

Appendix 4 - alternative options evaluated and rejected

Rejected option in Housing Topic paper				
Summary of option:				
We should leave it to the market and public service providers to find sites for elderly and supported housing developments and consider them on a case by case basis				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	-	--	--	Overall this option will have a negative effect on this objective as giving control to market forces will make it harder to deliver affordable housing when required and at the correct number. This could result in either a deficit or surplus of elderly housing, which could adversely affect other need groups.
Objective 2 To promote social inclusion.	--	--	--	This option would not promote social inclusion, as the needs of the elderly would only be met through market forces, which are not constant. Therefore there would be no clear long-term plan for the delivery of elderly housing.
Objective 3 To improve the health and well-being.	---	---	---	This option would have a negative impact on this objective, as it contains no clear plans to provide developments in sustainable locations, rather it would leave it to the market to find sites. Furthermore allowing market forces to control developments could lead to a deficit of elderly.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	--	--	--	There would be no clear plan of where housing would be sited and therefore it could not be guaranteed that it would be in locations free from crime and the fear of crime, which are important for the elderly population.
Objective 5 To improve and protect accessibility to all services and facilities	--	--	--	Leaving elderly housing developments to the market means there is little control over where these site will be located and therefore it could not be guaranteed that there would be good access to services and facilities.
Objective 6 To improve the availability and accessibility to open space.	--	--	--	Again, as above, leaving elderly housing development to the market means there is little control over where these sites will be located and therefore it could not be guaranteed that there would be good access to open space.
Objective 7 To increase energy efficiency of buildings	+	+	+	All developments are required to meet certain standards of energy efficiency and therefore it is considered that any new developments would have to accord with these standards, therefore it is considered that this policy would have a positive impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	All developments are required to reduce waste generation and increase levels of reuse and recycling.

Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered that sites selected by the market and public services will not have any more of an impact on air quality and green house gas emissions than site selected by other means.
Objective 10 To promote sustainable transport choices.	--	--	--	As the market would have control over the location of new elderly housing development, sites could be put forward which are not in sustainable locations and offer the widest choice of transport available.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Development led by public services and the market will not necessarily promote previously developed land as the preferred location for new development and may promote Greenfield sites, which are easier to develop and offer less constrained land.
Objective 12 To respond to the threats posed by flooding.	~	~	~	All development whether market led or not will have to ensure that the development is not at risk of flooding and mitigation measures have been put in place.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is not considered this policy would have any clear negative or positive impacts, as this would be dependant on the sites put forward for development.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	All development will have to ensure that it does not adversely affect the quality and quantity of the districts rivers.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Leaving site selection to the market and public services could result in sites being put forward which are important for their biodiversity or geodiversity.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	Leaving site selection to the market and public services could result in locations, which are considered to be important in landscape terms being promoted, and if these are developed, this could negatively impact on the districts landscape.
Objective 17 To facilitate sustainable economic growth.	+	+	+	Leaving elderly housing development to the market would ensure that it would be bought forward and built according to current market trends and conditions, which will support economic growth.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	This objective is not relevant to this policy as it relates to business growth.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	Market led elderly housing development would have no impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered that this policy would not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Allowing the market and public services to select sites could result in unsustainable locations being put forward which do not have adequate facilities and services to support new development.

Objective 22 To promote development of the highest standard.	+	+	+	All developments have to meet building and energy efficiency standards and therefore developments led by the market will still have to promote high standards of development if they are to be approved. However it is recognised that it is often a long and complicated process ensuring developments are of the highest standards and usually compromises have to be met.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy would not have an impact on built heritage and cultural assets.
Assessment summary	Leaving site selection to the market and public services could result in unsustainable sites being put forward which are easier and more cost effective to develop than previously developed land or land in close proximity to existing services and facilities. It could also result in housing being built according to market conditions and the state of the economy rather than to need. This policy would also result in sites coming forward in a piecemeal fashion where there would be no clear delivery plan for elderly housing provision over the period of the plan.			

Rejected option in Housing Topic Paper				
Summary of option:	Do not agree with high densities because of sociological effects of high density			
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	-	--	--	This option has a negative impact on this objective as the government requires a certain amount of affordable housing to be provided in new housing developments and higher densities allows the provision of a large number of units. Reducing densities could reduce the number of affordable dwellings being built.
Objective 2 To promote social inclusion.	~	~	~	Higher density does not necessarily result in poor design and poor living conditions. In fact high-density development can result in high quality buildings, which meet the needs of all occupiers, with adequate living and amenity space.
Objective 3 To improve the health and well-being.	~	~	~	It is considered that this policy will have a neutral impact on this objective as lower density development does not necessarily result in improved well being and health as high density developments can provide just as high quality living environment, which is well served by a range of facilities including recreation space and amenity areas.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered that this option will have a neutral impact on this objective, as it is well-designed developments with natural surveillance, lighting and communal areas which help to reduce crime and the fear of crime. Therefore both high and low-density development can achieve this objective.

Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Less dense development will result in development being located further away from services and facilities making it less accessible. Therefore this policy is not in accordance with this objective.
Objective 6 To improve the availability and accessibility to open space.	-	-	-	Lower density development will result in less space being available for open space particularly in urban areas and therefore this policy would have a negative impact on this objective.
Objective 7 To increase energy efficiency of buildings	+	+	+	All new developments are required to meet certain energy efficiency standards. Higher density developments may be slightly more energy efficient due to their density but it is recognised that low density developments can also be energy efficient. Therefore it is considered that this policy will have a slightly positive impact on energy efficiency.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	+	+	+	All new developments are required to minimise waste generation and increase levels of reuse and recycling and therefore it is considered this policy will have a slightly positive impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	-	-	-	It is considered that lower density developments will be located further from main services and facilities and will therefore result in a greater reliance on the private car which would lead to air pollution and increased green house gas emissions.
Objective 10 To promote sustainable transport choices.	--	--	--	Lower densities would result in development being more spread out and located further away from main service centres. This would increase the reliance on the private car and would therefore increase congestion on roads. Therefore it is considered that this option would have a negative impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	---	---	---	Lower densities require more land and therefore do not result in efficient use of land. Therefore this policy would have a significantly negative impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	All development has to ensure that the development is not at risk of flooding and mitigation measures have to be put in place.
Objective 13 To improve safety and reduce congestion on roads	--	--	--	Lower densities would result in development being more spread out and located further away from main service centres. This would increase the reliance on the car and therefore increase congestion on roads. Therefore it is considered that this option would have a negative impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	All development whether high or low density will have to ensure that the quality and quantity of the districts rivers are maintained and improved.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Lower density development will result in the development of more land and could therefore negatively impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	As with objective 15, lower density development will result in the development of more land and could therefore negatively impact on this objective.

