Policy Assessment - Quality Housing and Sustainable Communities

SEA Objective	Resource Indicator	Policy/ Proposal	Positive Effect	No Effect/ Neutral	Negative Effect	Temporary/ Permanent	Over time	Secondary/ Cumulative/ Synergistic	Mitigation / Reason
								Likely Significant Effects (spanning)	**Mitigation / Reason**
1	a								
		Policy 8: Housing Land Release		(orange)				Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	HRA undertaken of housing sites in Appendix 2 which shows no LSE on Natura sites
		Policy 9: Design of New Housing		(orange)					This policy itself does not lead to development therefore will have no effect on nationally and internationally important habitats.
		Policy 10: Householder Development		(orange)				Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.

		Policy 11: Formation of New Residential Accommodation						Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 12: Development of Garden Ground for New Housing						Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 13: Residential Accommodation for Particular Needs						Policy 33 of the proposed LDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and this demonstrates that the development will not adversely effect the conservation interests of the designated sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.

		Policy 14: Student Accommodation					Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 15: Houses in Multiple Occupation					Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 16: Small Scale Commercial Uses within Residential Areas					Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.

		Policy 18: Private Day Nurseries						Policy 33 of the pLDP states that any development that could have a significant effect on conservation interests of the River Tay will only be permitted where a HRA has been undertaken and an appropriate assessment demonstrates that the development will not adversely effect the conservation interests of the Natura sites.	This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 19: Funding of On and Off Site Infrastructure Provision							This policy itself does not lead to development therefore will have no effect on nationally and internationally important habitats.
	b								
		Policy 8: Housing Land Release						Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	This policy will have no impact on the locally important natural environment.There is an opportunity for positive improvements through development briefs and masterplans.
		Policy 9: Design of New Housing							This policy itself does not lead to development therefore will have no effect on locally important habitats.
		Policy 10: Householder Development						Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	This policy will have no impact on the locally important natural environment. SPG will be prepared to provide advice and best practice on the design, scale and location of householder development.

		Policy 11: Formation of New Residential Accommodation						Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	This policy supports the change of use only where the environmental quality enjoyed by existing residents is not impacted on, this includes the loss of amenity/ garden ground.
		Policy 12: Development of Garden Ground for New Housing						Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	This is a criteria based policy which supports proposals where the useable private garden ground is maintained to a level in keeping with the scale of the existing house and that of similar houses in the surrounding area and maintains its environmental quality.
		Policy 13: Residential Accommodation for Particular Needs						Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. The policy supports development of a high quality residential environmental with appropriate amenity space provided for the scale of development.
		Policy 14: Student Accommodation						Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. The policy supports development of a high quality residential environmental with appropriate amenity space provided for the scale of development.

		Policy 15: Houses in Multiple Occupation		ORANGE					Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. The policy supports development of a high quality residential environmental with appropriate amenity space provided for the scale of development.
		Policy 16: Small Scale Commercial Uses within Residential Areas		ORANGE					Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. The policy supports development of a high quality residential environmental with appropriate amenity space provided for the scale of development.
		Policy 18: Private Day Nurseries		ORANGE					Policy 34 in the Environment Chapter provides protection for locally important conservation sites. Development which could have a significant effect will only be permitted where an ecological or similar assessment has been carried out.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. The policy aims to influence the quality of facilities provided.
		Policy 19: Funding of On and Off Site Infrastructure Provision		ORANGE						This policy itself does not lead to development therefore will have no effect on locally important habitats.
2	a, b									
		Policy 8: Housing Land Release	GREEN							The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 9: Design of New Housing	GREEN							This policy itself does not lead to development however the LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.

		Policy 10: Householder Development							The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 11: Formation of New Residential Accommodation						The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics.
		Policy 12: Development of Garden Ground for New Housing						The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics.
		Policy 13: Residential Accommodation for Particular Needs						The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics as non-mainstream residential uses are important in providing the full range of living choices in the city and are critical in meeting the housing needs of particular groups in society.
		Policy 14: Student Accommodation						The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics.

