



Ministry of Housing, Communities & Local Government **New Towns Programme – Strategic Environmental Assessment**

Environmental Report

19-03-2026

UK-70119247.1358





Document distribution

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Prepared for

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Revisions

Rev	Date	Details
1	20-01-2026	Draft Environmental Report Template
2	13-03-2026	Draft Environmental Report for comment
3	18-03-2026	Final Draft Environmental Report
4	19-03-2026	Final Environmental Report

Table of contents

Abbreviations

Non-technical Summary	i
1. Introduction	1
1.1 Overview	1
1.2 Purposes of this Environmental Report	2
1.3 Strategic Environmental Assessment	2
1.4 Habitats Regulations Assessment	3
1.5 Environmental Report Structure	4
1.6 How Information in this Environmental Report Meets the Requirements of SEA Regulations	5
1.7 How to Comment on this Environmental Report	7
2. The New Towns Programme	8
2.1 Introduction	8
2.2 Context	8
2.3 The Draft New Towns Programme	10
2.4 Reasonable Alternatives to the Draft New Towns Programme	16
3. Review of Plans and Programmes, Baseline Characteristics and Key Issues	30
3.1 Introduction	30
3.2 Review of Plans and Programmes	30
3.3 Baseline Characteristics	33
3.4 Key Issues	35
4. SEA Framework and Methodology	42
4.1 Introduction	42
4.2 Assessment Scope	42
4.3 Assessment Methodology	48
4.4 Difficulties encountered in undertaking the assessment	57
5. Assessment of the Draft New Towns Programme	59
5.1 Introduction	59
5.2 Programme Objectives	59
5.3 Draft Programme Planning Policy	62
5.4 Broad Locations for New Towns	63
5.5 Cumulative, Synergistic and Secondary Effects	72
5.6 Transboundary Effects	77

5.7	Mitigation and Enhancement	78
5.8	Reasonable Alternatives	78
6.	Conclusions, Next Steps and Monitoring	83
6.1	Conclusions	83
6.2	Monitoring of Environmental Effects	84
6.3	Next Steps	84

Appendices

Appendix A – Quality Assurance Checklist
Appendix B – Schedule of Scoping Report Consultation Comments
Appendix C – Review of Plans and Programmes
Appendix D – Baseline Characteristics
Appendix E – Definitions of Significance
Appendix F – Assessment of Draft Programme Policies
Appendix G – Assessment of Broad Locations for New Towns
Appendix H – Assessment of Cumulative, Synergistic and Secondary Effects
Appendix I – Assessment of Reasonable Alternatives
Appendix J – Potential Monitoring Indicators

Abbreviations

Abbreviations

Abbreviation	Description
ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
CCC	Climate Change Committee
draft programme	The draft New Towns Programme
DWMP	Drainage and Wastewater Management Plan
EIA	Environmental Impact Assessment
EIP	Environmental Improvement Plan 2025
EVs	Electric vehicles
FLL	Functionally Linked Land
GHG	Greenhouse Gas
GVA	Gross Value Added
HGV	Heavy Goods Vehicle
HRA	Habitats Regulations Assessment
INNS	Invasive Non-Native Species
LHN	Local Housing Need
LNR	Local Nature Reserve
LNRS	Local Nature Recovery Strategies
LPA	Local Planning Authority
LSE	Likely Significant Effects
LTP	Local Transport Plan
MCZ	Marine Conservation Zone
MHCLG	Ministry of Housing, Communities & Local Government
NCA	National Character Area
NERC Act	Natural Environment and Rural Communities Act 2006
NNR	National Nature Reserve

Abbreviation	Description
NOx	Nitrogen Oxides
NPPF	National Planning Policy Framework
NSIPs	Nationally Significant Infrastructure Projects
NSN	UK National Site Network
NT	New Town
PAWS	Plantations on Ancient Woodland Sites
PM	Particulate Matter
RIGS	Regionally Important Geodiversity Sites
SACs	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SPAs	Special Protection Areas
SSSIs	Sites of Special Scientific Interest
SuDS	Sustainable Drainage Systems
WFD	Water Framework Directive
WRMP	Water Resources Management Plan

Non-technical Summary

Introduction

Overview

The Government is bringing forward the New Towns Programme in order to significantly boost housing supply and deliver sustained economic growth. The draft New Towns Programme (hereafter referred to as the 'draft programme') sets out the Government's preferred broad locations for new towns alongside proposed objectives and planning policy for their delivery. The draft programme is being published for consultation.

This Non-Technical Summary (NTS) provides an overview of the Environmental Report produced as part of the Strategic Environmental Assessment (SEA) of the draft programme. The following sections of this NTS:

- provide an overview of the draft programme;
- describe the SEA process and how it has been applied to the draft programme, including the SEA objectives used in the assessment;
- present a summary of the findings of the SEA of the draft programme (and reasonable alternatives); and
- set out the next steps in the SEA process.

The assessment, Environmental Report and this NTS have been completed by WSP UK Limited on behalf of the Ministry of Housing, Communities & Local Government (MHCLG).

What is the New Towns Programme?

The Government committed to building a new generation of new towns in its manifesto in order to help address the shortfall of housing stock in the UK and the associated economic and social impacts of housing shortages.

In September 2024, the Government appointed independent experts from across the housing sector to the New Towns Taskforce, chaired by Sir Michael Lyons. The role of the Taskforce was to advise Ministers on appropriate locations for significant housing growth. In September 2025, the Taskforce published its recommendations in a report¹ to the Government including a shortlist of twelve potential broad locations for the delivery of new towns. Government subsequently confirmed, in its initial response to the Taskforce's recommendations², that final decisions on preferred new town locations will be taken following a SEA of the New Towns Programme.

¹ New Towns Taskforce, 2025, New Towns Taskforce: Report to Government (September 2025). Available online: https://assets.publishing.service.gov.uk/media/68d694b79cb44667f7a1cee7/New_Towns_Taskforce_Final_Report.pdf [Accessed 20/02/25].

² Ministry of Housing, Communities and Local Government, 2025, Initial Government Response – September 2025. Available online: <https://www.gov.uk/government/publications/new-towns-taskforce-report-to-government/initial-government-response-september-2025> [Accessed 20/02/26].

The Government believes that a new generation of new towns is essential to address England's structural housing shortage and unlock economic growth. Housing constraints are limiting labour mobility, productivity and social outcomes, with knock-on effects for health, education and family formation. New towns represent a bold and nationally significant response to address these challenges and to seize the significant opportunities that they represent.

The New Towns Programme is in the national interest. The programme will unlock significant economic potential across the country, lay the foundation for long-term, sustainable growth, and create excellent, sustainable places at a scale which means that they can be developed with all the infrastructure that they need to succeed. New towns will make a strategic contribution to the regions they lie within and together create a network of new places in the national interest.

Taking into account the Taskforce's recommendations, assurance work and environmental assessment including SEA, the Government has now published its draft programme for the delivery of new towns in England.

The draft New Towns Programme

The five objectives of the programme are as follows:

1. **Scale:** New towns will be at least 10,000 homes in scale, and either significantly more or with the opportunity for further expansion.
 - *New towns will comprise, or form part of, a new place comprising at least 10,000 homes;*
 - *New towns will either provide significantly more homes beyond 10,000 or have scope for delivery of more homes over time.*
2. **Economic growth:** New towns will be strategically located to unlock high levels of national economic growth, in places that could foster high productivity and can provide appropriate housing at all levels of affordability, boosting the scale and ambition of planned development.
 - *New towns will be situated in areas which either:*
 - i. *Are 'overheating', i.e. there is already high productivity, but housing shortages are restricting labour mobility and therefore preventing the country from capitalising on existing areas of economic strength,*
 - ii. *Can attract investment and talent to places already growing but not overheating,*
 - iii. *Can support strategic transport improvement and higher productivity through agglomeration in places outside London and the South East, or*
 - iv. *Are in reasonable proximity to priority areas in the government's Industrial Strategy.*
 - *New towns will deliver net additional outcomes relative to a defined business-as-usual reference case, by materially increasing the number of homes, accelerating delivery, and/or raising quality and affordability to programme standards that would not be achieved without New Town designation.*
3. **Spread:** New towns will be geographically spread across England.

- *New towns will form part of an overall package of locations which deliver growth in an appropriate geographical spread across England.*
4. **Deliverability:** New towns will be delivered in an ambitious, innovative way over many years, overseen by an appropriate delivery vehicle. Their promoter will have identified any significant barriers to delivery and measures to overcome these.
- *New towns will be able to deliver the planned number of homes without unreasonable spatial or other constraints.*
 - *They will have identified a robust funding, leadership and governance structure.*
 - *They will enable adequate infrastructure provision.*
5. **Placemaking:** New towns will be built in a way that is consistent with the New Towns Placemaking Principles. This includes timely delivery of all necessary infrastructure and high standards of amenity, services and social inclusiveness and cohesion. They will be sustainable in transport and environmental terms and aligned to the government's Net Zero agenda.
- *New towns will demonstrate that they can create successful and attractive places, designed, built and managed in a way that is consistent with the new towns placemaking principles.*

The draft programme, being the means to achieve these objectives is comprised of:

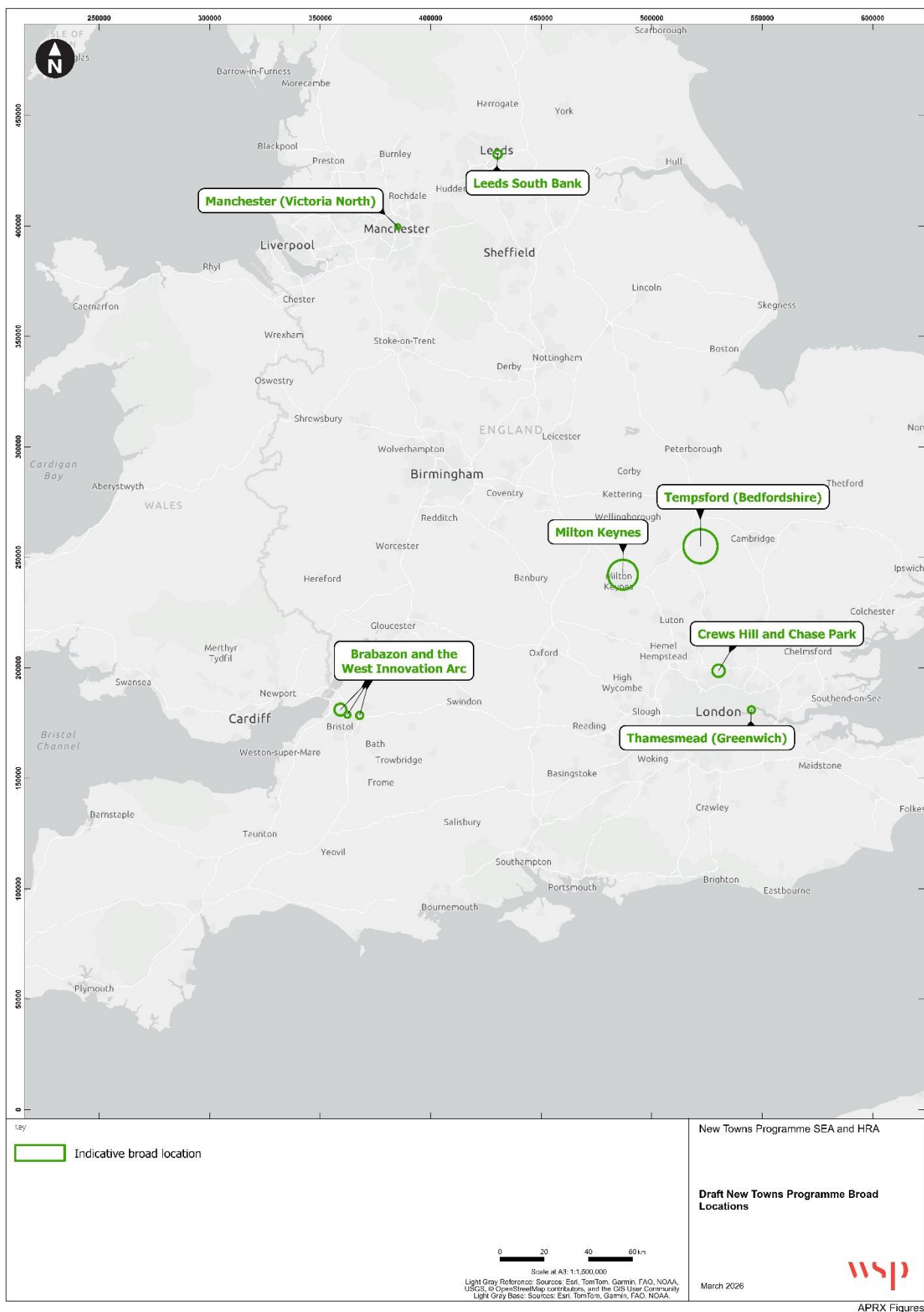
- a planning policy (including placemaking principles) to inform the development of detailed proposals for new towns and against which proposals will be considered; and
- the Government's proposed broad locations for the delivery of new towns.

Having considered the broad locations for new towns identified in the Taskforce Report and undertaken assurance work and environmental assessment, the following seven broad locations for new towns are proposed:

- Tempsford (Bedfordshire) - delivery of over 40,000 new homes;
- Crews Hill and Chase Park (Enfield) - delivery of up to 21,000 new homes;
- Leeds South Bank - delivery of circa 20,000 new homes;
- Manchester (Victoria North) - delivery of at least 15,000 new homes;
- Thamesmead (Greenwich) - delivery of up to 15,000 new homes.
- Brabazon and the West Innovation Arc - delivery of up to 40,000 new homes;
- Milton Keynes - delivery of circa 40,000 new homes.

The Government's proposed broad locations for new towns are shown in **Figure NTS-1** on the next page.

Figure NTS-1 - Location of proposed new town broad locations in the draft programme



Importantly, the broad locations are high level and indicative only at this stage. They represent a broad geographical area within which a new town will be located and the potential amount of housing that could be delivered. Once the New Towns Programme has been adopted, proposals for the preferred new town locations (including development boundaries) will be subject to more detailed development and further environmental assessment.

What is Strategic Environmental Assessment?

SEA is required under Statutory Instrument 2004 No.1633 - The Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations')³. SEA is a systematic assessment process, aiming to ensure that the likely significant environmental effects of plans and programmes are identified, described and assessed. In this context, the purpose of SEA is to encourage relevant plan and programme authors to integrate environmental considerations into the development of any plan or programme. The Government has determined to undertake a SEA of the New Towns Programme.

SEA comprises five key stages:

- **Stage A:** Scoping;
- **Stage B:** Develop and Refine Alternatives and Assess Effects;
- **Stage C:** Prepare Environmental Report;
- **Stage D:** Consult on the Draft Programme and Environmental Report and Prepare the Post Adoption (SEA) Statement; and
- **Stage E:** Monitor Environmental Effects.

Stage A of the SEA of the New Towns Programme led to the production of a Scoping Report⁴. The Scoping Report set out the proposed framework (the SEA framework) for assessing the likely significant environmental effects of the New Towns Programme. It was issued to the statutory consultees for SEA in England (the Environment Agency, Historic England and Natural England) as well as Scotland⁵, Wales⁶ and Northern Ireland⁷ from 19 December 2025 to 30 January 2026 for consultation. The representations received are summarised in **Appendix B** to the Environmental Report with information provided on how they have been taken into account, including the resulting revisions to the SEA framework.

The revised SEA framework has then been used to assess the effects (including cumulative effects) of the Government's draft proposals for the New Towns Programme (**Stage B**). The assessment is presented in the Environmental Report to which this NTS relates (in a form to meet the requirements of Schedule 2 of the SEA Regulations) (**Stage C**).