Objective 17 To facilitate sustainable economic growth.	--	--	--	In economic terms lower densities would result in more land being used up for developments with consequently lower returns per hectare, which would negatively affect economic growth. This would inevitably lead to higher prices in order to ensure developers would make a profit and would lead to rises in such areas as house prices.
Objective 18 To provide suitable infrastructure to promote business growth.	-	-	-	Lower density development would require more infrastructure as it would be more spaced out and extend over a larger area. Therefore this policy would have a negative impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	This policy would have no impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	This policy would have no impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Lower density development would require more land for development and therefore would force some development to be located away from existing service centres, making these areas unsustainable and creating more demand for services.
Objective 22 To promote development of the highest standard.	-	-	-	Particularly in urban areas there is limited space for development and therefore the best solution is high quality high-density buildings. Low-density buildings in these locations will not make the best use of land and design standards available.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	-	-	-	Many historic buildings, particularly in urban areas, are high density as well as being of very high architectural standards. Similar density buildings will complement these existing buildings and contribute to the character of the area. Therefore low-density buildings in these locations will not always improve its surroundings.
Assessment summary	This policy is not sustainable and would not result in the most efficient use of land. It would also increase the reliance on the private car and result in more development being located away from existing facilities and services.			

Rejected option in Housing Topic Paper	
Summary of option:	
	Social housing should not be mixed with private housing
Sustainability Objective	Impact over time
	Justification for assessment

(paraphrased- refer to table XX for full text)	Short	Medium	Long	
Objective 1 To promote affordable housing	-	-	-	Having separate housing types would not lead to the provision of affordable housing as this policy would ensure that areas of proposed private housing would have no provision for affordable housing.
Objective 2 To promote social inclusion.	---	---	---	Separating people by housing type would go against achieving social inclusion and this would lead to divides in the community and the resurgence of 'class segregation'.
Objective 3 To improve the health and well-being.	-	-	-	Separate housing developments would not lead to balanced communities.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	---	---	---	Separate housing developments according to tenure would lead to divides and even gated communities which would fuel the perception of crime from outside the development.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Separate housing developments would lead to different areas having different standards of access to services and facilities and would result in areas being perceived as owned by a particular tenure group.
Objective 6 To improve the availability and accessibility to open space.	-	-	-	As in objective 5, separate housing developments would lead to different areas having different standards of access to open space and would result in areas being perceived as owned by a particular tenure group.
Objective 7 To increase energy efficiency of buildings	~	~	~	All developments are required to meet minimum standards for energy efficiency and this policy will have a neutral impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	As in objective 7, all developments are required to meet minimum standards for energy efficiency and this policy will have a neutral impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	-	-	-	Locating different tenures of housing away from each other could result in some areas having better accessibility and transport choices than others.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Separating different tenures would not result in the most efficient use of land as this policy would require extra sites for housing to be found in order to keep it separate.
Objective 12 To respond to the threats posed by flooding.	~	~	~	All new development is required to take flooding into consideration and propose mitigation measures if necessary.
Objective 13 To improve safety and reduce congestion on roads	-	-	-	This policy could increase congestion as it would result in more sites needing to be found for different tenures of housing and this would inevitably result in housing being located further away from existing services and facilities and result in more road trips and therefore congestion.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	All new development is required to safeguard the districts rivers and it is considered that this policy would have no impact on this objective.

Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Providing separate sites for different tenures would result in more land being developed in order to ensure they are kept separate and this would not conserve the districts biodiversity and geodiveristy.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	As with objective 16, Providing separate sites for different tenures would result in more land being developed in order to ensure they are kept separate and this would not conserve the districts landscapes.
Objective 17 To facilitate sustainable economic growth.	--	--	--	Separate sites would not contribute to facilitating sustainable economic growth as mixed tenure developments allow private and social housing developers to work together to provide housing, which has economic benefits. If developers are not required to provide a mixture of housing they will provide the most profitable forms of housing, which are more expensive and will therefore exclude those people who cannot afford the prices.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Separate developments will require more sites for housing to be identified to ensure that they are built separately and this would inevitably result in some sites being located further away from services and facilities, therefore reducing their viability.
Objective 22 To promote development of the highest standard.	-	-	-	All developments are required to meet certain standards and mixed tenure developments can result in interesting and varied developments, by creating arrange of dwelling types and designs. Building separate private and social housing apart will result in mono-tone development due to the requirements of those who required social housing (usually families requiring 3 or 4 beds) and the types of private housing which are most profitable.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	It is considered that this policy would lead to social exclusion and the creation of 'class divides' and a type of gated community perception. This could result in social unrest. Separate sites would also lead to the requirement for more land in order to ensure that the sites were separate and this is not in accordance with the objective of making the best use of land.			

Rejected option in Housing Topic Paper				
Summary of option:				
On smaller sites the required proportion of affordable houses should be lower than that required on sites of more than 15 new dwellings.				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	+	+	+	Although this policy would lead to the delivery of some affordable housing, it would not result in as much as could potentially be delivered if there was no minimum. It is well known that there is an acute affordable housing shortage in the district.
Objective 2 To promote social inclusion.	+	+	+	This policy would result in the development of some affordable housing to meet the needs of more excluded groups (those who cannot afford to buy a house, those on low incomes) but there would still be a large number of developments which would not be required to provide affordable housing and these sites would most likely be in main urban areas (infill, small scale development) where there is most need for this type of housing.
Objective 3 To improve the health and well-being.	+	+	+	As this policy would result in affordable housing, it would help to meet the need for this type of housing and secure the wellbeing of a wider range of people.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	+	+	+	Providing affordable housing as part of new developments will ensure a wider range of people have access to services and facilities.
Objective 6 To improve the availability and accessibility to open space.	+	+	+	All new developments are required to make provision for open space and as affordable housing would be part of these developments it is considered that this policy would contribute positively to this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	All developments are required to meet minimum standards for energy efficiency and this policy will have a neutral impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	As in objective 7, all developments are required to meet minimum standards for waste generation and increasing levels of recycling and this policy will have a neutral impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	+	+	+	A mixture of tenure types can contribute to making the most efficient use of land due to the carrying design and scale, which can be adapted to different site constraints and opportunities.
Objective 12 To respond to the threats posed by flooding.	~	~	~	All development is required to consider issues of flooding and proposed mitigation measures for any potential impacts.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	All development is required to ensure that it does not have an adverse impact on the quality and quantity of the districts rivers.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	+	+	+	A range of housing tenure will result in economic opportunities for developers and housing associations.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	+	+	+	Locating affordable housing amongst private housing will ensure that site which are close to facilities and services can be developed whilst ensuring that these sites meet the needs of a wide range of people.
Objective 22 To promote development of the highest standard.	+	+	+	A mixture of housing types can result in varied and interesting developments and contribute to the character of the area.

Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	While this policy would result in the delivery of some affordable housing, it is clear that there is an acute need for this type of housing. Therefore it is considered that a policy requiring 40% of all new developments to provide affordable housing must be applied to all sites.			

Rejected option in Housing Topic Paper				
Summary of option:				
Scale of affordable housing should be a matter for negotiation at time of submission				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	-	-	-	This policy would result in minimal affordable housing being provided in new developments.
Objective 2 To promote social inclusion.	-	-	-	This policy would worsen the affordable housing shortage in the district and exclude more people from entering the housing market.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	All developments are required to meet minimum standards for energy efficiency and this policy will have a neutral impact on this objective.

Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	As in objective 7, all developments are required to meet minimum standards for waste generation and increase recycling and this policy will have a neutral impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Although new housing developments are required to meet certain density standards, developers will be able to negotiate a lower level of affordable housing. If this is done, there will still be an affordable housing need which will need to be met on alternative sites, causing the use of more land
Objective 12 To respond to the threats posed by flooding.	~	~	~	All new development is required to consider the issue of flooding and propose mitigation measures if necessary.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	This policy would result in a reduced number of affordable housing being provided which would mean some groups of people would continue to be priced out of the market, making housing unaffordable, which can have a wide range of negative impacts on the economy.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Although this policy would result in the delivery of some affordable housing, it is known that allowing this number to be negotiated would result in a low number being built. This would lead to a shortage of affordable housing, which is already severe in the district.			

Rejected option in Housing Topic Paper				
Summary of option:				
Exclude gardens and playing fields from the definition of Brownfield sites.				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	+	+	+	This policy would define open space into Greenfield and therefore would not be viewed as favourable for development as Brownfield sites.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	This policy would result in a reduction of sites defined as Brownfield land. This would mean that more sites defined as Greenfield land would have to be developed on and would not set out any clear hierarchy for different types of Greenfield, when it is clear that it is preferential for suitable garden plots to be developed before open fields.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	Reclassifying gardens and playing fields to Greenfield land would mean that there would be less sites defined as Brownfield and therefore open fields would have to be viewed the same as gardens and playing fields when it is clear that the latter are more preferable to develop on in terms of making the best use of land. It must also be bore in mind that playing fields are protected by a number of other policies and guidance, which can restrict their development.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	This policy would result in a reduction of sites defined as Brownfield land. This would mean that more sites defined as Greenfield land would have to be developed on and would not set out any clear hierarchy for different types of Greenfield, when it is clear that it is preferential for suitable garden plots to be developed before open fields. It must also be bore in mind that playing fields are protected by a number of other policies and guidance, which can restrict their development.			

Rejected option in Housing Topic Paper				
Summary of option:				
Densities should be reduced				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	-	-	-	Requiring lower densities could result in the development of areas of open space in order to meet future housing needs in the district. Therefore this policy will have a negative impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	---	---	---	This policy would result in large areas of land being developed and would therefore not be making the most efficient use of land.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	---	---	---	This policy would result in the requirement for more land to be developed and would inevitably result in Greenfield land being developed which would have a negative impact on the districts landscape.

Objective 17 To facilitate sustainable economic growth.	~	~	~	
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Lower densities would result in developments being located further away from existing service centres and would therefore require extra facilities or increase travelling.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Lower densities would result in more land being developed and would also not make the most efficient use of land. It would also destroy the districts landscapes.			

Rejected option in Housing Topic Paper				
Summary of option:				
Sufficient provision of sites is already in place; should not increase the number of sites in Salisbury				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	

Objective 1 To promote affordable housing	---	---	---	There is an acute affordable housing need in the district which cannot be met without the allocation of new sites for housing.
Objective 2 To promote social inclusion.	--	--	--	Allocating no new sites for housing will lead to a housing shortage and result in a large number of people being excluded from any form of housing.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	--	--	--	Without the allocation of sites, developers will be free to bring their own sites forward for development. By allocating sites, more control can be gained and those, which make the most efficient use of land and are located on Brownfield site, can be viewed more favourably.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 16 To conserve and enhance the district's landscapes.	-	-	-	Not allocations of site will result in sites from all over the district coming forward for development
Objective 17 To facilitate sustainable economic growth.	-	-	-	Allocating sites allows the council to identify how many houses can be provided on each site to ensure that housing need can be met. It also allows developers to put forward for development those sites that they know are suitable in principle for housing. Without knowing which sites are best, a large amount of money will be spend on investigations which may result in no development opportunity.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Allocating no new sites for housing will lead to housing shortages and will not meet the required housing numbers. It would also result to housing sites coming forward from all over the district.			

Rejected option in Housing Topic Paper	
Summary of option:	
Gypsies and travellers should be encouraged to settle down and be housed	

Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	--	--	--	All groups of people have the right to choose how they live and gypsies and travellers are a recognised group by the government. Local authorities are required to meet the needs of gypsies and travellers as they do for the rest of the community. Alongside this local authorities are required to identify and plan for gypsy and traveller sites in order to meet demand. Therefore this policy would have a negative impact on this objective.
Objective 3 To improve the health and well-being.	-	-	-	As stated above local authorities are required to meet the needs of gypsies and travellers. Encouraging them to settle down would not be in their best interests and therefore not promote the well-being of this group.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	Whether gypsies and travellers settle down or not, local authorities are still required to ensure that allocated sites for this group have good access to services and facilities. Therefore it is considered that this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	It is considered that this policy of encouraging gypsies and travelers to settle down is not in the best interests of the group. Local Authorities should continue to meet the needs of gypsies and travellers as they do for the rest of the community. They should also continue to identify and plan for gypsy and traveller sites in order to meet demand.			

Rejected option in housing Topic Paper	
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Summary of option:

Gypsies and travellers have a right to settle where they choose

Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	---	---	---	Allowing gypsies and travellers to settle where they choose would not promote social inclusion and could in fact lead to social unrest. Local authorities are required to meet the needs of all groups in society and not to have different rules for differed groups. Local authorities are required to find sites for gypsies and travellers and it must be ensured that these sites are suitable for the group and in close proximity to services and facilities. Therefore it is considered that the current site selection process is fit for purpose.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Allowing gypsies and travellers to settle where they like could result in them settling on inappropriate sites. Requiring Local Authorities to select sites for this group allows them to choose sites, which are in close proximity to services and facilities and in appropriate locations.
Objective 6 To improve the availability and accessibility to open space.	--	--	--	Allowing gypsies and travellers to settle where they choose could result in them settling on important open space, therefore depriving others of this important community facility.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 11 To make efficient use of land and maximising the use of previously developed land	--	--	--	Allowing gypsies and travellers to settle where they choose could result on them settling on Greenfield land, when brown field land may be available and is preferable. Furthermore this would give little control to the numbers that could settle on land, possibly resulting in inefficient use of it.
Objective 12 To respond to the threats posed by flooding.	-	-	-	This group may not be clear which land is at risk of flooding and this could result in them settling on land which floods. Allowing local authorities to select appropriate sites would eliminate this issue.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	This policy could result in gypsies and travellers settling on land, which is important in biodiversity and geodiversity terms and would therefore have a negative impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	--	--	--	This policy could result in gypsies and travellers settling on land, which is important in landscape terms and would therefore have a negative impact on this objective.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Gypsies and traveller sites are allocated where there is close proximity to facilities and services. Allowing them to choose where to settle could mean that the vitality and viability of local services and facilities is undermined.
Objective 22 To promote development of the highest standard.	-	-	-	Allowing gypsies and travellers to choose where to settle could result in poorly designed sites. Where Local Authorities can allocate sites, they have control over such issues as facilities available on the site, plot sizes and total number of people to occupy the site so that it does not become overcrowded .
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.