								The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics.
		Policy 15: Houses in Multiple Occupation							

		Policy 16: Small Scale Commercial Uses within Residential Areas	green					The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics.
		Policy 18: Private Day Nurseries	green					The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	This policy encourages a good distribution of such facilities to meet the needs of a growing population.The cumulative/synergisitic effect of this policy and other LDP policies will have a positive effect on population demographics and communities.
		Policy 19: Funding of On and Off Site Infrastructure Provision		orange					This policy itself will have no impact on communities and population demographics.
3	a								
		Policy 8: Housing Land Release		orange	red		Improving	Some sites will impact hot spot areas within Dundee mainly on arterial routes. Plan policies on air quality and accessibility of new developments should help to minimise air quality issues over time. The Council is working with transport partners to improve accessibility of more sustainable modes of transport in and around the city.	The City of Dundee has been declared an Air Quality Management Area and there is an Air Quality Action Plan in place. SPG will be prepared to provide further guidance on the pLDP policy on Air Quality which states that an air quality impact assessment may be required for development proposals where there is the potential to significantly increase levels of air pollution in specific areas.
		Policy 9: Design of New Housing		orange					n/a
		Policy 10: Householder Development		orange					n/a
		Policy 11: Formation of New Residential Accommodation		orange					n/a

		Policy 12: Development of Garden Ground for New Housing				The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.		The City of Dundee has been declared an Air Quality Management Area and there is an Air Quality Action Plan in place. SPG will be prepared to provide further guidance on the pLDP policy on Air Quality which states that an air quality impact assessment may be required for development proposals where there is the potential to significantly increase levels of air pollution in specific areas.
		Policy 13: Residential Accommodation for Particular Needs				The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.		The City of Dundee has been declared an Air Quality Management Area and there is an Air Quality Action Plan in place. SPG will be prepared to provide further guidance on the pLDP policy on Air Quality which states that an air quality impact assessment may be required for development proposals where there is the potential to significantly increase levels of air pollution in specific areas.
		Policy 14: Student Accommodation				The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.		This policy supports development within convenient walking distance of the higher education institution to which a need exists and is well connected to local services and facilities.

		Policy 15: Houses in Multiple Occupation					The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.		The City of Dundee has been declared an Air Quality Management Area and there is an Air Quality Action Plan in place. SPG will be prepared to provide further guidance on the pLDP policy on Air Quality which states that an air quality impact assessment may be required for development proposals where there is the potential to significantly increase levels of air pollution in specific areas.
		Policy 16: Small Scale Commercial Uses within Residential Areas					The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.		The City of Dundee has been declared an Air Quality Management Area and there is an Air Quality Action Plan in place. SPG will be prepared to provide further guidance on the pLDP policy on Air Quality which states that an air quality impact assessment may be required for development proposals where there is the potential to significantly increase levels of air pollution in specific areas.
		Policy 18: Private Day Nurseries					The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.		The pLDP supports a policy approach that supports nursery proposals close to homes and workplaces and other accessible locations.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	b								

		Policy 8: Housing Land Release						Collectively with other pLDP policies there is the opportunity for a long term positive effect with development of green infrastructure across the city.	Priority is given to the allocated brownfield sites with some greenfield sites. Greenfield sites in particular at the Western Gateway are subject to a masterplan which provides for open space and links to core paths/cycleways. The pLDP recognises that new housing developments should be integrated with public transport and active travel networks such as footpaths and cycleways and offer opportunity to link into and develop the green infrastructure across the City.
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							n/a
		Policy 13: Residential Accommodation for Particular Needs						Collectively with other pLDP policies there is the opportunity for a long term positive effect with development of green infrastructure across the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. This policy states that the site is accessible by other modes of travel other than private car and support will be given for the creation of a high quality development.
		Policy 14: Student Accommodation						Collectively with other pLDP policies there is the opportunity for a long term positive effect with development of green infrastructure across the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. This policy states that the site be within convenient walking distance of the HIE institute and appropriate levels of bike storage/car parking and amenity space is provided.
		Policy 15: Houses in Multiple Occupation							n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas							It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 18: Private Day Nurseries							It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	c								

		Policy 8: Housing Land Release	🟩	🟧			🟩	Collectively with other polices in the pLDP there will be an overall positive effect on the character and identity of different parts of the city.	This policy will have a mainly positive effect as the majority of sites being released for housing are brownfield and some of which are vacant or derelict land. Out of all the sites being relased for housing 30 of the sites are either partly or fully on vacant or derelict land.
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development		🟧					n/a
		Policy 11: Formation of New Residential Accommodation		🟧					n/a
		Policy 12: Development of Garden Ground for New Housing		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 13: Residential Accommodation for Particular Needs		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.