The draft programme and accompanying documents including the Environmental Report are being published for consultation (**Stage D**). The Government will take into account the responses received during the consultation before confirming planning policy and broad locations that will be progressed as the New Towns Programme in pursuit of its stated objectives. In conjunction with publishing the final

³ HM Government, 2004, The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004: No.1633) (as amended). Available online: <https://www.legislation.gov.uk/ukxi/2004/1633/contents> [Accessed 20/02/26].

⁴ WSP (2025) New Towns Programme SEA Scoping Report

⁵ NatureScot, Scottish Environmental Protection Agency, Historic Environment Scotland and the Scottish Government.

⁶ Natural Resources Wales, Cadw and the Welsh Government.

⁷ Department of Agriculture, Environment and Rural Affairs and the Department of Environment.

proposals, a Post Adoption Statement will be issued (to meet the requirements of SEA Regulation 16(4)). This will set out the results of the consultation and SEA processes and the extent to which the findings of the SEA have been accommodated in the Government's final proposals.

Regulation 17(1) of the SEA Regulations requires monitoring of any resulting significant environmental effects of the New Towns Programme (**Stage E**).

How has the assessment been undertaken?

What is being assessed?

The SEA has identified, described and evaluated the likely significant effects on the environment for each component of the draft programme, as well as for the draft programme as a whole (both alone and with other plans, programmes and projects). This has included the draft programme planning policy and broad locations, including alternative broad locations.

How have the environmental effects of the draft New Towns Programme and reasonable alternatives been assessed?

An assessment framework has been developed to assess the environmental effects of the draft programme. This SEA framework comprises a series of objectives and guide questions that have been informed by:

- a review of other plans and programmes and the associated environmental protection objectives (see **Section 3** and **Appendix C** of the Environmental Report);
- analysis of baseline information (see **Section 3** and **Appendix D** of the Environmental Report);
- identification of key issues (see **Section 3** of the Environmental Report);
- a broad understanding of the likely generic effects arising from the development of new towns; and
- responses received to consultation on the Scoping Report (see **Appendix B** of the Environmental Report).

The SEA framework objectives are set out in **Table NTS-1** below.

Table NTS-1 - SEA framework of objectives

SEA Topic	SEA Objectives
Air Quality	To minimise emissions of pollutant gases and particulates and enhance air quality.
Biodiversity, Flora and Fauna	To protect, restore and enhance biodiversity (habitats, species and ecosystems) working within environmental capacities and limits to contribute to ecosystem resilience and habitat connectivity and deliver a net biodiversity gain.

SEA Topic	SEA Objectives
Climate Change (Adaptation and Mitigation)	To minimise greenhouse gas emissions as a contribution to climate change and ensure resilience to any consequences of climate change.
Flood Risk	To reduce or manage flood risk, taking climate change into account.
Health and Wellbeing	To protect and enhance the health, safety and wellbeing of communities while reducing inequalities and inequities.
Historic Environment	To conserve and where appropriate enhance the historic environment, including designated and non-designated heritage assets, and their setting, to ensure these contribute to the character and sense of place of new development.
Landscape and Townscape	To conserve, protect and enhance landscape, townscape and seascape quality and visual amenity.
Land Use, Geology and Soils	To conserve and enhance soil quantity, quality and functionality and geodiversity and contribute to the sustainable use of land.
Materials and Waste	To promote circular economy principles, minimise waste using the waste hierarchy, promote reuse, recovery and recycling, minimise the impact of waste on the environment and communities, and contribute to the conservation and sustainable use of natural resources and material assets, including soils.
Population	To enable the sustainable growth of communities by meeting the needs for high quality, well designed homes that are well connected, and provide access to educational, training and employment opportunities to maintain and enhance the economic and social well-being of local communities, while reducing inequalities and inequities.
Water (Quality and Quantity)	To protect, enhance and increase resilience of water quantity and quality, adopting an integrated approach to water provision and management.

Each individual component of the draft programme, as well as the draft programme as a whole (both alone and with other plans, programmes and projects), has been assessed against this SEA framework. The programme objectives have been tested for their compatibility with the SEA objectives based on the key in **Table NTS-2**.

Table NTS-2 - Key to compatibility testing of programme objectives

Effect	Key
Compatible	+
Neutral	0
Uncertain	?
Incompatible	-

The draft programme components (planning policy and each broad new town location, including reasonable alternatives), as well as the draft programme as a whole, have been assessed to identify likely significant effects on each SEA objective. The assessments are captured in a table and a

qualitative scoring system has been applied to identify the nature (positive, negative, neutral and/ or uncertain) and significance (minor or significant) of effects in the short (0 to 5 years), medium (5 to 25 years) and long term (25 plus). The qualitative scoring system applied in the assessment is shown in **Table NTS-3**.

Table NTS-3 - Key to scoring of likely significant effects

Score	Description	Symbol
Significant Positive Effect	The draft programme is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The draft programme is likely to result in a positive effect on this objective.	+
Neutral Effect	The draft programme is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The draft programme is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The draft programme is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of the draft programme on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The draft programme is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Commentary is provided in each assessment table relating to: the nature and significance of predicted effects in the short, medium and long term; any assumptions or uncertainties that underpin the assessment; and potential mitigation measures that could reduce the significance of any identified negative effects and enhance any positive effects. The assessment has been undertaken using professional judgement and reflects the strategic nature of the draft programme and the high-level, indicative nature of the broad locations identified which limits the level of detail that can be provided at this stage.

What are the likely significant environmental effects of the draft New Towns Programme

Programme objectives

In line with current Government guidance⁸, the Programme objectives have been tested for their compatibility with the objectives that comprise the SEA framework (**Table NTS-1**) in order to understand at a high level the impacts of the programme. The findings of the compatibility testing are presented in **Table NTS-4** below. The key to the scores is provided earlier in this NTS (**Table NTS-2**).

⁸ ODPM (2005) A Practical Guide to the Strategic Environmental Assessment Directive. Available online: <https://assets.publishing.service.gov.uk/media/5a78ec0740f0b62b22cbddd2/practicalguidesea.pdf>

Table NTS-4 Compatibility testing of Programme objectives

SEA objectives	Programme objectives				
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5
1: Air Quality	-	0	0	0	+
2: Biodiversity, Flora and Fauna	-	0	0	0	+
3: Climate Change	-	0	0	0	+
4: Flood Risk	-	0	0	0	+
5: Health and Wellbeing	+	0	0	0	+
6: Historic Environment	-	0	0	0	0
7: Landscape and Townscape	-	0	0	0	0
8: Land Use, Geology and Soils	-	0	0	0	0
9: Materials and Waste	-	0	0	0	0
10: Population	+	+	+	0	+
11: Water (Quality and Quantity)	-	0	0	0	0

Programme Objective 1 is found to be incompatible with the majority of the SEA objectives given the proposed scale of growth to be delivered through each new town. This could have negative influence on SEA objectives relating to air quality, biodiversity, climate change, flood risk, historic environment, landscape and townscape, land use, geology and soils, materials and waste and water resources. It is also found to be compatible with SEA objectives relating to health and wellbeing and population reflecting the delivery of new homes and associated infrastructure to meet needs.

Programme Objectives 2, 3 and 4 are predominantly neutral in terms of their compatibility with the majority of the SEA objectives. These programme objectives relate to the geographical spread of new towns and rate of delivery and are not likely to have an influence on the majority of SEA objectives. Programme Objectives 2 and 3 are compatible with SEA Objective 10 (Population) as they seek to ensure that new towns will help unlock economic growth and will deliver homes across England.

Programme Objective 5 is found to be compatible with SEA objectives relating to air quality, biodiversity, climate change, flood risk, health and wellbeing and population. It seeks the timely delivery of all necessary infrastructure, that new towns will be sustainable in transport and environmental terms and that proposals are aligned with the Government's Net Zero agenda. It also refers to the placemaking principles which contain a range of measures that would have positive influence on these SEA objectives

(see **Section 3.2**). Programme Objective 5 is scored as neutral against SEA objectives relating to the historic environment, landscape and townscape, land use, geology and soils, materials and waste and water resources.

Draft Programme planning policy

To achieve the objectives of the New Towns Programme and guide the development of proposals for new towns and decisions on such proposals, planning policy has been developed and included in the draft programme. The planning policy has been informed by the recommendations of the New Towns Taskforce Report.

The findings of the assessment of the planning policy are presented in **Table NTS-5** below. The key to the scores is provided earlier in this NTS (**Table NTS-3**).

Table NTS-5 - Summary of planning policy assessment

Timescale	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Short Term	+	+	+	+	++	0	0	0	0	++	0
Medium Term	+	+	+	+	++	0	0	0	0	++	0
Long Term	+	+	+	+	++	0	0	0	0	++	0

For the purposes of the assessment, it is assumed that from the adoption of the New Towns Programme, any development coming forward as a new town under the programme would be in line with the proposed planning policy and placemaking principles. As a result, the likely significant effects of the policy would be realised in the short, medium and long term. It should be noted that the likely significant effects (both positive and negative) of delivering large-scale development at the proposed new town broad locations are not duplicated through the assessment of the planning policy. The likely significant effects of delivering large-scale growth at the proposed new town broad locations are evaluated through the assessment of individual new town broad locations and the cumulative effects assessment of the draft programme (see below).

Overall, the assessment has found that the planning policy has the potential for positive and neutral effects across the SEA objectives. This principally reflects the intent and scope of the placemaking principles, which require new towns to be designed and delivered to embrace environmental principles, with buildings and neighbourhoods that are low carbon, climate resilient and which help to protect, restore and enhance biodiversity. Significant positive effects have been identified in relation to the Population and Health and Wellbeing SEA objectives as the proposed planning policy states, through the placemaking principles, that new towns should: provide a diverse range of high-quality housing (including a minimum target of 40% affordable homes, determined by local conditions); enable residents

to walk to local amenities, unlock better social infrastructure and create active and liveable neighbourhoods; be health and safe places which promote active lives with easily accessible green spaces and recreational facilities; connect people to skills, jobs, services and amenities; provide a long-term model for management of community assets and establish clear and effective ways to engage the local community.

Broad locations for new towns

An assessment of each broad location contained within the draft programme has been carried out against the SEA objectives. To ensure consistency and proportionality, the following factors have underpinned the assessment (which includes a number of core assumptions that have been applied):

- **Evidence:** To ensure consistency, the primary source of information in terms of each new town broad location and the scale of development that could be provided at each is the New Towns Taskforce Report. Any additional assumptions have made in undertaking the assessments have been noted in the completed assessment tables.⁹ It is recognised that there is a substantial amount of further evidence either available through adopted/ emerging development plans (and associated Sustainability Appraisals (incorporating SEAs) and/ or planning applications for many of the broad locations. However, the level and type of information varies by broad location and to ensure consistency this hasn't been taken into account. The reliance on more detailed information is not necessary or proportionate given the high-level strategic nature of the programme. More detailed evidence will be developed and taken into account through further location-specific plan-level SEAs and/ or project-level EIAs as appropriate.
- **Scale of growth within and around the broad location:** The scale of housing growth assumed to be delivered through a new town at individual broad locations represents a maximum anticipated level of growth. The primary source of this information is the New Towns Taskforce Report, supplemented with amendments made during the development of the draft programme. It should also be noted that the number of homes that are ultimately delivered at each broad location as part of a new town could change as proposals are further developed, further design and investigations are undertaken and more detailed environmental assessments are completed as part of the preparation of lower tier plans and projects. Reflecting this uncertainty, and to permit a consistent assessment of the broad locations, aligned with a precautionary approach, each location assessment is based on the maximum level of growth and it has been assumed that no homes have been delivered to date that would form part of a new town in any broad location. The nature and scale of wider infrastructure that will ultimately be delivered alongside new homes is not known.

It is understood that, in line with the draft programme planning policy, any proposals for a new town will contribute towards meeting the identified housing needs of the relevant strategic and local planning authorities. The assessment of the individual new town broad locations is based on the maximum anticipated scale of growth that might be delivered within that broad location as part of a new town. The assessment does not account for any consequential change in the future scale and/ or location of housing growth outside the new towns that might be delivered through relevant local plans (including any joint plans and neighbourhood plans) to meet identified housing needs.

⁹ For any alternative broad locations that were not identified within the Taskforce Report, a similar level of information has been drawn upon, informed by the submissions for those broad locations to the Taskforce.

The extent of any consequential change is uncertain at this stage. The implications of a new town for housing delivery within a plan area is a matter to be considered during plan preparation and at the project stage and will need to be explored in more detail once detailed proposals for the new towns are developed through subsequent spatial frameworks, development plans and planning applications and any subsequent changes to the scale and location of growth to delivered through local plans (including any joint plans or neighbourhood plans) is understood.

- **Location of growth:** The precise location of development within a broad location is not yet confirmed. It is likely that the area of land required for development within a broad location will be smaller subject to ongoing design work, informed by detailed environmental assessment, engagement with communities and other stakeholders and discussions with landowners.
- **Speed of delivery/ timescales:** It is assumed that the construction of a new town in each broad location will take 25 years (short to medium term) to complete. The rate of delivery is, however, subject to some uncertainty and will ultimately be influenced by a range of different factors. A standard delivery rate has therefore been applied to ensure consistency in the assessment of broad locations.
- **Mitigation:** The assessment of broad locations (and qualitative scoring in **Table NTS-6** and **Table NTS-8**) is pre-mitigation, i.e. it does not take into account mitigation provided through the draft programme planning policy or wider plans and policies. It also does not take account of mitigation that may be delivered at the project level. This approach has been adopted to allow for a consistent assessment to be carried out across the broad locations (preferred and alternative) and to reflect the uncertainties around the precise location and nature of development as well as the delivery of mitigation at this stage. It is also intended to help inform the ongoing development of proposals for new towns by identifying environmental constraints and opportunities associated with each broad location. Further location-specific plan-level SEAs and/ or project-level EIAs will be deployed as appropriate.

The findings of the assessment of the broad locations in the draft programme are presented in **Table NTS-6** below. The key to the scores is provided earlier in this NTS (**Table NTS-3**).

Table NTS-6 - Summary of broad location assessments

Broad Location / Timescale	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Tempsford											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	--
Long Term	+	--/+	-	-	++	--	--	--	--	-/++	--

Broad Location / Timescale	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Crews Hill and Chase Park											
Short Term	--	--	-	-	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--/+	--	-/++	--
Long Term	+	--/+	-	-	++	--	--/+	--	-	-/++	--
Leeds South Bank											
Short Term	--	-	-	-	--	--	-	++	--	-/+	-
Medium Term	--	-	-	-	--/++	--	-	++	--	-/++	-
Long Term	+	+	-	-	++	--/+	++	0	-	-/++	-
Manchester Victoria North											
Short Term	--	--	-	-	--	--	-	++	--	-/+	-
Medium Term	--	--	-	-	--/++	--	-	++	--	-/++	-
Long Term	+	--/+	-	-	++	--/+	++	0	-	-/++	-
Thamesmead (Greenwich)											
Short Term	--	--	-	--	--	-	-	++	--	-/+	-
Medium Term	--	--	-	--	--/++	-	-	++	--	-/++	--
Long Term	+	--/+	-	--	++	-/+	++	0	-	-/++	--
Brabazon and the West Innovation Arc											
Short Term	--	--	-	-	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--/+	--	-/++	-
Long Term	+	--/+	-	-	++	--/+	--/+	--	-	-/++	-
Milton Keynes											
Short Term	--	--	-	--	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	--	--/++	--	--	--/+	--	-/++	--
Long Term	+	--/+	-	--	++	--	--/+	--	-	-/++	--

Broadly, significant positive effects have been identified in respect of those SEA objectives relating to Population and Health and Wellbeing. This reflects the delivery of a significant number of new homes

and associated infrastructure that will help to meet housing and wider infrastructure needs. Where there is potential for a new town to be brought forward entirely within an existing urban area on previously developed land, significant positive effects have also been identified in respect of SEA Objective 7 (Landscape and Townscape) and SEA Objective 8 (Land Use, Geology and Soils).