Assessment summary	Allowing gypsies and travellers to settle where they choose would not promote social inclusion and could in fact lead to social unrest. It could also result in areas of the district being adversely affected such as areas of high quality landscape and biodiversity and could also result in the group being put at risk, if, for example, they were to settle in a flood area. Allowing local authorities to allocate sites for these groups allows them to select suitable sites, which are close to existing services and facilities, and allows control over the number of plots, on-site facilities and stops over crowding.
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Rejected option in Housing Topic Paper				
Summary of option:				
West Knoyle does not have the infrastructure to support further housing development				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	---	---	---	There is an acute affordable housing shortage in the district and therefore there is a need to plan for this need to 2026 if we are to avoid a worsening situation.
Objective 2 To promote social inclusion.	--	--	--	Everyone has the right to a decent and affordable home and all settlements will be required to make a contribution to this need depending on how much capacity they have. West Knoyle is defined in the settlement strategy as a small settlement and therefore there will be very limited infill development. It must be noted that any development will only occur if there is the required infrastructure in place.
Objective 3 To improve the health and well-being.	-	-	-	It is increasingly becoming clear that people on lower incomes cannot afford to live in the places where they grew up. Therefore it is considered that allowing no development in West Knoyle will not help this situation and will reduce the well-being of those struggling to stay in the village.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Housing needs to be located close to existing services and facilities to ensure there is easy access. If some villages are permitted from having new development this could result in more development outside settlement boundaries away from existing services and facilities.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	There is a need to provide housing in all parts of the district in order to meet housing need. This requires making the most efficient use of land, particularly in existing settlements. If some settlements are restricted from development, it will have to be located elsewhere possibly in locations, which are not as sustainable.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	It needs to be ensured that new development is located within existing settlements to ensure that the districts important landscapes are protected and conserved. It must be noted that development will have to be in locations, which have adequate infrastructure, and if this is not the case then development will not be permitted.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Development is required in appropriate settlements in order to both meet housing demand and to maintain and enhance the vitality and viability of new and existing services and facilities. Without this development, the future viability of these facilities could be put at risk.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	As West Knole is defined in the Settlement Strategy as a small settlement, development will be very limited. Furthermore there is a need to provide both affordable housing and market housing to meet the growing need. Restricting certain settlements from any development would have a negative impact on the current housing situation. All proposed developments will be assessed against a number of criteria including the available of adequate infrastructure and if this is not sufficient, development will not be allowed to proceed.			

Rejected option in Housing Topic Paper				
Summary of option:	Allocate land for significant new growth in Coombe Bissett			
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	+	-	--	There is an acute affordable housing shortage in the district and allocating land could help to alleviate this. Despite this Coombe Bissett is a small settlement with a limited range of facilities and therefore would not be suitable for large scale housing growth.
Objective 2 To promote social inclusion.	+	+	+	The allocation of housing in this settlement would promote social inclusion, as it would attract a wider range and number of people to the settlement therefore creating a larger community. Despite this the current facilities in the village mean that it would not be able to support this level of growth.
Objective 3 To improve the health and well-being.	-	-	-	Growth in this village would actually reduce well-being as large scale growth would create pressure on existing services and facilities.

Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Accessibility to services would be adversely affected as the larger number of people in the village this type of development would produce means that there would be extra demand on facilities and no way of meeting this without expanding facilities and compromising the character of the village.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	-	-	-	Large-scale development in this location would present problems of waste collection and recycling as it is not located in the most sustainable location, (e.g. within a service centre where recycling and waste disposal facilities are easily accessible).
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	-	-	-	Locating development in this settlement would increase the reliance on the private car due to the distance to major service centres and the current restricted bus service.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Development in this settlement would require large areas of Greenfield land to be build on. Brownfield land and land in close proximity to key service centres should be seen as preferential for new large-scale development.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	-	-	-	New development should be located in areas close to a wide range of transport choices and within close proximity to a range of services and facilities. Therefore development in this settlement would increase car use and congestion on roads.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Development in Coombe Bissett would require building on Greenfield land, which could have a negative impact on biodiversity and geodiversity.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	As with objective 16, development in Coombe Bissett would require building on Greenfield land which could have a negative impact on important landscape.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Large-scale development in this village would require extra services and facilities. This could result in the smaller facilities becoming unviable if larger facilities are located in the area to serve increasing demand.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	It is considered that large scale development in Coombe Bissett would result in the character of the settlement being lost. It would also result on increased pressure for services and facilities, would result in development on Greenfield land, thereby potentially impacting on important landscape and biodiversity, and would result in increased car use and congestion as people travel to main service centres for work and a wider range of facilities. In the Settlement Strategy, Coombe Bissett Is defined as a secondary village and in relation to this it states that given its size and range of facilities, there is relatively little scope for new development. It is considered that there are more sustainable locations in the district where such large scale housing growth could be accommodated.			

Rejected option in Housing Topic Paper				
Summary of option:				
Allocate land for significant new growth in Hommington				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	

Objective 1 To promote affordable housing	+	-	--	There is an acute affordable housing shortage in the district and allocating land could help to alleviate this. Despite this Hommington is a small settlement with a limited range of facilities and therefore would not be suitable for large scale housing growth.
Objective 2 To promote social inclusion.	+	+	+	The allocation of housing in this settlement would promote social inclusion, as it would attract a wider range and number of people to the settlement therefore creating a larger community. Despite this the current facilities in the village mean that it would not be able to support this level of growth.
Objective 3 To improve the health and well-being.	-	-	-	Growth in this village would actually reduce well-being as large scale growth would create pressure on existing services and facilities.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Accessibility to services would be adversely affected as the larger number of people in the village this type of development would produce means that there would be extra demand on facilities and no way of meeting this without expanding facilities and compromising the character of the village.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	-	-	-	Large-scale development in this location would present problems of waste collection and recycling as it is not located in the most sustainable location, (e.g. within a service centre where recycling and waste disposal facilities are easily accessible).
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	-	-	-	Locating development in this settlement would increase the reliance on the private car due to the distance to major service centres and the current restricted bus service.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Development in this settlement would require large areas of Greenfield land to be build on. Brownfield land and land in close proximity to key service centres should be seen as preferential for new large-scale development.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	-	-	-	New development should be located in areas close to a wide range of transport choices and within close proximity to a range of services and facilities. Therefore development in this settlement would increase car use and congestion on roads.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Development in Hommington would require building on Greenfield land, which could have a negative impact on biodiversity and geodiversity.
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	As with objective 16, development in Hommington would require building on Greenfield land which could have a negative impact on important landscape.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Large-scale development in this village would require extra services and facilities. This could result in the smaller facilities becoming unviable if larger facilities are located in the area to serve increasing demand.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	It is considered that large scale development in Hommington would result in the character of the settlement being lost. It would also result on increased pressure for services and facilities, would result in development on Greenfield land, thereby potentially impacting on important landscape and biodiversity, and would result in increased car use and congestion as people travel to main service centres for work and a wider range of facilities. In the Settlement Strategy, Hommington is defined as one of the smallest settlements and in relation to this it states that it does not provide a sustainable location for growth and as a consequence the implication would be for policies restrictive of new development. It is considered that there are more sustainable locations in the district where such large scale housing growth could be accommodated.			