		Policy 14: Student Accommodation							It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 15: Houses in Multiple Occupation							n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas							This policy promotes sustainable communities and the provision of opportunities to reduce the need for people to travel to meet their everyday needs.
		Policy 18: Private Day Nurseries							The pLDP supports a policy approach that supports nursery proposals close to homes and workplaces and other accessible locations.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	d								
		Policy 8: Housing Land Release							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 9: Design of New Housing							This policy itself does not lead to development.
		Policy 10: Householder Development							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy
		Policy 11: Formation of New Residential Accommodation							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy
		Policy 12: Development of Garden Ground for New Housing							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy
		Policy 13: Residential Accommodation for Particular Needs							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.

		Policy 14: Student Accommodation						Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 15: Houses in Multiple Occupation						Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy
		Policy 16: Small Scale Commercial Uses within Residential Areas						Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 18: Private Day Nurseries						Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 19: Funding of On and Off Site Infrastructure Provision						This policy itself does not lead to development.
4	a							
		Policy 8: Housing Land Release				Limited number of greenfield sites being allocated to facilitate the development of housing sites at the Western Gateway SDA.		Yes it will involve the release of some greenfield at the Western Gateway SDA however the strategic priority is to reuse the brownfield land within the existing urban area. The overall ratio of brownfield to greenfield favours brownfield in LDP proposals.
		Policy 9: Design of New Housing						n/a
		Policy 10: Householder Development						n/a
		Policy 11: Formation of New Residential Accommodation						n/a
		Policy 12: Development of Garden Ground for New Housing						n/a
		Policy 13: Residential Accommodation for Particular Needs						It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.

		Policy 14: Student Accommodation		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 15: Houses in Multiple Occupation		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 16: Small Scale Commercial Uses within Residential Areas		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 18: Private Day Nurseries		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 19: Funding of On and Off Site Infrastructure Provision		🟧					n/a
	b								
		Policy 8: Housing Land Release	🟩	🟧			🟩		Strategic priority is to use brownfield which in the long term will have a positive impact.
		Policy 9: Design of New Housing		🟧					n/a
		Policy 10: Householder Development		🟧					n/a
		Policy 11: Formation of New Residential Accommodation		🟧					n/a
		Policy 12: Development of Garden Ground for New Housing		🟧					n/a
		Policy 13: Residential Accommodation for Particular Needs		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 14: Student Accommodation		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 15: Houses in Multiple Occupation		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 16: Small Scale Commercial Uses within Residential Areas		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 18: Private Day Nurseries		🟧					It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 19: Funding of On and Off Site Infrastructure Provision		🟧					n/a
5	a, b								

		Policy 8: Housing Land Release						Collectively with pLDP policies on the Environment there should be no effect.	Flood Risk Management Plans are programmed for completion in 2016 and SPG may be developed giving further guidance to developers once finalised (Environment Chapter). A FRA must be submitted with development proposals in identified at risk areas (Policy 41)
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 11: Formation of New Residential Accommodation						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 12: Development of Garden Ground for New Housing						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 13: Residential Accommodation for Particular Needs						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 14: Student Accommodation						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 15: Houses in Multiple Occupation							n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 18: Private Day Nurseries						Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	c,d								
		Policy 8: Housing Land Release						Collectively with pLDP policies on the Environment there should be no effect.	Policy 42 refers to all appropriate development proposals must be accompanied by a Sustainable Drainage scheme at the time of submitting a planning application
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a

		Policy 12: Development of Garden Ground for New Housing							Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur.
		Policy 13: Residential Accommodation for Particular Needs							Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be limited or where effects may occur. All appropriate development proposals must be accompanied by a Sustainable Drainage scheme at the time of submitting a planning application
		Policy 14: Student Accommodation							Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be limited or where effects may occur. All appropriate development proposals must be accompanied by a Sustainable Drainage scheme at the time of submitting a planning application
		Policy 15: Houses in Multiple Occupation								n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas							Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be limited or where effects may occur. All appropriate development proposals must be accompanied by a Sustainable Drainage scheme at the time of submitting a planning application
		Policy 17: Private Day Nurseries							Collectively with pLDP policies on the Environment there should be no effect.	It is not known at this stage where, when or how this proposal may be limited or where effects may occur. All appropriate development proposals must be accompanied by a Sustainable Drainage scheme at the time of submitting a planning application
		Policy 18: Funding of On and Off Site Infrastructure Provision								n/a
6	a									
		Policy 8: Housing Land Release								**See 3 (a)**
		Policy 9: Design of New Housing								
		Policy 10: Householder Development								