Significant negative effects have been identified for all broad locations against SEA objectives relating to Air Quality (short and medium term), Biodiversity, Flora and Fauna (short, medium and long term), Health and Wellbeing (short and medium term) and Materials and Waste (short and medium term). The scale of proposed growth and presence of sensitive receptors (including internationally and nationally designated sites for biodiversity) has the potential to result in significant negative effects.

Significative negative effects have also been identified against the Flood Risk SEA objective where broad locations are falling within the highest flood risk area (Flood Zone 3). All of the broad locations, except for Thamesmead (Greenwich), were identified as having the potential for a significant negative effect on the Historic Environment SEA objective given the potential for direct and/ or indirect effects on nationally designated heritage assets (including their setting). The broad locations that could result in the loss of large areas of greenfield land were assessed as having the potential for a significant negative effect on those SEA objectives relating to Landscape and Townscape and Land Use, Geology and Soils. Finally, those broad locations that were identified as falling within water stressed areas have been assessed as having the potential for a significant negative effect on the Water Resources SEA objective in the medium and long term.

What are the cumulative effects of the draft New Towns Programme?

The SEA Regulations require that the likely significant effects of the draft programme as a whole are assessed, both alone and with other plans, programmes and projects.

The assessment of the draft programme as a whole considers the effects associated with development in each broad location and the application of the draft programme planning policy together. The findings of the assessment of the draft programme as a whole is presented in **Table NTS-7**. The key to the scores is provided earlier in this NTS (**Table NTS-3**).

Table NTS-7 - Summary of draft programme assessment

SEA Objectives	Cumulative Effects of the Draft Programme Alone		
	Short Term	Medium Term	Long Term
1: Air Quality	-	-	+
2: Biodiversity, Flora and Fauna	--	--	--/+
3: Climate Change	-	-/+	-/+
4: Flood Risk	-	-	-

SEA Objectives	Cumulative Effects of the Draft Programme Alone		
	Short Term	Medium Term	Long Term
5: Health and Wellbeing	-	-/+	+
6: Historic Environment	--	--	--/+
7: Landscape and Townscape	-	-	-/+
8: Land Use, Geology and Soils	--/+	--/+	--/+
9: Materials and Waste	--	--	-
10: Population	-/+	-/+	-/+
11: Water	-	--	--

Significant positive effects have been identified for the Population SEA objective in the medium and long term associated with the delivery of a significant number of new homes (including affordable homes) and associated infrastructure that will in part help (in part) to address the national housing crisis through helping to meet identified housing needs.

The scale of development that is likely to come forward is predicted to have a significant negative effect in the short, medium and long term for SEA objectives relating to Biodiversity, Historic Environment and Land Use, Geology and Soil. This is due to the potential for impacts on international and national biodiversity designations and nationally designated heritage assets and the significant loss of greenfield/ agricultural land. The draft programme as a whole is also assessed as having a significant negative effect in respect of the Materials and Waste SEA objective in the short and medium term. This reflects the fact that the construction of new towns will require significant amounts of raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel).

An assessment of the draft programme as a whole and other plans, programmes and projects has also been carried out. The assessment has found that there will be no substantive differences in terms of the likely significant effects identified in respect of the draft programme alone (**Table NTS-7**) for the majority of SEA objectives.

The only material difference is a likely reduction in the significance of the predicted effect (from significant to minor) in the medium and long term on the Water Resources SEA objective. The reason for the change is that there is a statutory requirement for water companies to produce Water Resources Management Plans (WRMPs) every five years. WRMPs set out how water companies intend to manage water resources in their area and maintain the balance between supply and demand for water over a minimum of a 25-year period. The next cycle of WRMPs will need to take account of forecasted growth in population and housing, which includes any development coming forward under the New Towns Programme. In consequence, it is expected that there will be sufficient water supplies to meet demand associated with the new towns.

As set out earlier, the extent to which the scale and location of growth to be delivered through local plans (including any joint plans and neighbourhood plans) will change as a result of new towns contributing to identified housing needs is uncertain. There is the potential that the effects of development that may have otherwise come forward under a local plan (including any joint plans and neighbourhood plans) to meet identified housing needs could be avoided and/ or reduced; however, this is uncertain at this stage. The consequences of a new town for housing delivery within a plan area is a matter to be considered during plan preparation and at the project stage and will need to be explored in more detail once detailed proposals for the new towns are developed through subsequent spatial frameworks, development plans and planning applications and any subsequent changes to the scale and location of growth to delivered through local plans (including any joint plans or neighbourhood plans).

What are the proposed mitigation and enhancement measures?

Potential measures to avoid and mitigate adverse effects, as well as enhance positive effects, arising from the draft programme have been identified throughout the assessments where appropriate. The assessment of the draft programme planning policy has identified a number of areas where the performance of the policy, when assessed against the SEA objectives, could be enhanced. These include, for example, suggested changes to the placemaking principles to ensure clear and effective engagement with relevant stakeholders, integration with relevant wider strategies and initiatives, and more ambitious targets for the delivery of biodiversity net gain and water efficiency. For further details on mitigation and enhancements proposed through the assessment of the planning policy please refer to **Appendix F** in the Environmental Report.

The assessment of the broad locations has identified a range of measures that could be delivered through lower tier plan-making and/or at the project level to mitigate the adverse environmental effects associated with the delivery of new towns and deliver enhancements. These measures include (amongst others) avoiding the loss of key designated sites/ assets, the provision of appropriate supporting infrastructure, the adoption of appropriate design principles, the implementation of targeted strategies to minimise potential impacts, and early, effective engagement with statutory bodies and local communities. For further details on mitigation and enhancements proposed through the assessment of broad locations please refer to **Appendix G** in the Environmental Report.

What are the likely significant effects of the reasonable alternatives for the draft New Towns Programmes?

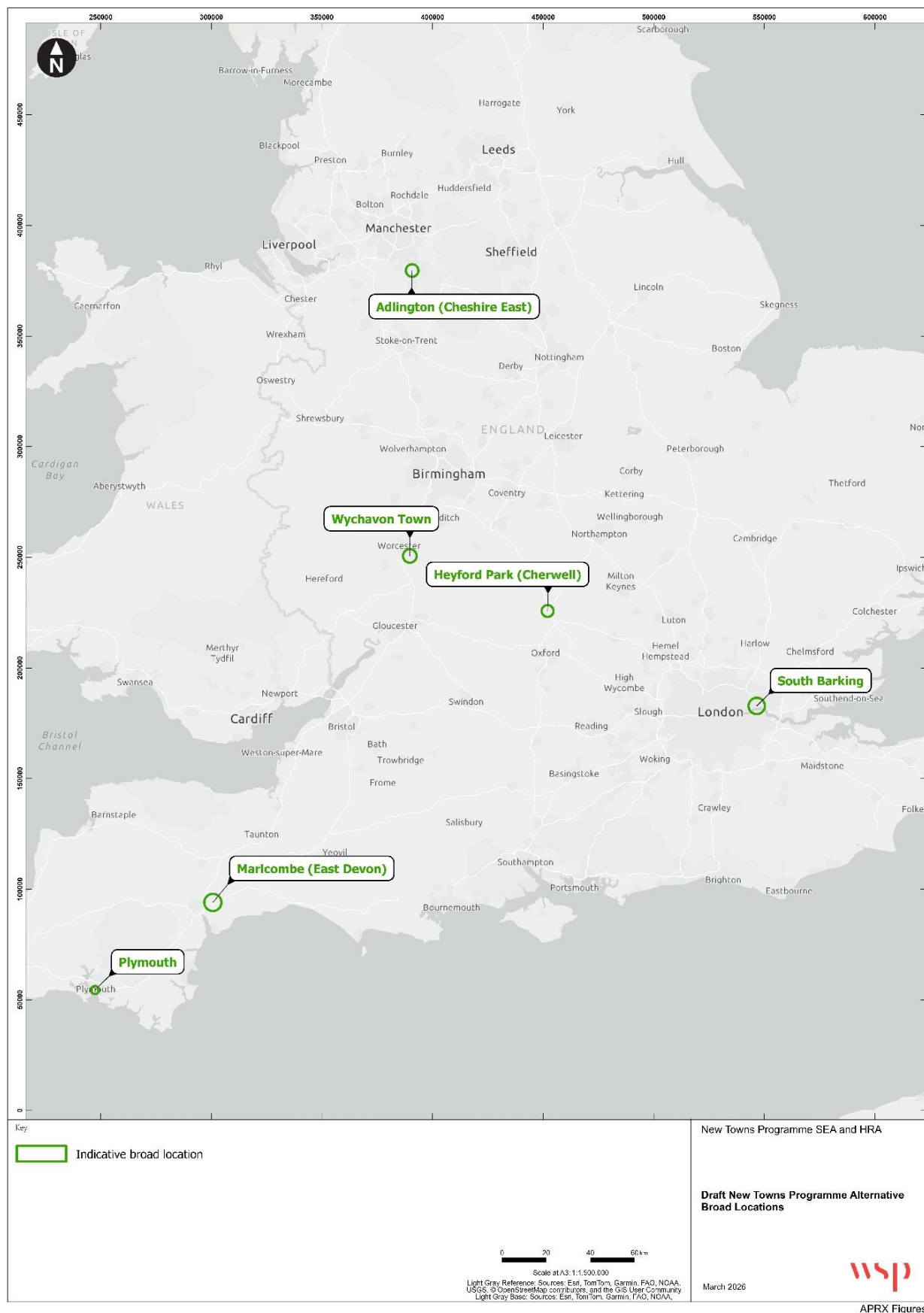
The SEA Regulations require an assessment of the draft programme and reasonable alternatives. In the context of the draft programme and the SEA, a reasonable alternative is considered to be an alternative to the preferred programme of six broad locations for new towns. Six alternative broad locations were identified that appeared to be able to meet the objectives of the draft programme and which could therefore constitute a reasonable alternative. These are:

- Adlington – delivery of 14,000 to 20,000 new homes;
- Heyford Park - delivery over 13,000 new homes;
- Marcombe (East Devon) – delivery of between 10,000 to 14,000 new homes;
- Plymouth - delivery of between 10,000 to 14,000 new homes;
- South Barking – delivery of over 48,000 new homes; and

- Wychavon Town – delivery of between 10,000 to 15,000 new homes.

The broad locations of the seven reasonable alternatives are presented in **Figure NTS-2** on the next page.

Figure NTS-2 - Location of alternative new town broad locations



APRX Figures

An assessment of these seven alternative broad locations has been carried out against the SEA objectives using the same approach as for the seven preferred broad locations. The findings of the assessment are presented in **Table NTS-8**. The key to the scores is provided earlier in this NTS (**Table NTS-3**).

Table NTS-8 - Summary of alternative broad locations assessment

Broad Location / Duration of Effect	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Adlington											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	-
Long Term	+	--/+	-	-	++	--	--	--	-	-/++	-
Heyford Park											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	--
Long Term	+	--/+	-	-	++	--	--	--	--	-/++	--
Marlcombe (East Devon)											
Short Term	--	--	-	--	--	--	-	-	--	-/+	-
Medium Term	--	--	-	--	--/++	--	--	--	--	-/++	-
Long Term	+	--/+	-	--	++	--	--	--	--	-/++	-
Plymouth											
Short Term	--	--	-	--	--	--	-	++	--	-/+	-
Medium Term	--	--	-	--	--/++	--	-	++	--	-/++	-
Long Term	+	--/+	-	--	++	--/+	++	0	-	-/++	-
South Barking											
Short Term	--	--	-	--	--	--	-	++	--	-/+	-
Medium Term	--	--	-	--	--/++	--	-	++	--	-/++	--
Long Term	+	--/+	-	--	++	--/+	++	0	-	-/++	--
Wychavon Town											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	--

Broad Location / Duration of Effect	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Long Term	+	--/+	-	-	++	--	--	--	--	-/++	--

Overall, the significant effects identified for the broad locations proposed in the draft programme (**Table NTS-6**) and summarised earlier in this NTS are similar for the alternative broad locations. The scale of development, size of the broad locations and presence of sensitive receptors at the alternative broad locations means that there are no substantial differences to highlight in terms of significant effects on the SEA objectives.

There are differences identified between the different types of broad locations, i.e. predominantly urban regeneration, predominantly greenfield and mixed land use types. For example, the Plymouth alternative broad location is likely to have a positive effect on the Land Use, Geology and Soil SEA objective compared to a negative effect identified for the preferred broad locations that could result in the loss of greenfield/ agricultural land (in particular Tempsford, but including Brabazon and the West Innovation Arc, Crews Hill and Chase Park and Milton Keynes). However, it is recognised that there are a range of factors to consider in terms of broad locations and their ability to deliver the New Town Programme objectives.

The Government's outline reasons for selecting the seven broad locations within the draft programme and rejecting the six alternative broad locations are provided below in **Table NTS-9**.

Table NTS-9 - Outline reasons for selecting the preferred broad locations in light of reasonable alternatives

Broad Location	Government's outline reasons for selection or rejection
Tempsford	Tempsford offers an opportunity to deliver a large-scale new settlement (over 40,000 new homes) with visionary masterplanning at the heart of the Oxford to Cambridge Growth Corridor, building on improved connectivity proposed through a new station at the intersection of East West Rail and the East Coast Mainline. Successful delivery will require investment in transport to drive a suitable public transport mode share to relieve (and ameliorate future) pressures on the already constrained road network. While the potential impacts on land use and landscape are significant because the site is currently agricultural greenfield, these will be mitigated wherever possible. Our view is that the impacts are outweighed by significant benefits: addressing acute housing need and affordability pressures in the region; boosting productivity through links to Cambridge, Oxford, London and Milton Keynes; and with potential for high placemaking standards as an entirely new, standalone settlement.
Crews Hill and Chase Park, Enfield	Crews Hill and Chase Park, Enfield provides an opportunity with high potential for land value capture through green belt release – delivering up to 21,000