Rejected option in Housing Topic Paper	
Summary of option:	

Allocate a new settlement based in the Bourne Valley

Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	++	++	++	There is an acute affordable housing shortage in the district and a new settlement would be able to meet some of this need.
Objective 2 To promote social inclusion.	+	+	+	A new settlement would create a new community, which would promote social inclusion.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	A new settlement would increase demand on existing services and facilities in the area. It is considered that there are more sustainable locations in the district where such large scale housing growth could be accommodated.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	--	--	--	Development of a settlement in this location would result in large areas of Greenfield land being developed. It is considered that there are other available Brownfield and Greenfield sites in the district which provide much more sustainable locations for such large scale growth.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	-	-	-	A settlement in this location would increase traffic and congestion on the roads through the need to travel to larger settlements for services and facilities, such as doctors and schools and for employment.

Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Building a new settlement in this area would result in large areas of Greenfield land being developed which would have a negative impact on important biodiversity.
Objective 16 To conserve and enhance the district's landscapes.	--	--	--	Building a new settlement in this area would result in large areas of Greenfield land being developed which would have a negative impact on important landscape.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	A new settlement would increase demand on existing services and facilities in the area. It is considered that there are more sustainable locations in the district where such large scale housing growth could be accommodated.
Objective 22 To promote development of the highest standard.	+	+	+	All new development is required to meet high design standards and the creation of a new settlement provides the opportunity to create a whole new well designed settlement.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Although it is considered that allocating a settlement in the Bourne Valley would increase the number of houses to be provided in the district, including affordable housing, it would increase pressure on existing facilities and services and would add to commuting. Based on this it is considered that there are more sustainable locations in the district where such large scale housing growth could be accommodated.			

Rejected option in Housing	
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Topic Paper				
Summary of option:				
Do not accommodate new housing to the east of Laverstock below Cockey Down				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	--	--	--	There is an acute affordable housing shortage in the district and sites need to be identified for housing growth in order to meet this need.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	This site to the East of Laverstock is close to existing services and facilities and therefore development here would help to improve and protect accessibility to all services and facilities.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	This site represents a sustainable location in that it has good access and is close to services and facilities. Therefore it would make the best use of land and be in close proximity to existing development.

Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	+	+	+	Not developing this site would act to protect the biodiversity, but it must be noted that due to housing shortages and government targets site for new housing will have to be found. Therefore development should be concentrated on site with the least potential negative impacts.
Objective 16 To conserve and enhance the district's landscapes.	+	+	+	Not developing this site would act to protect the landscape, but it must be noted that due to housing shortages and government targets site for new housing will have to be found. Therefore development should be concentrated on site with the least potential negative impacts.
Objective 17 To facilitate sustainable economic growth.	-	-	-	This policy would have a negative impact on this objective, as development in this area would benefit surrounding facilities and services and provide an employable workforce.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Development in this site would add to maintaining and enhancing the vitality and viability of services and facilities within the settlement. Therefore a restrictive approach over development could undermine the vitality of this area.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	There is a housing shortage within the district and an identified need for affordable housing. This location is also considered to be relatively sustainable as it is within close proximity to a range of facilities and main service centres.			

Rejected option in Housing Topic Paper				
Summary of option:				
Milford House Nursing Home				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	++	++	++	The provision of a nursing home would provide homes/caring facilities for the elderly population
Objective 3 To improve the health and well-being.	++	++	++	This development would provide a service specifically designed to meet the needs of the elderly population
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	There is currently no land available for development.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.

Assessment summary	Although a Nursing Home could potentially provide a valuable facility for a section of the community, there is no land available to accommodate this development.
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Rejected option in Housing Topic Paper				
Summary of option:				
Extend Salisbury to South East along A36 to incorporate Petersfinger				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	++	++	++	A new housing development would be required to provide an element of affordable housing to meet identified need
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	+	+	+	All new buildings are required to meet minimum standards for energy efficiency
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	There is currently no land available for this type of development
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	-	-	-	Building on this area could have a negative impact on biodiversity
Objective 16 To conserve and enhance the district's landscapes.	-	-	-	Building on this area could have a negative impact on landscape
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	It is considered that there is not adequate land available for development, furthermore development here could have a negative impact on landscape and biodiversity.			

Rejected option in Housing Topic Paper				
Summary of option:				
Culver Street Car Park				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	+	+	+	All new housing developments are required to provide an element of affordable housing to meet the identified need.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	--	--	--	Both Salt Lane and Brown Street car parks are identified as sites for redevelopment in both the Salisbury Vision and Local Plan and therefore the redevelopment of this site would have a detrimental impact on peoples access to services and facilities in the city centre.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	-	-	-	Culver Street Car Park provides a good location, in close proximity to the city centre. Both Salt Lane and Brown Street Car Parks are identified in the Salisbury Vision and the current Local Plan for redevelopment and therefore this car park should be retained in order to continue to meet car parking demand.
Objective 11 To make efficient use of land and maximising the use of previously developed land	+	+	+	The site is identified as a Brownfield location and therefore is preferable for redevelopment compared to Greenfield sites.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	--	--	--	Both Salt Lane and Brown Street car parks are identified as sites for redevelopment in both the Salisbury Vision and Local Plan and therefore the redevelopment of this site would have a detrimental impact on peoples access to services and facilities in the city centre.
Objective 22 To promote development of the highest standard.	+	+	+	All new development is required to meet minimum standards for development.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Both Salt Lane and Brown Street car parks are identified as sites for redevelopment in both the Salisbury Vision and Local Plan and therefore the redevelopment of this site would have a detrimental impact on peoples access to services and facilities in the city centre.			

Rejected option in Housing Topic Paper				
Summary of option:				
Do not accommodate new housing to the west at Harnham on land to the south of Netherhampton				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	--	--	--	There is an acute affordable housing shortage in the district and sites need to be identified for housing growth in order to meet this need.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	This site is close to existing services and facilities and therefore development here would help to improve and protect accessibility to all services and facilities.

Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	This site represents a sustainable location in that it has good access and is close to services and facilities. Therefore it would make the best use of land and be in close proximity to existing development.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	+	+	+	Not developing this site would act to protect the biodiversity, but it must be noted that due to housing shortages and government targets site for new housing will have to be found. Therefore development should be concentrated on sites with the least potential negative impacts.
Objective 16 To conserve and enhance the district's landscapes.	+	+	+	Not developing this site would act to protect the landscape, but it must be noted that due to housing shortages and government targets site for new housing will have to be found. Therefore development should be concentrated on sites with the least potential negative impacts.
Objective 17 To facilitate sustainable economic growth.	-	-	-	This policy would have a negative impact on this objective, as development in this area would benefit surrounding facilities and services and provide an employable workforce.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Development in this site would add to maintaining and enhancing the vitality and viability of services and facilities within the settlement. Therefore a restrictive approach over development could undermine the vitality of this area.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	There is a housing shortage within the district and an identified need for affordable housing. This location is also considered to be relatively sustainable as it is within close proximity to a range of facilities and main service centres.			