		Policy 11: Formation of New Residential Accommodation							
		Policy 12: Development of Garden Ground for New Housing							
		Policy 13: Residential Accommodation for Particular Needs							
		Policy 14: Student Accommodation							
		Policy 15: Houses in Multiple Occupation							
		Policy 16: Small Scale Commercial Uses within Residential Areas							
		Policy 18: Private Day Nurseries							
		Policy 19: Funding of On and Off Site Infrastructure Provision							
	b								
		Policy 8: Housing Land Release						The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.	The pLDP recognises that new housing developments should be integrated with public transport and active travel networks such as footpaths and cycleways and offer opportunity to link into and develop the green infrastructure across the City.
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							n/a
		Policy 13: Residential Accommodation for Particular Needs						The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.	There is a policy within the pLDP that all new development proposals that involve travel generation should be designed to be well served by all modes of transport particularly sustainable modes.
		Policy 14: Student Accommodation						The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.	This policy supports development within convenient walking distance of the higher education institution to which a need exists and is well connected to local services and facilities.
		Policy 15: Houses in Multiple Occupation						The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.	There is a policy within the pLDP that all new development proposals that involve travel generation should be designed to be well served by all modes of transport particularly sustainable modes.

		Policy 16: Small Scale Commercial Uses within Residential Areas						The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.	This policy promotes sustainable communities and the provision of opportunities to reduce the need for people to travel to meet their everyday needs.
		Policy 18: Private Day Nurseries						The Council is working with transport partners to improve the accessibility of more sustainable modes of transport in and around the city.	The pLDP supports a policy approach that supports nursery proposals close to homes and workplaces and other accessible locations.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
7	a								
		Policy 8: Housing Land Release						Through policy 29 in the environment chapter developers are encouraged to apply minimum carbon reduction standards for energy performance through the installation of low and zero carbon generating technology in order to satisfy the Climate Change Act obligations.	Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP
		Policy 9: Design of New Housing							Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP

		Policy 13: Residential Accommodation for Particular Needs					Through policy 29 in the environment chapter of the pLDP developers are encouraged to apply minimum carbon reduction standards for energy performance through the installation of low and zero carbon generating technology in order to satisfy the Climate Change Act obligations	Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP
		Policy 14: Student Accommodation					Through policy 29 in the environment chapter of the pLDP developers are encouraged to apply minimum carbon reduction standards for energy performance through the installation of low and zero carbon generating technology in order to satisfy the Climate Change Act obligations	Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP
		Policy 15: Houses in Multiple Occupation						n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas					Through policy 29 in the environment chapter of the pLDP developers are encouraged to apply minimum carbon reduction standards for energy performance through the installation of low and zero carbon generating technology in order to satisfy the Climate Change Act obligations	Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP

		Policy 18: Private Day Nurseries		(orange)			(green)	Through policy 29 in the environment chapter of the pLDP developers are encouraged to apply minimum carbon reduction standards for energy performance through the installation of low and zero carbon generating technology in order to satisfy the Climate Change Act obligations	Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP
		Policy 19: Funding of On and Off Site Infrastructure Provision		(orange)					n/a
	b								
		Policy 8: Housing Land Release		(orange)				Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 9: Design of New Housing	(green)					Collectively with plan policies there is an opportunity to promote sustainable development and construction	The policy is promoting well designed, energy efficient, good quality housing in sustainable locations.
		Policy 10: Householder Development		(orange)				Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 11: Formation of New Residential Accommodation		(orange)				Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 12: Development of Garden Ground for New Housing		(orange)				Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 13: Residential Accommodation for Particular Needs		(orange)				Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP

		Policy							
		Policy 14: Student Accommodation						Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 15: Houses in Multiple Occupation						Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 16: Small Scale Commercial Uses within Residential Areas						Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 18: Private Day Nurseries						Collectively with plan policies there is an opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	c								
		Policy 8: Housing Land Release							**see 6 (b)**
		Policy 9: Design of New Housing							
		Policy 10: Householder Development							
		Policy 11: Formation of New Residential Accommodation							
		Policy 12: Development of Garden Ground for New Housing							
		Policy 13: Residential Accommodation for Particular Needs							
		Policy 14: Student Accommodation							
		Policy 15: Houses in Multiple Occupation							
		Policy 16: Small Scale Commercial Uses within Residential Areas							
		Policy 18: Private Day Nurseries							
		Policy 19: Funding of On and Off Site Infrastructure Provision							
8	a								
		Policy 8: Housing Land Release							**see 4 (a)**
		Policy 9: Design of New Housing							
		Policy 10: Householder Development							
		Policy 11: Formation of New Residential Accommodation							
		Policy 12: Development of Garden Ground for New Housing							
		Policy 13: Residential Accommodation for Particular Needs							
		Policy 14: Student Accommodation							
		Policy 15: Houses in Multiple Occupation							

		Policy 16: Small Scale Commercial Uses within Residential Areas							
		Policy 18: Private Day Nurseries							
		Policy 19: Funding of On and Off Site Infrastructure Provision							
	b								
		Policy 8: Housing Land Release							No effect
		Policy 9: Design of New Housing							No effect
		Policy 10: Householder Development							No effect
		Policy 11: Formation of New Residential Accommodation							No effect
		Policy 12: Development of Garden Ground for New Housing							No effect
		Policy 13: Residential Accommodation for Particular Needs							No effect
		Policy 14: Student Accommodation							No effect
		Policy 15: Houses in Multiple Occupation							No effect
		Policy 16: Small Scale Commercial Uses within Residential Areas							No effect
		Policy 18: Private Day Nurseries							No effect
		Policy 19: Funding of On and Off Site Infrastructure Provision							No effect
	c								
		Policy 8: Housing Land Release						Promoting the development of well designed, energy effcient, good quality housing in sustainable locations is a key objective of the pLDP	Some of the housing sites are within regeneration areas resulting in a positive impact.
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							n/a
		Policy 13: Residential Accommodation for Particular Needs							n/a
		Policy 14: Student Accommodation							n/a
		Policy 15: Houses in Multiple Occupation							n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas							n/a
		Policy 18: Private Day Nurseries							n/a
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	d								
		Policy 8: Housing Land Release							Former school sites included
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							n/a
		Policy 13: Residential Accommodation for Particular Needs							n/a
		Policy 14: Student Accommodation							n/a

		Policy 15: Houses in Multiple Occupation							n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas							n/a
		Policy 18: Private Day Nurseries							n/a
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
9	a,b								
		Policy 8: Housing Land Release						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	Protection offered through policy on the Historic Environment - see policy 48,49,50,51
		Policy 9: Design of New Housing						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Protection offered through policy on the Historic Environment - see policy 48,49,50,51	All new development will be required to conform to guidance set out in Appendix 3. Protection offered through policy on the Historic Environment - see policy 48,49,50,51
		Policy 10: Householder Development						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	Protection offered through policy on the Historic Environment - see policy 48,49,50,51
		Policy 11: Formation of New Residential Accommodation						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	Protection offered through policy on the Historic Environment - see policy 48,49,50,51
		Policy 12: Development of Garden Ground for New Housing						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy on the Historic Environment - see policy 48,49,50,51

		Policy 13: Residential Accommodation for Particular Needs						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy on the Historic Environment
		Policy 14: Student Accommodation						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy on the Historic Environment
		Policy 15: Houses in Multiple Occupation						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy on the Historic Environment
		Policy 16: Small Scale Commercial Uses within Residential Areas						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy on the Historic Environment
		Policy 18: Private Day Nurseries						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy on the Historic Environment
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	c								
		Policy 8: Housing Land Release							n/a
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							n/a
		Policy 13: Residential Accommodation for Particular Needs							n/a
		Policy 14: Student Accommodation							n/a
		Policy 15: Houses in Multiple Occupation							n/a