Broad Location	Government's outline reasons for selection or rejection
	homes in outer London, a region facing extremely high housing demand and low housing affordability. The potential impacts on the natural landscape could be significant given the site's greenfield status. These will be mitigated wherever possible through comprehensive masterplanning and consideration of how the Enfield Chase Landscape Recovery project could support mitigation and nature recovery. Our view is that any remaining impacts would be outweighed by the need for housing delivery in London and low availability of land, especially as the existing greenfield land is low-quality agricultural use.
Leeds South Bank	Leeds South Bank is an opportunity to capitalise on existing transport infrastructure investments, including West Yorkshire Mass Transit, to create a well-connected, high-density, city-centre neighbourhood which will support an agglomeration of HMG investment and growth in Leeds. It is a strong proposition outside of London and the South East. As a brownfield city-centre site, compared with several other potential locations, the environmental impacts including on land use and townscape are likely to be significantly positive in the long-term.
Manchester Victoria North	Manchester Victoria North presents an opportunity to support the existing Manchester City Council and Far East Consortium Joint Venture to create a dense urban quarter, representing a strong opportunity outside of London and the South East. The site would benefit from improved connectivity, supporting agglomeration benefits and access to jobs in the growing city centre and other employment hubs across Greater Manchester. It would help revitalise a housing estate and industrial land, delivering strong social and economic additionality. As a brownfield city-centre site, the SEA identifies long term significant positive impacts on land use and townscape due to the regeneration of urban land which will improve visual amenity.
Thamesmead	Thamesmead offers an opportunity to increase the value for money of a major planned transport investment in the Docklands Light Railway (DLR) extension, creating a high-density development in a highly unaffordable part of the country to ease housing need and unlock economic growth. The site can be delivered through an established joint venture. As a brownfield site, in comparison to other sites there are likely significant long-term positive impacts on townscape and land use due to regeneration and remediation. There is a potentially significant negative impact on flood risk which will need to be mitigated.
Brabazon and the West Innovation Arc	Brabazon and the West Innovation Arc offers an opportunity deliver a new town at a large scale, potentially reaching up to 40,000 homes, in an area of high productivity and increasing housing demand. Realising the full potential of the site would require investment in transport to drive a suitable public transport mode share to relieve (and ameliorate future) pressures on the already constrained road network. While some of the site is greenfield and therefore likely to experience significant negative impacts to landscape and land use, most of the site is brownfield and is likely to see positive effects.
Milton Keynes	Milton Keynes presents an opportunity to reinvigorate the city centre and deliver much needed housing growth in surrounding expansion areas. The proposal would expand the city periphery and could potentially deliver at a large and accelerated scale of circa 40,000 homes in the Oxford to Cambridge Growth Corridor, providing excellent opportunities to capitalise on its strategic location and proximity to the recently announced ambitious Universal Studios theme park to further boost economic growth. An appropriate local transport

Broad Location	Government's outline reasons for selection or rejection
	solution could help to ensure that new housing sites are well connected, subject to a suitable investment case by local partners. While 50% of the site is greenfield land which is likely to experience significant negative impacts on land use and landscape, there are likely to be positive impacts on the remaining brownfield parts of the site.
Adlington	Adlington offers an opportunity to develop a standalone settlement on a site largely owned by a single developer. In taking forward this primarily greenfield site, the environmental impacts on land use and landscape would need to be mitigated, but there is significant opportunity for land value capture to fund this. However, this location is unlikely to offer the same degree of nationally significant economic growth, especially in comparison to Leeds and Manchester Victoria North which are also located in the North of England.
Heyford Park	Heyford Park presents an opportunity to deliver through a willing developer with a strong track record, who has already assembled land on a large-scale site to the north of Oxford which is highly productive but suffers from low housing affordability. While value for money could prove to be strong, and the additionality offered by the programme is sizeable, the scale of delivery is relatively small compared to other proposed sites in the Oxford to Cambridge Growth Corridor. The impacts on the wider landscape and land use would require mitigation, but there are likely to be positive effects on the brownfield land on the site.
Marlcombe, East Devon	Marlcombe presents an opportunity to enhance the ambition and improve the quality of a development that, although likely to come forward anyway, will otherwise progress more slowly and with limited capacity to deliver an 'infrastructure first' approach. As a greenfield site, the impacts on landscape and land use, including light pollution, and increased flood risk, would require mitigation. It is close to Exeter, a growing city that benefits from strong growth along the M5 corridor, but is unlikely to have the same impact on national economic growth compared with other sites.
Plymouth	This site presents an opportunity to maximise £4.4bn of defence investment into HMNB Devonport (a critical part of the UK's nuclear deterrent) through working with the Ministry of Defence to transform the city centre and boost the wider local and regional economy. This site will support Plymouth City Council's ambition to create city centre living in Plymouth, which currently has an over-sized retail core, with housing focused in the suburbs and surrounding area. While the opportunity is significant, the proposition is at a smaller scale than other proposals, and may be best considered outside the New Towns Programme given its unique links to UK defence and security objectives. Early phases of development can be brought forward quickly and without significant infrastructure investment. As a brownfield city-centre site, the SEA identifies long-term significant positive impacts on land use and townscape due to the regeneration of urban land. There is some tidal flood risk associated with the site which will need to be mitigated.
South Barking	South Barking benefits from excellent connectivity and the ability to contribute to economic growth in an overheating area. Good progress has already been made in bringing new homes forward. However, compared to other proposals in London and the South East, the proposal comprises several sites at different stages of maturity, which will make it more challenging to deliver the programme's placemaking objective. Due to its status as an urban, brownfield

Broad Location	Government's outline reasons for selection or rejection
	site, the impacts on townscape and land use should be positive in the long-term, and the impacts on flood risk partially mitigable.
Wychavon Town	Wychavon Town provides an opportunity to progress a mature location, albeit at a comparatively moderate scale, in a joined-up way with national priorities for housing near transport hubs. As a greenfield site, the environmental impacts on landscape and land use would need to be mitigated. It would not need a centrally-led delivery vehicle to drive progress, but is unlikely to offer as much additionality as other sites.

How will the environmental effects of the New Towns Programme be monitored?

The SEA Regulations require the significant environmental effects of plans and programmes to be monitored. The monitoring can help to answer questions such as:

- Were the SEA predictions of effects accurate?
- Are mitigation measures performing as well as expected?
- Is the New Towns Programme resulting in any unforeseen effects? Are there any adverse effects and is action needed to address them?

Potential monitoring measures are presented in **Chapter 6** of the Environmental Report. Proposals for monitoring will be confirmed in the Post Adoption Statement that is produced following adoption of the New Towns Programme.

Conclusions and Next Steps

What are the conclusions of the assessment?

The assessment of the draft New Towns Programme has identified that there is the potential for significant positive effects in the medium and long terms are identified in relation to the Population and Health and Wellbeing SEA objectives. It is recognised that there is a national housing crisis and the scale of growth proposed through the draft programme will address this in part, helping to meet identified housing and wider infrastructure needs and, in-turn, supporting health and wellbeing, as well as national economic growth.

The assessment identified that there is the potential for significant negative effects against a number of SEA objectives, including those relating to Biodiversity, Flora and Fauna, Historic Environment, Land Use, Geology and Soils and Materials and Waste. These could arise as a result of the delivery of large scale housing growth and associated infrastructure in broad locations that could have impacts on sensitive receptors, including internationally nationally designated sites for biodiversity and nationally designated heritage assets. Development in new towns will be subject to the statutory requirement for 10% biodiversity net gain where not exempt, thereby contributing to nature's recovery. Alignment with the NPPF will mean the mitigation hierarchy is applied to protect biodiversity and may also help to maximise any benefits, for example providing opportunities to secure wider biodiversity enhancements

and environmental gains. There is likely to be a significant loss of greenfield, agricultural land, and the scale of proposed growth will require significant natural resources (materials) to deliver.

There will be the potential to reduce the significance of identified adverse effects and enhance the benefits of new towns through lower tier plan-making and the ongoing development of proposals, informed by environmental assessment (including project level Environmental Impact Assessments (EIA) where appropriate) and engagement with communities and other stakeholders. In this regard, the assessment has identified a number of measures that could be implemented to mitigate the adverse effects associated with the development of new towns and enhance the positive effects. Early feedback from Historic England on the SEA findings noted that while the assessment identifies the potential for significant negative effects on the historic environment in some of the proposed broad locations (as a result of the scale of growth and presence of nationally designated heritage assets), it may be possible to mitigate some of these impacts. There is scope, through positive integration of heritage assets and features of the historic environment, to support effective placemaking and the development of new towns with a strong identity based on a sense of their past as well as future. This will also help to integrate development alongside existing settlements and communities.

It is noted that the Government's draft New Towns Programme consultation document states that, *"Large-scale housing delivery comes with both positive and negative environmental impacts. The findings of the SEA Environmental Report, in particular the assessment of the proposed new town locations which are presented pre-mitigation, are consistent with the types of positive and negative impacts seen in large-scale housing delivery, and our assessment is that development through our proposed New Towns programme will support wide-ranging societal benefits and better overall outcomes to meet the need for housing and economic growth, particularly once appropriate mitigations have been put in place."*

What are the next steps?

The Government's draft proposals for the New Towns Programme and accompanying documents including the Environmental Report are being published for consultation. The Government will take into account the responses received during the consultation before confirming the policies and the broad locations that will be progressed as the New Towns Programme in pursuit of its stated objectives.

In conjunction with publishing the final proposals, a SEA Post Adoption Statement will be issued (to meet the requirements of SEA Regulation 16(4)). This will set out the results of the consultation and SEA processes and the extent to which the findings of the SEA have been accommodated in the Government's final proposals.

How to give us your views

The consultation will run for eight weeks from 23 March to 19 May. The survey will be available for consultees to complete on Citizen Space and will consist of a combination of multiple choice and open-text questions. Consultees will also be able to respond via email at newtownsconsultation@communities.gov.uk and will be encouraged to use a template which replicates the Citizen Space online survey.

1. Introduction

1.1 Overview

- 1.1.1 The Government is bringing forward a new generation of new towns (the New Towns Programme) to address England's structural housing shortage and unlock economic growth. In September 2024, the Government appointed independent experts from across the sector to the New Towns Taskforce, chaired by Sir Michael Lyons. The role of the Taskforce was to advise Ministers on appropriate locations for significant housing growth. In September 2025, the Taskforce published its recommendations in a report to the Government (hereafter referred to as the 'New Towns Taskforce Report')¹⁰, identifying a shortlist of 12 potential broad locations for the delivery of new towns. Government subsequently confirmed, in its initial response to the Taskforce's recommendations¹¹, that final decisions on preferred new town locations will be taken following a Strategic Environmental Assessment (SEA) of the New Towns Programme.
- 1.1.2 Taking into account the Taskforce's recommendations, assurance work and environmental assessment including SEA, the Government has now published the draft New Towns Programme (also referred to in this report as the 'draft programme') for the delivery of new towns in England. The draft programme sets out the Government's preferred broad locations for new towns alongside proposed objectives and policy for their delivery. The draft programme is being published for public consultation between 18 March and 13 May 2026.
- 1.1.3 The Ministry of Housing, Communities & Local Government (MHCLG) has appointed WSP to undertake the SEA of the New Towns Programme. The SEA is being carried out in accordance with The Environmental Assessment of Plans and Programmes Regulations 2004¹² (the 'SEA Regulations') to identify, describe and evaluate the likely significant environmental effects of the New Towns Programme and identify ways in which adverse effects can be avoided, minimised or mitigated and how any positive effects can be enhanced. In doing so, the SEA helps to inform Government decisions on the New Towns Programme by assessing the likely significant "*environmental implications of new towns development...to support final decisions*" on which locations are taken forward. The Government concluded in its comments on SEA in its initial response to the Taskforce's recommendations that "*No final decisions on locations will be made until that SEA concludes and preferred locations could change as a result of the process*".
- 1.1.4 This Environmental Report presents the findings of the SEA of the draft New Towns Programme.

¹⁰ New Towns Taskforce, 2025, *New Towns Taskforce: Report to Government (September 2025)*. Available online: https://assets.publishing.service.gov.uk/media/68d694b79cb44667f7a1cee7/New_Towns_Taskforce_Final_Report.pdf [Accessed 26/02/26].

¹¹ Ministry of Housing, Communities and Local Government, 2025, *Initial Government Response – September 2025*. Available online: <https://www.gov.uk/government/publications/new-towns-taskforce-report-to-government/initial-government-response-september-2025> [Accessed 26/02/26].

¹² HM Government, 2004, *The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004: No.1633) (as amended)*. Available online: <https://www.legislation.gov.uk/uksi/2004/1633/contents> [Accessed 26/02/26].

1.2 Purposes of this Environmental Report

1.2.1 The purposes of this Environmental Report are to:

- ensure that the likely significant environmental effects of the draft New Towns Programme and any reasonable alternatives are identified, described and evaluated;
- help identify appropriate measures to avoid, reduce or mitigate adverse environmental effects and to enhance beneficial effects associated with the implementation of the Programme wherever possible;
- provide a framework for monitoring the potential significant environmental effects arising from implementation of the draft programme;
- give statutory consultees, stakeholders and the wider public the opportunity to review and comment upon the likely environmental effects that the draft programme may have on them, their communities and their interests, and to inform any consultation responses made to the draft programme;
- inform Government decisions on the draft programme;
- provide information to be taken into account in the development of proposals for new towns in lower tier plans and/or at the project stage; and
- demonstrate that the draft programme has been developed in a manner consistent with the requirements of the SEA Regulations.

1.3 Strategic Environmental Assessment

Overview

1.3.2 SEA is required under Statutory Instrument 2004 No.1633 - The Environmental Assessment of Plans and Programmes Regulations 2004. SEA is a systematic assessment process, aiming to ensure that the likely significant environmental effects of plans and programmes are identified, described and evaluated. In this context, the purpose of SEA is to encourage relevant plan and programme authors to integrate environmental considerations into the development of any plan or programme. The Government has determined to undertake a SEA of the New Towns Programme.

Stages of Strategic Environmental Assessment

1.3.3 SEA comprises five key stages:

- **Stage A:** Scoping;
- **Stage B:** Develop and Refine Alternatives and Assess Effects;
- **Stage C:** Prepare Environmental Report;
- **Stage D:** Consult on the Draft Programme and Environmental Report and Prepare the Post Adoption (SEA) Statement; and

- **Stage E:** Monitor Environmental Effects.

- 1.3.4 **Stage A** of the SEA of the New Towns Programme led to the production of a Scoping Report. The scoping stage itself comprised the following five tasks:
- ii) Review of other relevant policies, plans, programmes and strategies (hereafter referred to as ‘plans and programmes’).
 - iii) Collation and analysis of baseline information.
 - iv) Identification of key issues.
 - v) Development of the assessment (SEA) framework.
 - vi) Consultation on the scope of the SEA.
- 1.3.5 The Scoping Report set out the proposed framework for assessing the likely significant environmental effects of the New Towns Programme. It was issued for consultation to the statutory consultees for SEA in England (the Environment Agency, Historic England and Natural England) as well as in Scotland¹³, Wales¹⁴ and Northern Ireland¹⁵. The consultation ran from 19 December 2025 to 30 January 2026. The representations received to the consultation are summarised in **Appendix B** with information provided on how they have been taken into account, including the resulting revisions to the SEA framework.
- 1.3.6 The revised SEA framework has been used to assess the effects (including cumulative effects) of the Government’s draft proposals for the New Towns Programme (**Stage B**). The assessment is presented in this Environmental Report (in a form to meet the requirements of Schedule 2 of the SEA Regulations) (**Stage C**).
- 1.3.7 The draft New Towns Programme and accompanying documents including this Environmental Report will be published for consultation (**Stage D**). The Government will take into account the responses received during the consultation before confirming the policy and the broad locations that will be progressed as the New Towns Programme in pursuit of its stated objectives. In conjunction with publishing the final New Towns Programme, a Post Adoption Statement will be issued (to meet the requirements of SEA Regulation 16(4)). This will set out the Government’s response to results of the consultation and SEA processes and how the findings of the SEA have been accommodated in the Government’s final proposals.
- 1.3.8 Regulation 17(1) of the SEA Regulations requires monitoring of any resulting significant environmental effects of the New Towns Programme (**Stage E**).

1.4 Habitats Regulations Assessment

- 1.4.1 Regulations 63 and 64 of the Habitats Regulations^{16,17} apply to plans and projects in England that may have significant effects on nature conservation sites designated under the Habitats Directive (Council Directive 92/43/EEC) and the Wild Birds Directive (Council Directive

¹³ NatureScot, Scottish Environmental Protection Agency, Historic Environment Scotland and the Scottish Government.

¹⁴ Natural Resources Wales, Cadw and the Welsh Government.

¹⁵ Department of Agriculture, Environment and Rural Affairs and the Department of Environment.

¹⁶ The Conservation of Habitats and Species Regulations 2017 (as amended) (the ‘Habitats Regulations’).

¹⁷ The 2017 Regulations have been amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 to reflect the UK’s exit from the EU.

