

## Appendix 4 - Sustainability Matrix

Symbol	Description
+++	Significant positive effect
++	Potentially significant positive effect
+	Minor positive effect
0	Neutral (No effect)
-	Conflicts with objective, possible minor negative effect
--	Potentially significant adverse effect
---	Significant adverse effect
?	Uncertain effect or insufficient information upon which to base assessment at this stage

Sustainability indices	Decision making criteria	Score	Site Assessment
1. To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> <li>Will it increase the range and affordability of housing for all social groups?</li> <li>Will it reduce homelessness?</li> <li>Will it increase the opportunities for recreational physical activity?</li> </ul>	<p>+++</p> <p>++</p> <p>++</p>	<ul style="list-style-type: none"> <li>Yes, the developments will deliver up to 1700 new dwellings incorporating a range of types and tenures.</li> <li>Yes, by the provision of new residential investment</li> <li>Potentially, by allowing the local authority to target key areas in the knowledge that the quantity and quality of provision is being met elsewhere (i.e. at Lindhurst)</li> </ul>
2. To improve health and reduce health inequalities	<ul style="list-style-type: none"> <li>Will it reduce health inequalities?</li> <li>Will it improve access to health services</li> <li>Will it increase the opportunities for recreational physical activity?</li> </ul>	<p>+++</p> <p>++</p> <p>+++</p> <p>++</p>	<ul style="list-style-type: none"> <li>Yes, by the provision of significant green infrastructure incorporating recreational space, both formal and informal (sports pitches and footpaths, cycle and bridle ways).</li> <li>Possibly with healthcare facilities as part of the new local centre.</li> <li>Yes through the provision of high quality sports facilities.</li> <li>Through the inclusion of allotments within the Forest Stone Community Park.</li> </ul>
3. To provide better opportunities for people to value and enjoy the district's heritage	<ul style="list-style-type: none"> <li>Will it provide new open space?</li> <li>Will it improve the quality of existing open space?</li> </ul>	<p>+++</p> <p>++</p>	<ul style="list-style-type: none"> <li>Yes; over 40% of the area involved will be "open" and "green"</li> <li>The new development will have strong and direct links to existing areas of open space and to other countryside recreational routes.</li> </ul>

	<ul style="list-style-type: none"> <li>• Will it help people to increase their participation in cultural activities?</li> </ul>	<p>+</p> <p>+</p> <p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>• Encouragement will be given to develop the new school into a centre for learning for the community as a whole</li> <li>• The Forest Stone will become the focus for the community park, making it more accessible to all elements of the community.</li> </ul>
4. To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> <li>• Will it provide safer communities</li> <li>• Will it reduce crime and the fear of crime?</li> <li>• Will it contribute to a safe secure built environment?</li> </ul>	<p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>• The development will adhere to the principles of the government's "Safer by Design" guidance.</li> <li>• Housing density overall will be relatively low, therefore avoiding negative perceptions of crime</li> <li>• Safety and security will be paramount considerations in the layout and design of the housing, employment and open areas.</li> <li>• There will be direct consultation with the Police Architectural Liaison Officer.</li> </ul>
5. To promote and support the development and growth of social capital across the region	<ul style="list-style-type: none"> <li>• Will it improve access to, and resident's satisfaction with community facilities and services?</li> <li>• Will it encourage engagement in community activities?</li> </ul>	<p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>• The new local centre will be linked to the new school and, possibly, healthcare provision; all of which will be accessed by direct footpath and bus routes from the existing and new development areas.</li> <li>• Yes; if the quality of provision is a determinant.</li> <li>• The proposed school will incorporate a full range of sport and art facilities for community use, in line with Sport England Guidelines.</li> </ul>
6. To increase biodiversity levels across the region	<ul style="list-style-type: none"> <li>• Will it help protect and improve biodiversity and in particular avoid harm to protected species?</li> <li>• Will it help protect and improve habitats?</li> <li>• Will it increase, maintain and enhance sites designated for their nature conservation interest?</li> <li>• Will it maintain and enhance woodland cover and management?</li> </ul>	<p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>• Enhanced biodiversity is a key component of the approach to the development; the Green Infrastructure and landscape design will ensure an appropriate mix of species, using sound creative ecological principles.</li> <li>• Yes; existing habitats are protected and extensive new ones created.</li> <li>• Existing sites adjacent to the application site will be protected and enhanced by way of the Biodiversity Management Plan.</li> <li>• No woodland cover currently exists; new woodland areas will be created.</li> </ul>
7. To protect and enhance the rich diversity of the natural, cultural, built environment and	<ul style="list-style-type: none"> <li>• Will it protect and enhance existing cultural assets?</li> <li>• Will it protect and enhance the historical and archaeological environment?</li> </ul>	<p>0</p> <p>+</p> <p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>• Indirectly, through additional (economic) investment into the town.</li> <li>• Yes; it will restore the status, significance and understanding of the Forest Stone.</li> </ul>