Rejected option in Economy Topic Paper				
Summary of option:				
Travel Plans are hurdles on business				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Travel plans are needed to ensure all new developments are within easy access to key facilities and services and without them there is a risk of not ensuring good and easy access
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	--	--	--	Travel plans ensure that a variety of sustainable travel options accompany new developments and without travel plans developments could fail to provide these choices and contribute to a sustainable development.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	--	--	--	Travel plans ensure that new developments provide easily accessible and safe developments and aim to ensure that congestion is reduced and minimised wherever possible. Without travel plans current and future predicted problems of congestion could be worsened.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	Travel plans ensure that developments are located in accessible locations. Good transport links can facilitate economic growth and ensure sustainable choices are available for businesses, customers and employees.
Objective 18 To provide suitable infrastructure to promote business growth.	--	--	--	Without a travel plan, it cannot be adequately assessed what infrastructure is required for new development, and without this new developments may be inadequate to support business and economic growth.

Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Without a travel plan it may not be clear what demand from improved transport links and infrastructure will be created by the new development. If there are inadequate transport links/infrastructure then this could reduce accessibility to services and facilities in the area and therefore undermine these, having wider negative economic impacts.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	It is clear that travel plans provide a key tool for assessing and meeting the need for infrastructure and transport services created by new development. Without these plans, developments could fail to provide adequate transport links/infrastructure leading to congestion, reduced safety and a negative impact on economic growth and key services and facilities.			

Rejected option in Economy topic paper				
Summary of option:				
Encourage businesses through less red tape				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 17 To facilitate sustainable economic growth.	+	-	--	Although this option would initially have a positive impact on business growth due to less restrictions, the longer term impacts would be negative ones as less regulation would lead to unregulated growth and potentially a lesser focus on sustainable growth and more focus on profit and economic growth which aims to reduced costs (increased transportation, unsuitable business in certain locations). This would eventually lead to an unsustainable future.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	+	-	-	Initially less regulation would help to support key local services and facilities but as all businesses would have less regulation, eventually this could lead to larger businesses being able to dominate the market and afford to locate in the most profitable locations. A separate option has been proposed where local services and facilities are protected in key settlements from closure or larger competition, which could potentially make them unviable.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Although this option would initially have a positive impact on business growth due to less restrictions, the longer term impacts would be negative ones as less regulation would lead to unregulated growth and potentially a lesser focus on sustainable growth and more focus on profit and economic growth which aims to reduced costs (increased transportation, unsuitable business in certain locations). This would eventually lead to an unsustainable future.			

Rejected option in Economy topic paper	
Summary of option:	
Let the employment land market place be lead and judged by demand and judge each on its own merits	

Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Local authorities are required to plan for the delivery of additional jobs and are required to translate job numbers into employment land requirements. This would potentially not be met. Therefore without employment allocations and promotions, little employment land may be delivered and any employment land coming forward may not be in a location which maximises the use of previously developed land. sustainable locations nor meet the criteria of sustainable development.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	--	--	--	Local authorities are required to plan for the delivery of additional jobs and are required to translate job numbers into employment land requirements. This would potentially not be met. Therefore without employment allocations and promotions, little employment land may be delivered and any employment land coming forward may not be in sustainable locations nor meet the criteria of sustainable development.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Local authorities are required to plan for the delivery of additional jobs and are required to translate job numbers into employment land requirements. This would potentially not be met. Therefore without employment allocations and promotions, little employment land may be delivered and any employment land coming forward may not be in sustainable locations nor meet the criteria of sustainable development.			

Rejected option in Economy topic paper				
Summary of option:				
Mere is already overbuilt				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	--	--	--	There is an acute affordable housing shortage in the district and sites need to be identified for housing growth in order to meet this need.
Objective 2 To promote social inclusion.	--	--	--	An amount of housing, services and employment is required in Mere to meet the identified need. Without growth the needs of the local population will not be met and they will be forced to relocate.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Mere is a local service centre and serves many settlements surrounding it. Employment must be encouraged to located in this settlement in order to meet local needs and provide a prosperous and sustainable economy.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	--	--	--	Mere is a local service centre and serves many settlements surrounding it. Employment must be encouraged to located in this settlement in order to meet local needs and provide a prosperous and sustainable economy.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	--	--	--	Mere is a local service centre and serves many settlements surrounding it. Employment must be encouraged to located in this settlement in order to meet local needs and provide a prosperous and sustainable economy.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.

Assessment summary	It must be emphasised that growth in any settlement in the district will be moderate and will only be at a level to meet identified need. There is a local service centre and serves many settlements surrounding it. Employment must be encouraged to be located in this settlement in order to meet local needs and provide a prosperous and sustainable economy. A restriction on growth will also not meet housing need identified in the area.
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Rejected option in Economy topic paper				
Summary of option:				
Develop Amesbury in preference to Salisbury due to the proximity of the A303				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	+	+	+	There is an acute affordable housing shortage in the district and sites need to be identified for housing growth in order to meet this need. Despite this affordable housing could also adequately be provided in Salisbury, which is identified as a Strategically Significant City in the Regional Spatial Strategy.
Objective 2 To promote social inclusion.	+	+	-	The development of Amesbury would provide an increased range of housing, services and transport links, which would meet a wider range of peoples needs. This however could be at the expense of the development of Salisbury.
Objective 3 To improve the health and well-being.	+	+	+	New development will add to services in the area and act to increase health and wellbeing.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	+	+	-	New development will help to improve and protect accessibility to services and facilities in the local area although focussing development here could lead to an adverse impact on the Strategically Significant City of Salisbury where the Regional Spatial Strategy states that Salisbury should be the main focus for new development over the plan period.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	+	+	+	Amesbury is located within close proximity to the A303 and further development will increase the range of sustainable transport choices available in the area.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	+	+	-	Development in Amesbury would help to facilitate sustainable economic growth in the town and surrounding areas, although this could be detrimental to the economic growth of Salisbury.
Objective 18 To provide suitable infrastructure to promote business growth.	+	+	+	Amesbury is located in an area served well by good infrastructure and further development will help to enhance this.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	++	++	++	New development will help to enhance the vitality and viability of new and existing services and facilities in the area though increased population, job growth and business expansion.

Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Despite this option having a wide variety of positive impacts for Amesbury, Salisbury is identified as a Strategically Significant City within the Regional Spatial Strategy and as the main centre for growth over the plan period, and as such large scale development located away from this area is likely to have significant detrimental impacts on Salisbury and its future.			

Rejected option in Economy topic paper				
Summary of option:				
A large proportion of employment land should be in Amesbury				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	+	+	-	Large employment land allocations could lead to the increase in businesses in the area, facilitating job and economic growth. Despite this the District is only required to allocate a certain amount of employment land during the plan period and if the majority is located in Amesbury other major centres including Salisbury could suffer.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	+	+	+	Business growth in the area would help to facilitate sustainable transport choices through increased demand.
Objective 11 To make efficient use of land and maximising the use of previously developed land	+	-	-	Although Amesbury has allocated areas for employment land, the main centre of Salisbury has the capacity and need for additional employment land.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	+	+	-	In the shorter and medium term employment land in Amesbury would facilitate economic growth but in the longer term would not be sustainable. What is needed is a wider spread of employment land allocations in the districts main centres to ensure balanced growth. Furthermore the Regional Spatial Strategy identifies Salisbury as a Strategically Significant City which should be the main focus of development over the next 20 years.
Objective 18 To provide suitable infrastructure to promote business growth.	+	+	+	Amesbury is well served by infrastructure and further employment land allocations would increase this provision.

Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	+	+	+	Employment land allocations would help to maintain and enhance the vitality and viability of existing services and facilities in the area.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Large employment land allocations could lead to the increase in businesses in the area, facilitating job and economic growth. Despite this the District is only required to allocate a certain amount of employment land during the plan period and if the majority is located in Amesbury other major centres including Salisbury could suffer. It must be highlighted that the Solstice Park allocation in Amesbury will be carried forward. Furthermore Salisbury is identified as a Strategically Significant City within the Regional Spatial Strategy and as the main centre for growth over the plan period, and as such large-scale development located away from this area is likely to have significant detrimental impacts on Salisbury and its future.			

Rejected option in Economy topic paper				
Summary of option:	Downton already has enough employment land			
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	-	-	-	Restricted business growth in the area could lead to detrimental impacts on existing services and facilities.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Downton is identified as a main service centre and is an important location for business growth. It is also located in close proximity to existing services, facilities, housing and infrastructure and therefore is preferable for growth to other smaller areas.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 17 To facilitate sustainable economic growth.	-	--	--	Downton is identified as a main service centre in the district and requires continued employment growth in the area to meet economic and job growth. Without some employment land allocated Downton would suffer economically and would struggle to meet local employment needs.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	-	-	-	Restricted business growth in the area could lead to detrimental impacts on existing services and facilities.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Downton is identified as a main service centre in the district and requires continued employment growth in the area to meet economic and job growth. Without some employment land allocated Downton would suffer economically and would struggle to meet local employment needs.			

Rejected option in Economy topic paper				
Summary of option:	Old Sarum should not be expanded until further facilities are planned			
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	

Objective 1 To promote affordable housing	--	--	--	Old Sarum has been identified as a major housing site expected to provide a range of housing to meet current and future need. There is an acute affordable housing shortage in the district and sites need to be identified for housing growth in order to meet this need.
Objective 2 To promote social inclusion.	+	+	+	Without adequate facilities, development will not be sustainable. Therefore it needs to be ensured that all future developments are accompanied by the necessary facilities.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	+	+	+	Ensuring development only occurs when the required facilities are in place will ensure that accessibility to services and facilities is good for all new development.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	Old Sarum is allocated as an area for future growth and this growth is required in order to meet current need. Without development economic growth will suffer.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	++	++	++	It does need to be ensured that new facilities are provided with new development at Old Sarum to ensure that existing facilities are not put under increased pressure and burden from extra demand.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Although it is recognised that facilities need to be provided alongside new development at Old Sarum, there is an alternative option which states that a large area around Old Sarum should be employment land. It must also be noted that it will be ensured that all new development will be required to be accompanied by adequate services and facilities before it is given planning approval.			

Rejected option in Economy topic paper	
Summary of option:	

Improve what is already there already on Churchfields				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	--	--	--	Improvements compared to complete redevelopment would not provide the opportunity to provide affordable housing on the site. The alternative option of redeveloping the Industrial Estate and relocating current uses would provide the opportunity to do this.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	+	-	-	Although initially this option would ensure current facilities are protected, not redeveloping this site would present a missed opportunity for total redevelopment and the provision of a wider range of developments including housing, leisure and commercial.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	-	-	-	Redevelopment of the Churchfields Industrial Estate to provide a mix of uses would allow for more energy efficient buildings to be built, whereas improvement would likely only lead to slight improvements rather significantly increased energy efficient buildings.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Churchfields is a key Brownfield site within Salisbury and improvements would not necessarily lead to more efficient use of land, particularly compared to redevelopment.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	Only improving Churchfields would not necessarily lead to economic growth compared to the option which proposes complete redevelopment and the relocation of the Industrial Estate, which would retain current uses, albeit in a different location, and would also provide additional employment and housing uses alongside new services and facilities.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Only improving Churchfields would not necessarily lead to economic growth compared to the option which proposes complete redevelopment and the relocation of the Industrial Estate, which would retain current uses, albeit in a different location, and would also provide additional employment and housing uses alongside new services and facilities.			

Rejected option in Economy topic paper				
Summary of option:				
Churchfields would be fine if the road access was improved. Re-pursue the Brunel link between Churchfields and Netherhampton Road. The provision of a bypass to the city is vital to economic development.				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	---	---	---	The construction of the Brunel link would have a negative impact on the River Avon SSSI and SAC.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	---	---	---	The construction of the Brunel link would have a negative impact on the River Avon SSSI and SAC.
Objective 16 To conserve and enhance the district's landscapes.	---	---	---	The construction of the Brunel link would have a negative impact on the River Avon SSSI and SAC.
Objective 17 To facilitate sustainable economic growth.	+	-	-	Initially road access improvements would help to sustain current economic growth but in the longer term the site would not be able to accommodate future growth and this would restrict economic growth.
Objective 18 To provide suitable infrastructure to promote business growth.	+	-	-	Initially road access improvements would help to sustain current economic growth but in the longer term the site would not be able to accommodate future growth and the required infrastructure.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.

Assessment summary	Initially road access improvements would help to sustain current economic growth but in the longer term the site would not be able to accommodate future growth and this would restrict economic growth. Construction of the Brunel link would also result in significant detrimental impacts on the River Avon SSSI.
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Rejected option in Economy topic paper				
Summary of option:				
Place employment in unused premises in Salisbury				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	+	+	-	In the short to medium term this would make good uses of previously developed land. However in the longer term it must be acknowledged that not all buildings will meet the needs of businesses and may be more suitable for alternative uses.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	+	-	-	Reusing buildings could help to facilitate economic growth by providing premises for businesses to operate from, but the requirement to uses these buildings in the longer term could restrict economic growth as many of the buildings may not be suitable for individual business needs.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Reusing buildings could help to facilitate economic growth by providing premises for businesses to operate from, but the requirement to uses these buildings in the longer term could restrict economic growth as many of the buildings may not be suitable for individual business needs.			

Rejected option in Economy topic paper				
Summary of option:				
Business developments in Salisbury should be away from arterial roads to prevent another Southampton Road				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	-	-	-	Business development located away from main roads would not be able to offer the range of sustainable transport choices of those located on main routes where public transport is more likely to operate.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	+	-	-	Although initially locating development away from main arterial roads could help to reduce road congestion, it would eventually lead to congestion in these other areas. The main way to reduce road congestion are through increased public transport which most often runs along main arterial routes and through locating development in close proximity to other developments to encourage walking and less car use.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	Locating development away from main arterial roads is not likely to lead to sustainable economic development due to the location away from other businesses.
Objective 18 To provide suitable infrastructure to promote business growth.	-	-	-	Main arterial roads do provide sustainable infrastructure and therefore locating development away from these roads could require new infrastructure.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Although initially locating development away from main arterial roads could help to reduce road congestion, it would eventually lead to congestion in these other areas. The main way to reduce road congestion are through increased public transport which most often runs along main arterial routes and through locating development in close proximity to other developments to encourage walking and less car use. Furthermore business development located away from main roads would not be able to offer the range of sustainable transport choices of those located on main routes where public transport is more likely to operate.			