2009/147/EC). These sites include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Government policy¹⁸ states that Ramsar sites (internationally important wetland sites), potential SPAs, possible SACs and compensation sites should be given the same protections as SPAs and SACs. SPAs and SACs form part of the UK National Site Network (NSN) and the term 'National Network Sites' is used to refer collectively to all sites affected by the Habitats Regulations requirements in this Environmental Report.

- 1.4.2 Prior to authorising any plan or project, 'Competent Authorities' must consider the potential for Likely Significant Effects (LSE) on National Network Sites (either on its own or 'in combination' with other plans or projects)¹⁹. Should LSE be identified, it is necessary to further consider the effects by way of an 'appropriate assessment'. The appropriate assessment must consider whether identified LSE could lead to adverse effects on the integrity²⁰ of any National Network Sites. Any plan or project leading to adverse effects on the integrity of National Network Sites can only be permitted if strict additional tests are met. Overall, this process of assessment is known as Habitats Regulations Assessment (HRA).
- 1.4.3 The Government has determined that it will undertake HRA for the New Towns Programme. draft programme. HRA is being undertaken and reported separately from the SEA, and the initial findings have been used as appropriate to inform programme development and the SEA as set out below. The outcomes of the HRA process and any comments received from relevant statutory consultation bodies, will be taken into account prior to adoption of the New Towns Programme.

1.5 Environmental Report Structure

- 1.5.1 Following this introductory section, the Environmental Report is structured as follows:
- **Section 2:** describes the background to the New Towns Programme and outlines the objectives and main components of the draft programme (the draft programme policy and broad locations). This section also sets out the alternatives to the draft programme that have been considered in its development and identifies those taken forward as reasonable alternatives that have then been assessed as part of the SEA.
 - **Section 3:** summarises the review of relevant international, national, regional and local plans, policy and programmes that is contained in **Appendix C** and the analysis of baseline characteristics presented in **Appendix D**. The key issues relevant to the SEA of the New Towns Programme are then identified.
 - **Section 4:** describes the approach to the SEA of the draft programme including reasonable alternatives.
 - **Section 5:** presents the findings of the assessment of the draft programme, including cumulative effects and mitigation measures, and reasonable alternatives, with detailed assessment matrices contained at **Appendix F, Appendix G, Appendix H and Appendix I**.

¹⁸ Ministry of Housing, Communities and Local Government, 2024, *National Planning Policy Framework*, Paragraph 194. Available on line: https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf [Accessed 01/12/2025].

¹⁹ Also referred to as 'screening' or the 'test of significance'

²⁰ Also referred to as the 'integrity test'.

- **Section 6:** provides the conclusions of the assessment of the draft programme, details the next steps in the SEA process and presents views on how the environmental effects of the New Towns Programme's implementation will be monitored.

1.6 How Information in this Environmental Report Meets the Requirements of SEA Regulations

1.6.1 **Table 1-1** details how the requirements of the SEA Regulations have been addressed in this Environmental Report. A Quality Assurance Checklist is presented at **Appendix A**.

Table 1-1 – SEA information requirements addressed in this Environmental Report

SEA Regulations Schedule 2 Requirement	Where the Requirement is Addressed in this Environmental Report
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	This requirement is addressed in Section 2 (The New Towns Programme), Section 3.2 (Review of Plans and Programmes) and Appendix C (Review of Plans and Programmes).
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	This requirement is addressed in Section 3.3 (Baseline Characteristics) and Appendix D (Baseline Characteristics).
3. The environmental characteristics of areas likely to be significantly affected.	This requirement is addressed in Section 3.3 (Baseline Characteristics) and Appendix D (Baseline Characteristics).
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as a European site (within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2017).	This requirement is addressed in Section 3.3 (Baseline Characteristics), Appendix D (Baseline Characteristics) and Section 3.4 (Key Issues).
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	This requirement is addressed in Section 3.2 (Review of Plans and Programmes) and Appendix C (Review of Plans and Programmes).
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as— (a) biodiversity; (b) population;	This requirement is addressed in Section 5 (Assessment of the Draft New Towns Programme), Appendix F (Assessment of Draft Programme Policy), Appendix G (Assessment of Broad Locations for New Towns), Appendix H (Assessment of Cumulative, Synergistic and Secondary Effects), and Appendix I (Assessment of Reasonable Alternatives).

SEA Regulations Schedule 2 Requirement	Where the Requirement is Addressed in this Environmental Report
(c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).	
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	This requirement is addressed in Section 5.7 (Mitigation and Enhancement), Appendix F (Assessment of Draft Programme Policy), Appendix G (Assessment of Broad Locations for New Towns), Appendix H (Assessment of Cumulative, Synergistic and Secondary Effects), and Appendix I (Assessment of Reasonable Alternatives).
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	The requirement regarding the reasons for selecting the alternatives dealt with is addressed in Section 2.4 (Reasonable Alternatives to the New Towns Programme). The requirement concerning the description of the assessment approach is addressed in Section 4 (SEA Framework and Methodology) and any difficulties encountered is addressed in Section 4.6 (Difficulties Encountered in Undertaking the Assessment).
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	This requirement is addressed in Section 6.2 (Monitoring of Environmental Effects) and Appendix J (Potential Monitoring Indicators).
10. A non-technical summary of the information provided under paragraphs 1 to 9.	A non-technical summary is provided within this Environmental Report and separately.

1.7 How to Comment on this Environmental Report

- 1.7.1 This Environmental Report is being issued for public consultation. Details of how to respond to the consultation are provided below.
- 1.7.2 The consultation will run for eight weeks from 23 March to 19 May 2026. The survey will be available for consultees to complete on Citizen Space and will consist of a combination of multiple choice and open-text questions. Consultees will also be able to respond via email at newtownsconsultation@communities.gov.uk and will be encouraged to use a template which replicates the Citizen Space online survey.

2. The New Towns Programme

2.1 Introduction

- 2.1.1 This section provides further detail relating to the New Towns Programme (**Section 2.2**) and outlines the main components of the draft programme, which is the subject of public consultation and this SEA (**Section 2.3**). The alternatives (and reasonable alternatives) to the draft programme that have been considered by the Government are then set out together with outline reasons for their selection and rejection (**Section 2.4**).

2.2 Context

- 2.2.1 The Government committed to building a new generation of new towns in its manifesto to help address the shortfall of housing in England and the associated economic and social impacts of housing shortages. The Government believes that a new generation of new towns is essential to address England's structural housing shortage and unlock economic growth. Housing constraints are limiting labour mobility, productivity and social outcomes, with knock-on effects for health, education and family formation. New towns represent a bold and nationally significant response to address these challenges and to seize the significant opportunities that they represent.
- 2.2.2 The New Towns Programme is in the national interest. The programme will unlock significant economic potential across the country, lay the foundation for long-term, sustainable growth, and create excellent, sustainable places at a scale which means that they can be developed with all the infrastructure that they need to succeed. New towns will make a strategic contribution to the regions they lie within and together create a network of new places in the national interest.
- 2.2.3 Each new town will deliver at least 10,000 homes. The Government considers that this scale of development enables efficient land use, supports supply chain growth and innovation, and creates the conditions for integrated infrastructure and high quality placemaking. It also provides the opportunity to deliver affordable housing and social infrastructure in a way that smaller sites cannot.
- 2.2.4 To ensure that new towns are built in an effective, holistic way, the New Towns Programme will be delivered through a dynamic cross-government approach. Government departments and Arm's Length Bodies will align investment in transport, utilities, health, education and digital infrastructure to underpin new towns from the outset. The Government will use the full range of levers including planning reform, land value capture, fiscal tools, guarantees and institutional investment to secure delivery and manage risk. Its ambition is that new towns will act as exemplars for integrated planning and funding, setting a model for future large-scale development that will change the way that housing is delivered, beyond the Programme itself.
- 2.2.5 The New Towns Taskforce, an independent expert advisory panel, was established in September 2024 to support the Government to deliver the next generation of new towns. The Taskforce was commissioned to identify potential locations for new towns and to make

recommendations on how they might be designed and delivered, with a particular focus on unlocking economic growth as well as making a significant contribution to meeting housing demand in England.

- 2.2.6 The New Towns Taskforce Report was published in September 2024. It set out a total of 44 recommendations for consideration by the Government. The recommendations included:
- A total of 12 broad locations for new towns, each designed to deliver at least 10,000 homes and to be developed in a way that prioritises infrastructure-first and design-led principles. The 12 broad locations for new towns identified by the Taskforce were: a standalone settlement in Adlington, Cheshire East; a corridor of connected development in South Gloucestershire, across Brabazon and the West Innovation Arc; an expanded development bringing together Crews Hill and Chase Park in Enfield; redevelopment of the former airbase at Heyford Park in Cherwell; urban development in Leeds; inner-city development and densification in Manchester, Victoria North; a standalone settlement in Marlcombe, East Devon; a 'Renewed Town' in Milton Keynes; densified development in Plymouth; a new settlement in Tempsford; the creation of a riverside settlement in Thamesmead, Greenwich; and expanded development at Wychavon Town.
 - The need for strong delivery vehicles such as development corporations to ensure coordinated long-term stewardship, effective integration of utilities and transport, and the assembly of land at scale.
 - 10 placemaking principles to form the basis for any new town masterplan, statutory plan and subsequent development proposals under the following themes: vision-led; ambitious density; affordable housing and balanced communities; social infrastructure; healthy and safe places; environmental sustainability; transport connectivity; business creation and employment opportunities; stewardship; and community engagement.
- 2.2.7 The Government's initial response to the New Towns Taskforce Report welcomed the proposed recommendations and set out that *"Ministers and officials will now begin work with local partners to develop detailed proposals and enhance our understanding of how different locations might meet the government's expectations of what a future New Towns Programme can deliver, with all promising sites and reasonable alternatives assessed and considered through the SEA process. Appropriate assessment under the Habitats Regulations will also be undertaken when required"*. Taking into account the recommendations of the Taskforce, independent assurance work and environmental assessment including SEA, the Government has now published its draft programme for the delivery of new towns in England.
- 2.2.8 The draft New Towns Programme has been published for consultation between 23 March and 19 May 2026. The responses received to the consultation, alongside any new evidence including ongoing environmental assessment work, will inform the final Programme. It is currently expected that the New Towns Programme will be adopted later this year.

2.3 The Draft New Towns Programme

- 2.3.1 The draft New Towns Programme is framed by its objectives and comprises of the following principal elements: draft programme a new towns planning policy (including placemaking principles); and the Government's proposed broad locations for the delivery of new towns. The objectives and principal components of the draft programme are detailed below.

Programme objectives

- 2.3.2 The five objectives of the programme and the sub-criteria underpinning them are as follows:

1. **Scale:** New towns will be at least 10,000 homes in scale, and either significantly more or with the opportunity for further expansion.
 - *New towns will comprise, or form part of, a new place comprising at least 10,000 homes;*
 - *New towns will either provide significantly more homes beyond 10,000 or have scope for delivery of more homes over time.*
2. **Economic growth:** New towns will be strategically located to unlock high levels of national economic growth, in places that could foster high productivity and can provide appropriate housing at all levels of affordability, boosting the scale and ambition of planned development.
 - New towns will be situated in areas which either:
 - i. *Are 'overheating', i.e. there is already high productivity, but housing shortages are restricting labour mobility and therefore preventing the country from capitalising on existing areas of economic strength,*
 - ii. *Can attract investment and talent to places already growing but not overheating,*
 - iii. *Can support strategic transport improvement and higher productivity through agglomeration in places outside London and the South East, or*
 - iv. *Are in reasonable proximity to priority areas in the government's Industrial Strategy.*
 - *New towns will deliver net additional outcomes relative to a defined business-as-usual reference case, by materially increasing the number of homes, accelerating delivery, and/or raising quality and affordability to programme standards that would not be achieved without New Town designation.*
3. **Spread:** New towns will be geographically spread across England.
 - *New towns will form part of an overall package of locations which deliver growth in an appropriate geographical spread across England.*
4. **Deliverability:** New towns will be delivered in an ambitious, innovative way over many years, overseen by an appropriate delivery vehicle. Their promoter will have identified any significant barriers to delivery and measures to overcome these.

- *New towns will be able to deliver the planned number of homes without unreasonable spatial or other constraints.*
- *They will have identified a robust funding, leadership and governance structure.*
- *They will enable adequate infrastructure provision.*

5. **Placemaking:** New towns will be built in a way that is consistent with the New Towns Placemaking Principles. This includes timely delivery of all necessary infrastructure and high standards of amenity, services and social inclusiveness and cohesion. They will be sustainable in transport and environmental terms and aligned to the government's Net Zero agenda.

- *New towns will demonstrate that they can create successful and attractive places, designed, built and managed in a way that is consistent with the new towns placemaking principles.*

2.3.3 The five objectives of the draft programme have been considered as part of this SEA (see **Section 5.2**).

Draft planning policy

2.3.4 An overarching new towns planning policy statement has been developed to help achieve the Programme objectives. The intent of the policy is to bring clarity to how locations should be considered in plan and decision-making. It sets out how development plans should identify and consider new town locations, setting expectations for placemaking and ensuring infrastructure delivery is appropriately considered. On decision-making, the policy confirms that substantial weight should be given to the benefits of new towns, when considering development proposals. It sets out how development proposals that are part of, or would affect new town locations, should be considered in order to promote and protect their delivery, and confirms that that New Town proposals would likely constitute very special circumstances to justify inappropriate development in the green belt. The new towns planning policy will apply alongside the National Planning Policy Framework²¹ (NPPF).

2.3.5 Reflecting the New Towns Taskforce's recommendations, the policy sets out 10 placemaking principles.

2.3.6 The draft New Towns Programme Planning Policy Statement is reproduced in the box on the following page.

²¹ MHCLG (2024) National Planning Policy Framework (December 2024). Available from https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf [Accessed February 2026].

NEW TOWNS – NATIONAL PLANNING POLICY

The adoption of the New Towns Programme will establish a long-term pipeline of large-scale settlements that will deliver housing supply in an ambitious and innovative way, in the national interest, and bring substantial public benefit. It will deliver housing supply, unlock significant economic potential across the country, lay the foundation for long-term, sustainable growth, and create excellent, sustainable places at a scale which means that they can be developed with all the infrastructure that they need to succeed. New Towns will make a significant contribution in the places of strategic importance they lie within and together create a network of new places in the national interest.

This statement sets out policies to be taken into account in plan and decision-making where locations have been identified as New Towns under the programme. It should be read alongside the National Planning Policy Framework, as relevant policies in the Framework will also apply.

NT1: New Towns and plan-making

New Towns will contribute towards meeting the identified housing need of relevant strategic and local planning authorities.

To support their delivery, development plans should, at the most appropriate level:

- a. Identify New Town locations and their intended scale*, including identifying known boundaries to give clarity on the extent of land for development specifically as a new town;
- b. Set out the policies that apply specifically to any new town allocations;
- c. Identify the infrastructure necessary to support a new town, both in the early stages of its development and over the longer term, and include measures to support its delivery (such as by allocating land for infrastructure or identifying corridors needed for future infrastructure investment); and
- d. Be consistent with any existing town-wide framework masterplan and the town-wide design code prepared to set out the vision for development in each new town.

Masterplans and codes prepared for new towns should be based on the new towns placemaking principles set out in Appendix and any guidance on planning, design and placemaking in new towns published by the government.

NT2: New Towns and decision-making

Substantial weight should be given to the social and economic benefits of new towns when considering proposals for their development. Where development proposals within a new town would comprise inappropriate development in the Green Belt, it is likely that such development would constitute the very special circumstances to justify inappropriate development in the Green Belt.