		Policy 16: Small Scale Commercial Uses within Residential Areas						n/a
		Policy 18: Private Day Nurseries						n/a
		Policy 19: Funding of On and Off Site Infrastructure Provision						n/a
	d							
		Policy 8: Housing Land Release						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	Protection offered through policy 51 (b) archaeological sites.
		Policy 9: Design of New Housing						n/a
		Policy 10: Householder Development						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) archaeological sites.
		Policy 11: Formation of New Residential Accommodation						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) on archaeological sites.
		Policy 12: Development of Garden Ground for New Housing						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) on archaeological sites.
		Policy 13: Residential Accommodation for Particular Needs						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 48 (b) on archaeological sites.
		Policy 14: Student Accommodation						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) on archaeological sites.

		Policy 15: Houses in Multiple Occupation						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) on archaeological sites.
		Policy 16: Small Scale Commercial Uses within Residential Areas						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) on archaeological sites.
		Policy 18: Private Day Nurseries						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city.	It is not known at this stage where, when or how this proposal may be implemented or where effects may occur. Protection offered through policy 51 (b) on archaeological sites.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	e								
		Policy 8: Housing Land Release							n/a
		Policy 9: Design of New Housing							n/a
		Policy 10: Householder Development							n/a
		Policy 11: Formation of New Residential Accommodation							n/a
		Policy 12: Development of Garden Ground for New Housing							n/a
		Policy 13: Residential Accommodation for Particular Needs							n/a
		Policy 14: Student Accommodation							n/a
		Policy 15: Houses in Multiple Occupation							n/a
		Policy 16: Small Scale Commercial Uses within Residential Areas							n/a
		Policy 18: Private Day Nurseries							n/a
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
10	a								
		Policy 8: Housing Land Release							Priority is given to the allocated brownfield sites with some greenfield site release. Greenfield sites at the Western Gateway are subject to a masterplan which provides for open space and links to core paths/cycleways.
		Policy 9: Design of New Housing							No effect
		Policy 10: Householder Development							No effect
		Policy 11: Formation of New Residential Accommodation							No effect
		Policy 12: Development of Garden Ground for New Housing							No effect

		Policy 13: Residential Accommodation for Particular Needs						No effect
		Policy 14: Student Accommodation						No effect
		Policy 15: Houses in Multiple Occupation						No effect
		Policy 16: Small Scale Commercial Uses within Residential Areas						No effect
		Policy 18: Private Day Nurseries						No effect
		Policy 19: Funding of On and Off Site Infrastructure Provision						No effect
	b							
		Policy 8: Housing Land Release						The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.
		Policy 9: Design of New Housing						The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals. This policy informs that all new development will be required to conform to guidance set out in Appendix 3
		Policy 10: Householder Development						No effect
		Policy 11: Formation of New Residential Accommodation						No effect
		Policy 12: Development of Garden Ground for New Housing						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 13: Residential Accommodation for Particular Needs						Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.

		Policy 14: Student Accommodation		🟧			🟩	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 15: Houses in Multiple Occupation							No effect
		Policy 16: Small Scale Commercial Uses within Residential Areas		🟧			🟩	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 18: Private Day Nurseries		🟧			🟩	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 19: Funding of On and Off Site Infrastructure Provision							n/a
	c								
		Policy 8: Housing Land Release		🟧			🟩	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population. Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51

		Policy 9: Design of New Housing					Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals. This policy informs that all new development will be required to conform to guidance set out in Appendix 3
		Policy 10: Householder Development						Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51.
		Policy 11: Formation of New Residential Accommodation						Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51.
		Policy 12: Development of Garden Ground for New Housing					Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population. Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51
		Policy 13: Residential Accommodation for Particular Needs					Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.

		Policy 14: Student Accommodation		ORANGE			GREEN	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	The LDP seeks to encourage the creation of successful places and achieve quality residential environments as it plans for growth in economy and population.
		Policy 15: Houses in Multiple Occupation		ORANGE					Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51.
		Policy 16: Small Scale Commercial Uses within Residential Areas		ORANGE			GREEN	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51.
		Policy 18: Private Day Nurseries		ORANGE			GREEN	Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policy 7 supports high quality design in all development proposals.	Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of the City and protection is offered through Policies 48,49,50,51.
		Policy 19: Funding of On and Off Site Infrastructure Provision		ORANGE					n/a