification on this basis. • Development on the site is likely to have a significant effect on the adjacent SPA/ Ramsar site. • The extent of mitigation likely to be associated with considering detailed proposals for the site may further reduce the developable area for employment land and thus the potential for significant provision of employment floorspace. • Development would infill land to the south east of Northampton and negatively impact on the village of Great Houghton. • The intended provision of a level of B1 Office floorspace in a location outside the town centre is of a scale considered contrary to the objective of regenerating the town centre. • The site is too small (i.e. below 40ha) to be identified in the Joint Core Strategy.