To support the development of new towns and prevent development that would have an unacceptable impact on their delivery, development proposals within identified new town areas should be consistent with:

- a. The new towns placemaking principles at Appendix A; and
- b. Any emerging or adopted framework masterplan and design code for the new town.

Development proposals in identified new town areas should be refused if they would have a clear adverse effect on the proposed scale, location or phasing of new town proposals.

Development proposals outside of new town areas should not have an adverse impact on the delivery of new towns, including in relation to supporting infrastructure and consistency with Appendix A: New Towns Placemaking Principles.

*In accordance with the New Towns objectives they should deliver at least 10,000 homes. Plans should also support New Towns optimising their delivery potential in terms of new homes.

2.3.7 The 10 placemaking principles (taken from Appendix A of the draft New Towns planning policy) are as follows:

- **Vision-led:** Each New Town should have a clear long-term vision for creating a well-designed and distinctive place, supported by a town-wide framework masterplan and a town-wide design code to ensure placemaking quality.
- **Ambitious density:** New Towns should aim to be built at a density sufficient to enable residents to walk to local amenities, support public transport, unlock better social infrastructure, and create active and liveable neighbourhoods.
- **Affordable housing and balanced communities:** New Towns should provide a diverse range of high-quality housing, with a range of housing types and tenures to suit the needs of a balanced community. This should include a minimum target of 40% affordable housing, of which at least half to be available for social rent.
- **Social infrastructure:** New Towns should support thriving communities by ensuring access to schools, cultural, sporting and healthcare facilities, and other social infrastructure that meets new residents' needs from the outset.
- **Healthy and safe places:** New Towns should be healthy and safe places which promote active lives for residents, with easily accessible green spaces and recreational facilities.
- **Environmental sustainability:** New Towns should be designed and delivered to embrace **ambitious** environmental standards, with buildings and neighbourhoods that are low carbon, climate resilient and which help to protect, restore and enhance biodiversity.
- **Transport connectivity:** New Towns should connect people to skills, jobs, services and amenities. This should include high quality public transport, walking and cycling networks within each town and convenient connections into wider transport networks.
- **Business creation and employment opportunities:** New Towns must be places that provide jobs for residents and enable businesses to grow, supporting the government's economic growth mission.
- **Stewardship:** A long-term stewardship model for New Towns should be in place from the outset, including clear governance and funding structures to manage and maintain communal assets over the long term.
- **Community engagement:** New Towns should establish clear and effective ways to engage the local community in shaping the vision and goals for each new town, and empower residents to build social capital and help define the town's cultural identity.

2.3.8 The draft planning policy has been subject to assessment as part of this SEA (see **Section 5.3** and **Appendix F**).

Proposed broad locations for new towns

2.3.9 MHCLG considered the 12 broad locations for new towns identified in Taskforce Report, other locations that were submitted as part of the New Towns Taskforce Call for Evidence, and locations that MHCLG or Homes England were already aware of, including locations they were made aware of during the SEA process so far. Following assurance work and environmental assessment, the following seven broad locations are proposed to be taken forwards as part of the New Towns Programme:

- Tempsford (Bedfordshire) - delivery of over 40,000 new homes.
- Crews Hill and Chase Park (Enfield) - delivery of up to 21,000 new homes.
- Leeds South Bank - delivery of circa 20,000 new homes.
- Manchester (Victoria North) - delivery of at least 15,000 new homes.
- Thamesmead (Greenwich) - delivery of up to 15,000 new homes.
- Brabazon and the West Innovation Arc - delivery of up to 40,000 new homes.
- Milton Keynes - delivery of circa 40,000 new homes.

2.3.10 The Government's proposed broad locations for new towns are shown in **Figure 2-1** on the next page.

Figure 2-1 - Location of proposed new town broad locations in the draft programme



- 2.3.11 Importantly, the broad locations are high level and indicative only at this stage. They represent a broad geographical area within which a new town will be located and the potential amount of housing that could be delivered. Proposals for the preferred new town locations will be subject to more detailed environmental assessment.
- 2.3.12 The seven broad locations have been subject to assessment as part of this SEA (see **Section 5.4** and **Appendix G**).

2.4 Reasonable Alternatives to the Draft New Towns Programme

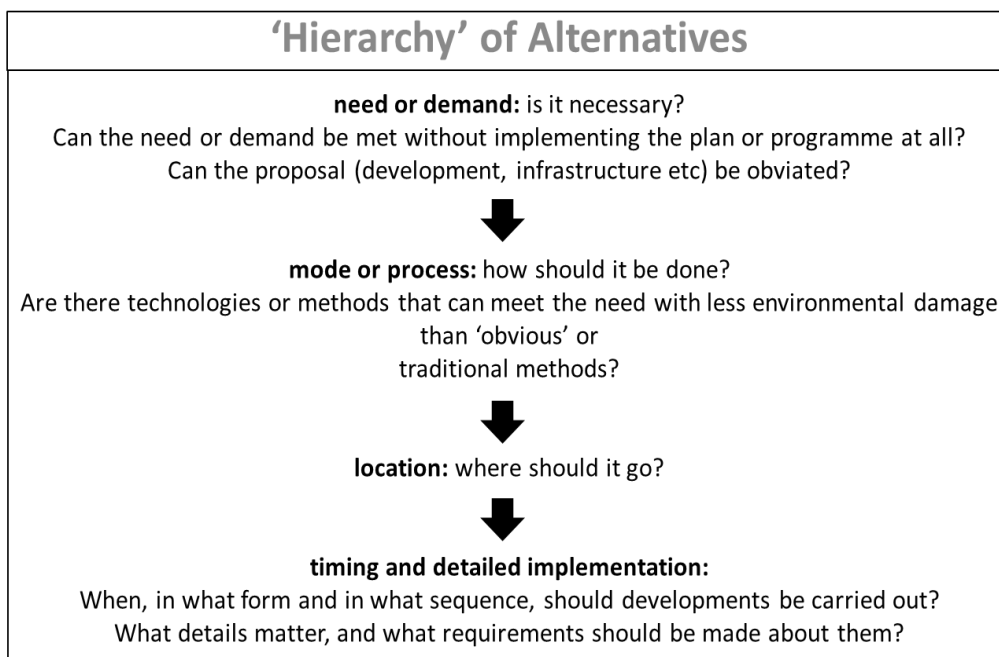
Overview

- 2.4.2 Regulation 12(2) of the SEA Regulations requires the identification, description and evaluation of the “*likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*”. In complying with this requirement, information to be provided in the Environmental Report, includes “*an outline of the reasons for selecting the alternatives dealt with*” (Schedule 2(8) of the SEA Regulations).
- 2.4.3 Extant guidance²² on the SEA process discusses possible interpretations of handling ‘reasonable alternatives’ as required by Regulation 12(2). It states that “*Only reasonable, realistic and relevant alternatives need to be put forward. It is helpful if they are sufficiently distinct to enable meaningful comparisons to be made of the environmental implications of each*”.
- 2.4.4 Regulation 12(2) of the SEA Regulations formalises the consideration of reasonable alternatives in the plan or programme development process. It requires that the choices and resulting decisions be made explicit through their inclusion in the resulting Environmental Report.
- 2.4.5 The New Towns Programme is a national (England) programme that is given spatial expression through a number of broad new town locations. Consistent with the SEA requirements, the reasonable alternatives to the programme need to take into account the objectives and geographic scope of the programme. The programme’s proposed objectives are set out in **Section 2.3**.
- 2.4.6 In developing the reasonable alternatives to the programme to be considered, reference has been made to the ‘hierarchy’ of alternatives contained in the Government’s SEA guidance²³ (see **Figure 2-2**).

²² Office of the Deputy Prime Minister (ODPM) et al (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Available online: <https://assets.publishing.service.gov.uk/media/5a78ec0740f0b62b22cbddd2/practicalguidesea.pdf> [Accessed 12/02/26]

²³ ODPM et al (2005) Appendix 6, Figure 14 of *A Practical Guide to the Strategic Environmental Assessment Directive*. Available online: <https://assets.publishing.service.gov.uk/media/5a78ec0740f0b62b22cbddd2/practicalguidesea.pdf> [Accessed 12/02/26]

Figure 2-2 – Hierarchy of alternatives (taken from Government guidance)



- 2.4.7 The questions contained in this hierarchy have been used to guide the identification of reasonable alternatives for the New Towns Programme. In this context, the identification of reasonable alternatives has considered both programme-level alternatives and alternatives in respect of the broad locations for new towns.
- 2.4.8 Alternatives to the draft New Towns Programme have been identified by the Government and considered in terms of their ability to deliver the programme’s objectives. These alternatives have been developed in response to the first two questions posed in the alternatives hierarchy, considering whether it is necessary and how it should be done. In this context, and consistent with the hierarchy, the following alternatives to the draft programme(as proposed) have been identified:
- **Is it necessary?** To explore whether there are alternatives to the draft programme itself (i.e. to not proceed with the programme), that use existing planning policy, decision making and responsible bodies, the following alternatives have been considered:
 - 1a) ‘Do nothing’.
 - 1b) Bring forward sites through existing grant-led programmes.
 - 1c) Bring forward sites through a policy-focused programme.
 - **How should it be done?** To explore whether there are alternatives to the proposed programme that relate to alternative policy approaches reflecting the iterative approach to policy development, the following alternatives have been considered:
 - 2a) Propose an alternative set of locations to the [seven] we propose taking forward as new towns.
 - 2b) Do not establish the placemaking principles in the planning policy statement to support high placemaking quality in new town locations.

2c) Restrict the typology for new towns to greenfield new settlements.

2d) New town housing does not contribute towards local housing need (LHN).

2e) Do not propose a new planning policy for new towns.

2.4.9 The third question in the hierarchy, '**Where should it go?**' has been addressed by considering alternatives in respect of the broad locations for new towns which are outlined in the 'Place-level alternatives' section (**paragraph 2.4.13** onwards).

2.4.10 With regard to the timing and detailed form of implementation (the fourth question in the hierarchy of alternatives in **Figure 2-2**), whilst both are fundamental aspects of implementation of the programme and have been considered in the SEA, proportionate to a national level programme and the detail available, they are also issues that would be addressed in detail as part of any Development Plan, or relevant spatial framework and, subsequently, by the developer in an application for planning consent and any approval given. Taking this into account, it would be premature to examine reasonable alternatives to the timing of delivery of individual developments. In consequence, this is not considered further.

Programme-level alternatives

2.4.11 **Table 2-1** sets out the Government's consideration of each alternative, including a brief description of the alternative and the outline reasons for whether they are considered reasonable alternatives to the programme.

Table 2-1 – Programme-level alternatives

Alternative	Description of alternative	Government's outline reasons for selection or rejection
1a. Do nothing	The New Towns Programme will bring forward large-scale development in locations across England. The thirteen locations identified as potential future new towns are at different stages of maturity, but each had begun some level of promotion and/ or development prior to the investigations undertaken by the New Towns Taskforce and the potential NT intervention. It is assumed that these locations would progress independently of the proposed programme in some form, and that if they are not adopted into the programme, the proponents of the locations would continue with their delivery plans.	This option is not a reasonable alternative and has not been taken forward for assessment. Whilst atypical large settlements may meet some of the objectives, locations taken forward in the proposed programme will be supported through a bespoke central government offer, without which they would not meet the programme objectives in the round. The locations with potential to meet the programme objectives are unlikely to deliver on those aims because the draft programme provides central government intervention to deliver their potential. The Taskforce report set out the current challenges for delivering large-scale settlements as most large-scale sites across England deliver less than 1,5000 homes, and that the higher market viability of development in the South-East means that large-scale developments would tilt towards the South-East. If locations progressed without the programme's intervention, the aims of the programme to deliver new towns comprising at

Alternative	Description of alternative	Government's outline reasons for selection or rejection
		least 10,000 homes across an appropriate geographical spread would not be met. ^{24, [OBJ]}). This alternative approach would also not meet the draft programme's deliverability objective because the programme objectives emphasise the importance of adequate infrastructure provision for new towns whereas traditional routes to delivery commonly face challenges with the delivery of timely and adequate infrastructure provision that is able to support population growth. Similarly, locations of this scale delivered outside of the draft programme would not meet the placemaking objective because locations would not be required to build and manage new towns in a way that is consistent with the placemaking principles set in the proposed planning policy statement without a substantial package of interventions.
1b. Bring forward locations through existing grant-led programmes.	Rather than adopt the proposed locations into a New Towns Programme, locations identified as meeting the programme objectives could be brought forward through other MHCLG/ Homes England Housing Delivery programmes/ funds (these include the Housing Infrastructure Fund, Brownfield Infrastructure Land Fund, and most recently the National Housing Delivery Fund). These programmes are grant-led and offer funding to unlock and support the delivery of housing schemes in England. This alternative approach would not include the package of interventions, including a New Towns planning policy, and support navigating central government levers.	This option is not a reasonable alternative and has not been taken forward for assessment This is because grant-led programmes would not meet our deliverability and placemaking objectives. Wholesale, multi-interventionist approaches are required to deliver new settlement projects at this scale and ambition. Deploying a single intervention (i.e. grant funding) alone would not achieve the innovation and ambition set by the programme objectives. This includes the recognition that cross-government coordination and commitment is needed to overcome traditional barriers to delivery, such as infrastructure, and to ensure government support to achieve the programme's placemaking ambition. A single intervention approach (grant funding alone), in the absence of New Towns specific planning policy, would also limit the ability for locations to come forward in line with the programme's placemaking objectives and there would be no protective policy to safeguard new town developments. This would undermine the delivery of the programme objectives.
1c. Bring forward locations through a prescriptive	Rather than adopt the proposed locations into a New Towns programme, locations identified as meeting the programme objectives could be supported through setting prescriptive	This option is not a reasonable alternative and has not been taken forward for assessment. Policy-prescriptive programmes would not meet our objective to deliver new town locations in an innovative way. Wholesale, multi-interventionist approaches are required to deliver new

²⁴ Competition and Markets Authority (CMA) *Housebuilding Market Study: Final Report*, Competition and Markets Authority (UK)2024

Alternative	Description of alternative	Government's outline reasons for selection or rejection
policy-focused programme.	policy without government support to deliver. For example, this could include setting ambitious prescriptive environmental standards, including a zero-carbon requirement for new developments that would be implemented through a new planning policy statement.	settlement projects at this scale and ambition. Deploying a single intervention (i.e. prescriptive policy) would not achieve the innovation and ambition set out by the programme objectives. A previous programme that set prescriptive policy experienced challenges in achieving high quality placemaking standards without additional intervention alongside. It is Government's judgement that prescriptive standards can be costly and challenging for industry to meet, requiring trade-offs against other standards to maintain viability of the overall scheme. Setting prescriptive and ambitious standards that do not reflect local conditions presents a challenge for delivery, which would not be consistent with the deliverability programme objective. The proposed programme has been designed to meet placemaking objectives with an implementation plan that provides flexibility and government support.
2a. Propose an alternative set of locations to the [seven] we propose taking forward as new towns.	The proposed programme is to take forward [seven] locations that have been identified as best meeting the objectives of the programme, as well as the Department's ability to support their delivery in the context of constraints on public funding. An alternative approach would be to take forward an additional or different mix of locations from those that have been identified as best meeting our overall programme objectives.	This option is not a reasonable alternative and has not been taken forward for assessment. Whilst all thirteen locations have been assessed to meet our programme objectives, the proposed selection of seven locations have been recommended on the basis that they demonstrate the strongest evidence of impact and potential to fulfil the programme objectives. Decisions on locations and their ability to meet the objectives were also considered alongside the outputs from the SEA, as well as locations' ability to meet the objectives within the context of the programme's funding envelope. Alternatives to the seven have been identified, considered and assessed as reasonable alternatives to the preferred locations identified (see 'Place-level alternatives' section (paragraph 2.4.13 onwards). Government does not consider any locations beyond the thirteen would enable it to meet its objectives because this would impact the programme's ability to achieving its objectives as a whole.
2b. Do not establish the placemaking principles in the planning policy statement to support high placemaking	Instead of establishing a programme-wide approach and mechanisms for the delivery of high quality placemaking, the programme could rely on existing guidance, local approaches and mechanisms. The implementation of the	This option is not a reasonable alternative and has not been taken forward for assessment. This is because the existing approaches to reviewing and delivering place quality across local authorities and regions, and by different developers, vary considerably. The quality of many completed large schemes is inconsistent, with many well below the ambition set out in the