Rejected option in Retail topic paper				
Summary of option:				
Out of town supermarket to serve Amesbury				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 5 To improve and protect accessibility to all services and facilities	---	---	---	A large out of town supermarket would have a significant detrimental impact on the health of Amesbury town centre and there is shown that any identified need for a supermarket can be accommodated in the town centre.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	--	--	--	An out of town supermarket would result in greater reliance on the motor car and increased trips from home to supermarket to town centre and it is considered that this is not sustainable
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Government guidance requires that town centre sites should be seen as sequentially preferable to out of centre locations. It is considered that identified need for retail floor space can be accommodated within the existing town centre.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	--	--	--	Although it is accepted that an out of town supermarket could facilitate economic growth it is considered that this would be at the expense of the existing services and facilities within the town centre.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	---	---	---	A large out of town supermarket would have a significant detrimental impact on the health of Amesbury town centre and there is shown that any identified need for a supermarket can be accommodated in the town centre.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	A large out of town supermarket would have a significant detrimental impact on the health of Amesbury town centre and there is shown that any identified need for a supermarket can be accommodated in the town centre.			

Rejected option in Agriculture topic paper				
Summary of option:				
There is no evidence to suggest that small scale businesses in the countryside help to minimise travel				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	-	-	-	Small-scale businesses give people a greater opportunity to live nearer to home, which reduces distances travelled and therefore reduces green house gas emissions and improves air quality.
Objective 10 To promote sustainable transport choices.	-	-	-	Small scale businesses in the countryside give a greater opportunity for people to live nearer to home and therefore allows people to use sustainable transport choices including walking and cycling.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	-	-	-	Small-scale businesses give people a greater opportunity to live nearer to home and therefore promote sustainable modes of transport, which reduces congestion on roads.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	Supporting small-scale business in the countryside gives a greater opportunity for people to live nearer to home and should result in a more thriving, diverse and competitive rural economy.

Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Supporting small-scale business in the countryside gives a greater opportunity for people to live nearer to home and should result in a more thriving, diverse and competitive rural economy. Small-scale businesses also promote more sustainable modes of transport. It is therefore considered that small-scale businesses do benefit the rural economy and help to minimise unsustainable modes of travel.			

Rejected option in Agriculture topic paper				
Summary of option:				
Businesses should be small and not employ more than one or two people				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	--	--	--	Limiting business employment to 2 employees would be unviable for businesses and would result in limited employment opportunities due to the limited number of businesses who could operate at this scale.

Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	-	-	-	Large numbers of smaller scale businesses would not make the best use of land.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 17 To facilitate sustainable economic growth.	---	---	---	Limiting businesses to 2 employees would not allow businesses to grow and stay competitive especially with the rest of the region, the country and the world economy. Businesses would not be able to operate at this limited scale and would not generate enough business and income to support economic growth.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Limiting businesses to 2 employees would not allow businesses to grow and stay competitive especially with the rest of the region, the country and the world economy. Businesses would not be able to operate at this limited scale and would not generate enough business and income to support economic growth.			

Rejected option in Agriculture topic paper				
Summary of option:				
There is too much emphasis on rural leisure and tourism, if there is a recession, tourism will suffer first				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	

Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	--	--	--	Tourism and leisure make a vital contribution to the economy of the district and ensure that settlements contain a balanced mix of uses.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	--	--	--	Tourism and leisure make a vital contribution to the economy of the district and ensure that settlements contain a balanced mix of uses. They also provide an important source of employment.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	--	--	--	Tourism and leisure make a vital contribution to the economy of the district and ensure that settlements contain a balanced mix of uses. They also provide an important source of employment. The district has a duty to promote and protect is cultural and heritage assets and ensure they can be enjoyed by all.
Assessment summary	Tourism and leisure make a vital contribution to the economy of the district and ensure that settlements contain a balanced mix of uses. They also provide an important source of employment. The district has a duty to promote and protect is cultural and heritage assets and ensure they can be enjoyed by all.			

Rejected option in Agriculture topic paper	
Summary of option:	
Farmers are capable of looking after themselves	
Sustainability Objective	Impact over time Justification for assessment

(paraphrased- refer to table XX for full text)	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	--	--	--	The produce and economic generated by farmers is an important contributor to the economy and employment opportunities, therefore they should be supported and allowed to diversify.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	--	--	--	Farming is an important part of the rural economy and therefore they should be supported and allowed to diversify in order to ensure they can stay competitive and generate an income.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	The produce and economic benefits generated by farmers is an important contributor to the economy and employment opportunities, therefore they should be supported and allowed to diversify.			

Rejected option in Agriculture topic paper	
Summary of option:	

Market forces should dictate equestrian provision				
Sustainability Objective (paraphrased- refer to table XX for full text)	Impact over time			Justification for assessment
	Short	Medium	Long	
Objective 1 To promote affordable housing	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 2 To promote social inclusion.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 3 To improve the health and well-being.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 4 To improve community safety and reduce crime, including perceptions of the fear of crime	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 5 To improve and protect accessibility to all services and facilities	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 6 To improve the availability and accessibility to open space.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 7 To increase energy efficiency of buildings	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 8 To reduce waste generation and increase levels of reuse and recycling.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 9 To improve air quality and reduce green house gas emissions	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 10 To promote sustainable transport choices.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 11 To make efficient use of land and maximising the use of previously developed land	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 12 To respond to the threats posed by flooding.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 13 To improve safety and reduce congestion on roads	~	~	~	It is considered this policy will not have an impact on this objective.

Objective 14 To maintain and improve the quality and quantity of the district's rivers.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 15 To conserve and enhance the district's biodiversity and geodiversity.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 16 To conserve and enhance the district's landscapes.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 17 To facilitate sustainable economic growth.	-	-	-	Equine related activities are an important contributor to the rural economy and help facilitate the income of those in rural areas. Therefore diversification should be permitted where it brings wider economic and social benefits and is well designed and in keeping with the wider character of the area. It should not be dictated by market forces.
Objective 18 To provide suitable infrastructure to promote business growth.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 19 To raise educational attainment and improve workforce skills	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 20 To harness the economic benefits that arise from tourism and cultural activities	--	--	--	Equine related activities are an important contributor to the rural economy and help facilitate the income of those in rural areas. Therefore diversification should be permitted where it brings wider economic and social benefits and is well designed and in keeping with the wider character of the area. Market forces should not dictate it.
Objective 21 To maintain and enhance the viability and vitality of new and existing services and facilities.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 22 To promote development of the highest standard.	~	~	~	It is considered this policy will not have an impact on this objective.
Objective 23 To protect maintain and improve the recognised built heritage and cultural assets of the district.	~	~	~	It is considered this policy will not have an impact on this objective.
Assessment summary	Equine related activities are an important contributor to the rural economy and help facilitate the income of those in rural areas. Therefore diversification should be permitted where it brings wider economic and social benefits and is well designed and in keeping with the wider character of the area. It should not be dictated by market forces.			