archaeological assets of the region		+	<ul style="list-style-type: none"> <li>A full package of archaeological investigations will be undertaken as part of the development process.</li> </ul>
8. To manage prudently the natural resources of the region including water, air quality, soils and minerals.	<ul style="list-style-type: none"> <li>Will it improve water quality?</li> <li>Will it improve air quality?</li> <li>Will it lead to reduced consumption of raw materials?</li> <li>Will it promote the use of sustainable design, materials and construction techniques?</li> <li>Will it minimise the loss of soils to development?</li> <li>Will it maintain and enhance soil quality?</li> </ul>	<p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>0</p>	<ul style="list-style-type: none"> <li>Yes overall, through the use of new technology</li> <li>Yes overall, through the transfer of trips from car to public transport.</li> <li>Yes, through the use of robust and durable materials in construction and through the enhanced use of public transport.</li> <li>Yes; and the appropriate measures will be embodied in the Design and Access Statement.</li> <li>Yes; soils will be stripped, stored and reused on site or elsewhere.</li> <li>The development will have a neutral effect in this regard.</li> </ul>
9. To minimise waste and increase the re-use and recycling of waste materials	<ul style="list-style-type: none"> <li>Will it reduce household waste?</li> <li>Will it increase waste recovery and recycling?</li> <li>Will it reduce hazardous waste?</li> <li>Will it reduce waste in the construction industry?</li> </ul>	<p>+</p> <p>+</p> <p>0</p> <p>+</p>	<ul style="list-style-type: none"> <li>Yes; in line with the requirements and ambitions of the council.</li> <li>Yes; in line with the requirements and ambitions of the council.</li> <li>No hazardous waste will be produced.</li> <li>The developers will ensure efficient use of all resources and materials.</li> </ul>
10. To minimise energy usage and to develop the region's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> <li>Will it improve energy efficiency of new buildings?</li> <li>Will it support the generation and use of renewable energy?</li> </ul>	<p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>Yes; in line with Government's requirements and ambitions</li> <li>Yes; in line with Government's requirements and ambitions</li> </ul>
11. To make efficient use of the existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure journeys are by the most sustainable mode available	<ul style="list-style-type: none"> <li>Will it utilise and enhance existing transport infrastructure?</li> <li>Will it help to develop a transport network that minimises the impact on the environment?</li> <li>Will it reduce journeys undertaken by car by encouraging alternative modes of transport?</li> </ul>	<p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p> <p>+</p>	<ul style="list-style-type: none"> <li>Yes; there is a very ambitious target for modal shift: significant investment will be made in public transport.</li> <li>Yes: there will be new and improved bus routes through the development and beyond, across town to the town centre.</li> <li>Yes: incentives will be used to encourage modal shift and detail design will advantage public transport through speed and accessibility. Real time information will deliver certainty and promote public transport usage.</li> </ul>

<p>12. To create high quality employment opportunities</p>	<ul style="list-style-type: none"> <li>• Will it improve the diversity and quality of jobs?</li> <li>• Will it reduce unemployment?</li> <li>• Will it increase average income levels?</li> </ul>	<p style="text-align: center;">+ + + + + +</p>	<ul style="list-style-type: none"> <li>• Yes: potentially several thousand jobs could be created on site in up to 100, 000sq m. of new floor space.</li> <li>• It has the potential to reduce unemployment subject to partnership with the statutory bodies to fit jobs to people</li> <li>• It has the potential to increase income levels through the provision of a range of high quality enterprises employing highly skilled and qualified personnel.</li> </ul>
<p>13. To develop a strong culture of enterprise and innovation</p>	<ul style="list-style-type: none"> <li>• Will it increase levels of qualification?</li> <li>• Will it create jobs in high knowledge sectors?</li> </ul>	<p style="text-align: center;">+ +  + +</p>	<ul style="list-style-type: none"> <li>• Linkages to (and initiatives with) the Higher Education bodies will facilitate enhanced levels of education attainment in association with prospective employers.</li> <li>• The layout and design of the development will encourage the introduction of high quality operations focussing on knowledge-based industry.</li> </ul>
<p>14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies</p>	<ul style="list-style-type: none"> <li>• Will it provide land and buildings of a type required by business?</li> <li>• Will it improve the diversity of jobs available?</li> </ul>	<p style="text-align: center;">+ + + + + +</p>	<ul style="list-style-type: none"> <li>• Yes: a range of buildings suitable for office, research and development and light industry will predominate.</li> <li>• Yes: a range of high quality buildings will attract a range of high quality occupiers delivering a range of high quality jobs.</li> </ul>