Alternative	Description of alternative	Government's outline reasons for selection or rejection
quality in new town locations.	placemaking principles would be a matter for developers, local authorities and delivery vehicles. Government funding could support locations to develop their own approach to meeting the placemaking ambition of the programme, including how to use existing local and regional design/ place review panels and support programmes.	placemaking objective of the new towns programme. Providing programme-wide guidance on design, placemaking and delivery issues, alongside the establishment of a programme-wide place review panel, will ensure consistency and provide a better foundation, alongside tools and mechanisms, for delivering the placemaking objective of the programme. The proposed programme will also offer a 'single front door' to government and will leverage cross-Whitehall coordination and commitment to ensure all new town locations are delivered in line with the placemaking principles.
2c. Restrict the typology for new towns to greenfield new settlements.	Previous generations of new towns focused on greenfield land development to relieve overcrowding in major cities and encouraging population movement away from cities in line with the Garden City movement. This alternative would take an approach more consistent to the postwar new towns.	This option is not a reasonable alternative and has not been taken forward for assessment. This is because restricting new town development to conventional greenfield settlements would not meet the programme's national economic growth objective. This alternative would also have additional environmental impacts due to the potential impact of greenfield development on existing biodiversity and due to the need for new infrastructure provision. The government's 2024 policy statement on new towns and the Terms of Reference for the Taskforce set out that this programme would include a mixture of greenfield land sites, urban extensions and urban regeneration schemes. Government's intention to take a more expansive approach to the new town typology was therefore established early on and supports the economic growth objective of the programme. Locations have been assessed against the economic growth objective and some have been identified in or near major cities based on their potential to unlock urban growth constraints. The housing shortages in high productivity urban areas are a constraint on economic growth and an approach to only build on greenfield land would not address this challenge. The delivery objective emphasises the importance of new towns being delivered without significant delivery barriers, and some urban sites already have major development pipelines including early infrastructure that could be accelerated by the programme. By comparison,

Alternative	Description of alternative	Government's outline reasons for selection or rejection
		if new towns were restricted to be developed on greenfield sites locations would face barriers to delivery where significant infrastructure improvements are required.
2d. New town housing does not contribute towards local housing need (LHN).	The proposed approach is that the delivery of housing in new town proposals should contribute towards meeting the identified housing need of relevant strategic and local planning authorities (LPAs) in all instances. An alternative approach would be to establish a new towns specific policy on LHN, whereby the delivery of housing in new town proposals would be either wholly or partly additional to LHN targets.	This option is not a reasonable alternative and has not been taken forward for assessment. This is not a reasonable alternative because there is not a 'new town specific' LHN policy or guidance proposed, and it would not be reasonable to consider bespoke/ case-by-case policy options without full detail of locations, local circumstances and clarity around delivery vehicles. The new towns programme is part of the government's ambition to deliver 1.5 million new homes over this parliament, and the contribution of housing delivered by new towns is therefore important in realising these ambitions. As the majority of new towns will be delivered with significant input from LPAs, expecting them to be additional to LHN would severely undermine local partners willingness to participate in the programme. The contribution of housing to be delivered by the programme as a whole is therefore of central importance to the delivery and economic growth aims including where housing is already planned for. As the majority of new towns will be delivered with significant input from LPAs, it has been determined that the existing LHN approach to housing delivery contributions is fully reflected in the programme's stated aims, and no 'new towns specific' policy approach is required to meet these. To the extent necessary, it has been considered and no reasonable approach to this has been identified as it would be likely to disincentivise LPA participation, undermining the central delivery and growth aims of the programme.
2e. Do not propose a new planning policy for new towns.	The proposed programme includes a Planning Policy Statement that sets out how promoters/ applicants of schemes are expected to deliver the programme objectives and therefore how the planning system should respond to New Town proposals. The planning policy statement includes guidance for plan making and decision making. It sets out that	This option is not a reasonable alternative and has not been taken forward for assessment. This is because the delivery objective sets out that new towns will be delivered in an ambitious and innovative way and will be able to deliver the planned site without substantial barriers. The absence of a specific planning policy for new towns would create ambiguity about how new towns can be planned and consented in the current system and this could slow down decision making.

Alternative	Description of alternative	Government's outline reasons for selection or rejection
	development that could clearly have an adverse effect on NT delivery should be refused and provides guidance that development in a NT area maybe approved if it is consistent with NT placemaking principles and any emerging or adopted framework masterplan and design code for the new town. It also states how new towns respond to specific policies within the NPPF. The alternative approach would be to not provide a planning policy statement for new towns. Decision makers would rely on the NPPF and existing policy to support their approach to handling applications they may receive for NT areas and on whether to accept proposed NT locations.	The alternative approach would also lead to our reliance on negotiations with delivery partners to secure delivery agreements and funding levers and could undermine the fulfilment of the placemaking objective.

2.4.12 In conclusion, there are no programme-level alternatives to the New Towns Programme as proposed that would achieve the ambition set out by the Government or the Programme objectives. In consequence, for the purposes of the SEA, only locational/ place-level alternatives have been considered.

Place-level alternatives

- 2.4.13 As set out in **Section 2.2**, the New Towns Taskforce was established to independently recommend locations for new towns. The Taskforce's approach prioritised locations meeting the two essential criteria of: a) supporting or unlocking economic growth; and b) addressing present or anticipated strong housing demand relative to supply. Following these assessments, the Taskforce produced a shortlist of 12 recommended locations, which it included in its final report to Government.
- 2.4.14 Building on the work of the Taskforce, the Government has undertaken its own assessment of potential broad locations for new towns against the programme objectives, to ascertain which are to be taken forward in the draft programme and which are reasonable alternatives, all to be subject to environmental assessment and consultation. Subject to the outcomes of these assessments and consultation, these locations will ultimately form the shortlist from which Ministers will select the places constituting the New Towns Programme. Final decisions on which locations will be taken forward as new towns will not be made until the relevant statutory assessments have been completed.

2.4.15 The Taskforce Report is just one of the inputs Ministers are considering when selecting broad locations for new towns. To further support Ministers' decision-making, a separate process has been carried out to identify potential broad locations for new towns. This began with the identification of a longlist of locations that was compiled from the following sources:

- a) submissions to the New Towns Taskforce's Call for Evidence;
- b) sites already in Homes England's pipeline for support;
- c) other existing sites known to MHCLG; and
- d) additional proposals that have come to the Government's attention during the SEA process.

2.4.16 The longlist of 127 locations was then subject to assessment by MHCLG against the proposed objectives and their sub-criteria of the New Towns Programme using the methodology set out below.

Methodology for assessing broad locations against the proposed objectives of the New Towns Programme

2.4.17 Each location in the longlist was assessed by MHCLG against the New Towns Programme Objective 1 (Scale), Objective 2 (Economic Growth) and Objective 4 (Deliverability). Locations were not assessed against Objective 3 (Spread) and Objective 5 (Placemaking). This is because we determined that Objective 3 could only be assessed at programme level once we had identified the locations that met the other objectives, and a significant number of locations were assumed to be able to meet Objective 5 but the extent to which they do will depend on the implementation of placemaking principles at a local level.

2.4.18 For each of the three objectives locations were assessed against, we also developed a set of sub-criteria to help us both define that objective and determine whether locations could meet that objective.

Conclusions

2.4.19 Following this assessment, government has determined that thirteen locations are capable of meeting the objectives, based on the information available to MHCLG at the point of assessment. As set out above, government has identified seven broad locations which it intends to take forward in the draft New Towns Programme: Tempsford (Bedfordshire); Crews Hill and Chase Park (Enfield); Leeds South Bank; Manchester (Victoria North); Thamesmead (Greenwich); Brabazon and the West Innovation Arc and Milton Keynes.

2.4.20 Six further broad locations that could constitute reasonable alternatives to the seven locations taken in forwards in the draft programme were also identified. These broad locations include five of the broad locations recommended by the New Towns Taskforce and one further location, as follows:

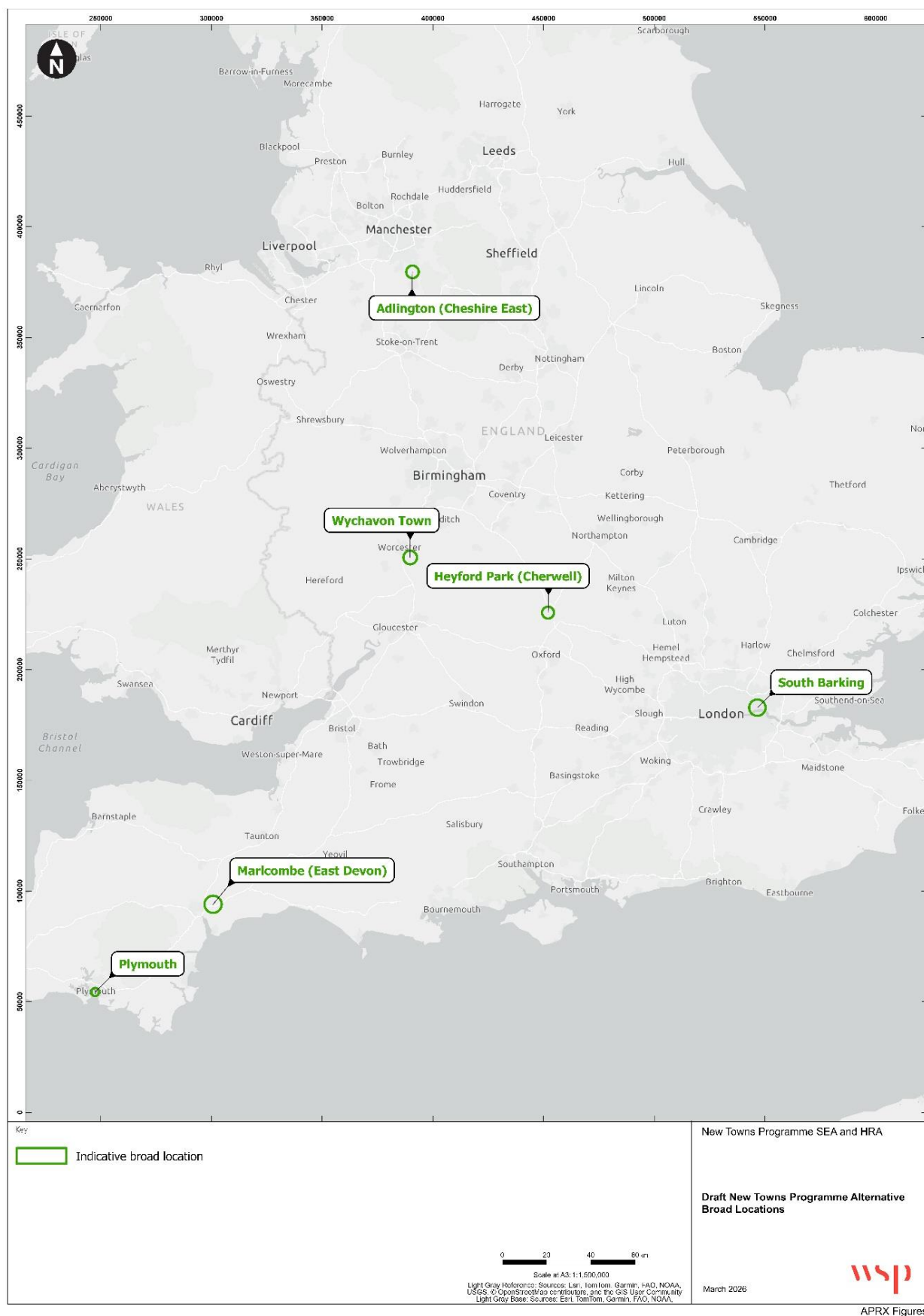
- Adlington - delivery of 14,000 to 20,000 new homes;
- Heyford Park - delivery of over 13,000 new homes;

- Marcombe (East Devon) - delivery of between 10,000 to 14,000 new homes;
- Plymouth - delivery of between 10,000 to 14,000 new homes;
- South Barking - delivery of over 48,000 new homes; and
- Wychavon Town - delivery of between 10,000 to 15,000 new homes.

2.4.21 The proposed broad locations for these reasonable alternatives are shown in **Figure 2-3**.

2.4.22 The six alternative broad locations have also been subject to assessment as part of this SEA (see **Section 5.8** and **Appendix I**).

Figure 2-3 - Location of proposed reasonable alternatives for new town broad locations



Reasons for selecting the preferred broad locations and for the rejection of reasonable alternatives

2.4.23 The Government's outline reasons for selecting the seven broad locations within the draft programme and rejecting the six alternative broad locations are provided below in **Table 2-2**.

Table 2-2 – Outline reasons for selecting the preferred broad locations in light of reasonable alternatives

Broad Location	Government's outline reasons for selection or rejection
Tempsford	Tempsford offers an opportunity to deliver a large-scale new settlement (over 40,000 new homes) with visionary masterplanning at the heart of the Oxford to Cambridge Growth Corridor, building on improved connectivity proposed through a new station at the intersection of East West Rail and the East Coast Mainline. Successful delivery will require investment in transport to drive a suitable public transport mode share to relieve (and ameliorate future) pressures on the already constrained road network. While the potential impacts on land use and landscape are significant because the site is currently agricultural greenfield, these will be mitigated wherever possible. Our view is that the impacts are outweighed by significant benefits: addressing acute housing need and affordability pressures in the region; boosting productivity through links to Cambridge, Oxford, London and Milton Keynes; and with potential for high placemaking standards as an entirely new, standalone settlement.
Crews Hill and Chase Park, Enfield	Crews Hill and Chase Park, Enfield provides an opportunity with high potential for land value capture through green belt release – delivering up to 21,000 homes in outer London, a region facing extremely high housing demand and low housing affordability. The potential impacts on the natural landscape could be significant given the site's greenfield status. These will be mitigated wherever possible through comprehensive masterplanning and consideration of how the Enfield Chase Landscape Recovery project could support mitigation and nature recovery. Our view is that any remaining impacts would be outweighed by the need for housing delivery in London and low availability of land, especially as the existing greenfield land is low-quality agricultural use.
Leeds South Bank	Leeds South Bank is an opportunity to capitalise on existing transport infrastructure investments, including West Yorkshire Mass Transit, to create a well-connected, high-density, city-centre neighbourhood which will support an agglomeration of HMG investment and growth in Leeds. It is a strong proposition outside of London and the South East. As a brownfield city-centre site, compared with several other potential locations, the environmental impacts including on land use and townscape are likely to be significantly positive in the long-term.
Manchester Victoria North	Manchester Victoria North presents an opportunity to support the existing Manchester City Council and Far East Consortium Joint Venture to create a dense urban quarter, representing a strong opportunity outside of London and the South East. The site would benefit from improved connectivity, supporting agglomeration benefits and access to jobs in the growing city centre and other employment hubs across Greater Manchester. It would help revitalise a housing estate and industrial land, delivering strong social and economic additionality. As a brownfield city-centre site, the SEA identifies long term

Broad Location	Government's outline reasons for selection or rejection
	significant positive impacts on land use and townscape due to the regeneration of urban land which will improve visual amenity.
Thamesmead	Thamesmead offers an opportunity to increase the value for money of a major planned transport investment in the Docklands Light Railway (DLR) extension, creating a high-density development in a highly unaffordable part of the country to ease housing need and unlock economic growth. The site can be delivered through an established joint venture. As a brownfield site, in comparison to other sites there are likely significant long-term positive impacts on townscape and land use due to regeneration and remediation. There is a potentially significant negative impact on flood risk which will need to be mitigated.
Brabazon and the West Innovation Arc	Brabazon and the West Innovation Arc offers an opportunity deliver a new town at a large scale, potentially reaching up to 40,000 homes, in an area of high productivity and increasing housing demand. Realising the full potential of the site would require investment in transport to drive a suitable public transport mode share to relieve (and ameliorate future) pressures on the already constrained road network. While some of the site is greenfield and therefore likely to experience significant negative impacts to landscape and land use, most of the site is brownfield and is likely to see positive effects.
Milton Keynes	Milton Keynes presents an opportunity to reinvigorate the city centre and deliver much needed housing growth in surrounding expansion areas. The proposal would expand the city periphery and could potentially deliver at a large and accelerated scale of circa 40,000 homes in the Oxford to Cambridge Growth Corridor, providing excellent opportunities to capitalise on its strategic location and proximity to the recently announced ambitious Universal Studios theme park to further boost economic growth. An appropriate local transport solution could help to ensure that new housing sites are well connected, subject to a suitable investment case by local partners. While 50% of the site is greenfield land which is likely to experience significant negative impacts on land use and landscape, there are likely to be positive impacts on the remaining brownfield parts of the site.
Adlington	Adlington offers an opportunity to develop a standalone settlement on a site largely owned by a single developer. In taking forward this primarily greenfield site, the environmental impacts on land use and landscape would need to be mitigated, but there is significant opportunity for land value capture to fund this. However, this location is unlikely to offer the same degree of nationally significant economic growth, especially in comparison to Leeds and Manchester Victoria North which are also located in the North of England.
Heyford Park	Heyford Park presents an opportunity to deliver through a willing developer with a strong track record, who has already assembled land on a large-scale site to the north of Oxford which is highly productive but suffers from low housing affordability. While value for money could prove to be strong and the additionality offered by the programme is sizeable, the scale of delivery is relatively small compared to other proposed sites in the Oxford to Cambridge Growth Corridor. The impacts on the wider landscape and land use would require mitigation, but there are likely to be positive effects on the brownfield land on the site.
Marlcombe, East Devon	Marlcombe presents an opportunity to enhance the ambition and improve the quality of a development that, although likely to come forward anyway, will

Broad Location	Government's outline reasons for selection or rejection
	otherwise progress more slowly and with limited capacity to deliver an 'infrastructure first' approach. As a greenfield site, the impacts on landscape and land use, including light pollution, and increased flood risk, would require mitigation. It is close to Exeter, a growing city that benefits from strong growth along the M5 corridor, but is unlikely to have the same impact on national economic growth compared with other sites.
Plymouth	This site presents an opportunity to maximise £4.4bn of defence investment into HMNB Devonport (a critical part of the UK's nuclear deterrent) through working with the Ministry of Defence to transform the city centre and boost the wider local and regional economy. This site will support Plymouth City Council's ambition to create city centre living in Plymouth, which currently has an over-sized retail core, with housing focused in the suburbs and surrounding area. While the opportunity is significant, the proposition is at a smaller scale than other proposals, and may be best considered outside the New Towns Programme given its unique links to UK defence and security objectives. Early phases of development can be brought forward quickly and without significant infrastructure investment. As a brownfield city-centre site, the SEA identifies long-term significant positive impacts on land use and townscape due to the regeneration of urban land. There is some tidal flood risk associated with the site which will need to be mitigated.
South Barking	South Barking benefits from excellent connectivity and the ability to contribute to economic growth in an overheating area. Good progress has already been made in bringing new homes forward. However, compared to other proposals in London and the South East, the proposal comprises several sites at different stages of maturity, which will make it more challenging to create a sense of place here. Due to its status as an urban, brownfield site, the impacts on townscape and land use should be positive in the long-term, and the impacts on flood risk partially mitigable.
Wychavon Town	Wychavon Town provides an opportunity to progress a mature location, albeit at a comparatively moderate scale, in a joined-up way with national priorities for housing near transport hubs. As a greenfield site, the environmental impacts on landscape and land use would need to be mitigated. It would not need a centrally-led delivery vehicle to drive progress, but is unlikely to offer as much additionality as other sites.

3. Review of Plans and Programmes, Baseline Characteristics and Key Issues

3.1 Introduction

- 3.1.1 This section summarises the review of the relevant plans and programmes, analysis of the current and future baseline, and culminates in the identification of key issues to be considered by the draft programme and SEA.
- 3.1.2 This information was initially presented in a Scoping Report that was sent to the statutory SEA consultation bodies (in England (the Environment Agency, Historic England and Natural England) as well as those in Scotland, Wales and Northern Ireland) in December 2025 for review and comment. The review of plans and programmes, analysis of the current and future baseline and key issues were then amended to reflect the comments received, where relevant. The consultation comments received and how they have been taken into account are provided in **Appendix B** – .

3.2 Review of Plans and Programmes

- 3.2.1 This section summarises the initial review of relevant international, national, regional and local plans, policy and programmes.
- 3.2.2 Schedule 2 of the SEA Regulations requires a report containing information on the following:
- “An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes” (Schedule 2, Paragraph 1); and*
- “The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Schedule 2, Paragraph 5).*
- 3.2.3 In consequence, one of the first steps in undertaking the SEA of the New Towns Programme is to identify and review other relevant plans and programmes which could influence the New Towns Programme and the SEA. These may be plans and programmes at an international, national, regional or sub-regional level, commensurate with the scope of the New Towns Programme. The review aims to identify the relationships between the New Towns Programme and these other documents, i.e. how it could be affected by the other plans’ and programmes’ aims, objectives and/ or targets, or how it could contribute to the achievement of their environmental and sustainability objectives. The review of plans and programmes informs the identification of key issues.

- 3.2.4 Key international, national, regional and sub-regional plans and programmes have been reviewed and the key objectives and relevant issues arising are set out in **Table 3-1** for each SEA Topic²⁵. The relationship of these objectives and issues to the SEA of the New Towns Programme is that they will be used to identify key issues and subsequently inform the development of the SEA framework that will guide the assessment of the draft programme. The full list of plans and programmes reviewed and further information on their purpose, including relevant objectives and targets is presented in **Appendix C** – .

Table 3-1 - Key objectives from the review of plans and programmes for each SEA topic

Air Quality
Relevant plans and programmes seek to ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. Air quality objectives have been established for certain pollutants.
Biodiversity, Flora and Fauna
Relevant plans and programmes seek to protect, conserve and enhance biodiversity, flora and fauna, including designated nature conservation sites (including habitats sites), irreplaceable habitats, priority species, habitats and ecological networks. Objectives include a mandatory minimum 10% biodiversity net gain (BNG) for new developments, nature positive planning, delivery of blue and green infrastructure, habitat and species recovery, increasing climate change resilience in biodiversity, restoring natural processes, utilisation of Nature Based Solutions and management of invasive non-native species (INNS).
Climate Change (including Adaptation and Mitigation)
Relevant plans and programmes promote measures which reduce greenhouse gas emissions, encourage reducing embodied carbon, and mitigate/ adapt to the impacts of climate change. Objectives include achieving net zero greenhouse gases by 2050; minimising the effects of climate change on natural resources, people and the economy; and adapting to the impacts of climate change and improving resilience to its effects.
Flood Risk
Relevant plans and programmes seek to manage flood risk and coastal erosion across England by directing water sensitive development to areas of lower flood risk, bolstering resilience to flooding and coastal change, and educating local people on flood risks. Objectives include minimising flood risk and improving flood control infrastructure.
Health and Wellbeing
Relevant plans and programmes address seek to protect and improve health and wellbeing. Objectives include promoting improvements to health and well-being; providing high quality services, community facilities and social infrastructure that are accessible to all, including high quality open space; minimising noise and air pollution; and promoting sustainable transport including active travel.

²⁵ See paragraph 3.3.5

Historic Environment
Relevant plans and programmes aim to carefully manage development that may impact the historic environment, requiring that development proposals protect, conserve, and where possible enhance heritage assets. Archaeological heritage, the urban historic environment, and the quality of the built environment is taken into consideration and opportunities for the historic environment to contribute to the character and sense of place of new development are taken by putting heritage assets to viable uses consistent with their conservation. Overall, plans and programmes aim to protect and enhance the historic environment and archaeological sites, including the significance of designated and non-designated heritage assets.
Landscape and Townscape
Relevant plans and programmes aim to carefully manage development that may impact landscape and/ or townscape character, promote high quality design that respects and enhances local character, and consider designated landscapes and dark sky areas. Overall, plans and programmes aim to protect and enhance the quality, distinctiveness and character of natural landscapes and townscapes.
Land Use, Geology and Soils
Relevant plans and programmes seek to encourage the use of previously developed and brownfield land, promote the use of derelict land and buildings where appropriate, and reduce and remediate land contamination. They include measures to enhance, restore and safeguard soils, including best and most versatile agricultural land, and ensure climate change resilient and sustainable remediation of existing contamination. Sites designated for their geological interest are protected.
Materials and Waste
Relevant plans and programmes seek to promote the efficient and sustainable use of mineral resources, ensure the adequate provision of waste management facilities, and promote a circular economy approach alongside the waste hierarchy. Objectives include promoting the sustainable use of soils during construction; minimising waste production; promoting re-use and recycling; promoting the most effective and efficient use of natural resources; promoting the use of sustainable/ renewable energy; promoting the use of sustainable design and construction; encouraging energy efficiency; encouraging a whole-life approach to material use in construction and development; and safeguarding minerals areas.
Population
Relevant plans and programmes address the need for improvements to infrastructure, provision of housing, services and facilities and the creation of employment opportunities. Plans and programmes seek to: significantly boost housing supply, including affordable housing; address deprivation and reduce inequality; achieve sustainable economic growth and promote key sectors in the local economy; maximise job opportunities for all; optimise skills; and enhance the quality of employment opportunities.
Water (Quality and Quantity)
Relevant plans and programmes seek to improve water quality and protect resources. They promote investment in water management infrastructure to secure sustainable supply, support new

development and population growth, adopt demand management/ water efficiency/ saving measures, and ensure effective long term wastewater management, including catchment management and the use of Sustainable Drainage Systems (SuDS).

3.3 Baseline Characteristics

- 3.3.1 This section summarises the current and future baseline characteristics for England and the new town broad locations (both preferred and alternative). The review of baseline characteristics has taken into account comments received on the Scoping Report and reflects the spatial extent of the new town broad locations as identified in the draft programme.
- 3.3.2 The SEA Regulations require a report containing *“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”* (Schedule 2(2)), *“The environmental characteristics of areas likely to be affected”* (Schedule 2(3)) and *“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance”* (Schedule 2(4)).
- 3.3.3 In terms of the range of topics to be considered, whilst not exhaustive, Schedule 2(6) of the SEA Regulations requires that the assessment includes information on the *“likely significant effects on the environment, ... including on issues such as: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the inter-relationship between the issues referred to...”*
- 3.3.4 **Appendix D** – presents the relevant information in line with the SEA requirements. It sets out the current and future baseline characteristics for England and the broad locations (both preferred and alternative). This reflects the scale and scope of the draft programme, which is a national level programme with a locationally-specific focus. This proportionate approach is aligned with the scope and strategic nature of the draft programme, recognising that further assessment will be undertaken of the spatial planning frameworks that will be established for each new town.
- 3.3.5 Baseline information is presented for the following topics in-turn, which include all those required by Schedule 2 (6) of the SEA Regulations:
- Air Quality;
 - Biodiversity, Flora and Fauna;
 - Land Use, Geology and Soils;
 - Climate Change including Mitigation and Adaptation;
 - Flood Risk;
 - Health and Wellbeing;
 - Historic Environment;
 - Landscape and Townscape;

- Materials and Waste;
- Population; and
- Water including Water Quality and Water Quantity.

3.3.6 **Table 3-2** outlines the potential interrelationships between the SEA topics.

Table 3-2 - Potential interrelationships between SEA topics

SEA Topic	Interrelationship with other SEA topics
Air Quality	▪ Biodiversity, Flora and Fauna; ▪ Climate Change including Mitigation and Adaptation; ▪ Health and Wellbeing; and ▪ Historic Environment.
Biodiversity, Flora and Fauna	▪ Air Quality; ▪ Land Use, Geology and Soils; ▪ Climate Change including Mitigation and Adaptation; ▪ Historic Environment; ▪ Landscape and Townscape; and ▪ Water including Water Quality and Water Quantity.
Land Use, Geology and Soils	▪ Biodiversity, Flora and Fauna; ▪ Climate Change including Mitigation and Adaptation; ▪ Flood Risk; ▪ Historic Environment; ▪ Materials and Waste; and ▪ Water including Water Quality and Water Quantity.
Climate Change including Mitigation and Adaptation	▪ Air Quality; ▪ Biodiversity, Flora and Fauna; ▪ Land Use, Geology and Soils; ▪ Flood Risk; ▪ Historic Environment; ▪ Landscape and Townscape; ▪ Health and Wellbeing; ▪ Materials and Waste; and ▪ Water including Water Quality and Water Quantity.
Flood Risk	▪ Biodiversity, Flor and Fauna; ▪ Land Use, Geology and Soils; ▪ Climate Change including Mitigation and Adaptation; ▪ Health and Wellbeing; ▪ Historic Environment; ▪ Landscape and Townscape; and ▪ Water including Water Quality and Water Quantity.

SEA Topic	Interrelationship with other SEA topics
Health and Wellbeing	▪ Air Quality; ▪ Climate Change including Mitigation and Adaptation; ▪ Flood Risk; ▪ Historic Environment; ▪ Landscape and Townscape; ▪ Population; and ▪ Water including Water Quality and Water Quantity.
Historic Environment	▪ Air Quality; ▪ Biodiversity, Flora and Fauna ▪ Climate Change including Mitigation and Adaptation; ▪ Health and Wellbeing; ▪ Flood Risk; and ▪ Landscape and Townscape.
Landscape and Townscape	▪ Biodiversity, Flora and Fauna; ▪ Climate Change including Mitigation and Adaptation; ▪ Flood Risk; ▪ Health and Wellbeing; ▪ Historic Environment; ▪ Materials and Waste; and ▪ Population.
Materials and Waste	▪ Climate Change including Mitigation and Adaptation; ▪ Land Use, Geology and Soils; ▪ Climate Change including Mitigation and Adaptation; and ▪ Landscape and Townscape.
Population	▪ Climate Change including Mitigation and Adaptation; ▪ Health and Wellbeing; ▪ Landscape and Townscape; and ▪ Water including Water Quality and Water Quantity.
Water (including quality and quantity)	▪ Biodiversity, Flora and Fauna; ▪ Land Use, Geology and Soils; ▪ Climate Change including Mitigation and Adaptation; ▪ Flood Risk; ▪ Health and Wellbeing; ▪ Historic Environment; and ▪ Population.

3.4 Key Issues

- 3.4.1 This section summarises the key issues identified from the analysis of the current and future baseline and the review of policies and programmes for each SEA Topic. The key issues identified have taken into account comments received on the Scoping Report and reflect the spatial extent of the broad locations (both preferred and alternative).

Air Quality

3.4.2 Air pollution disproportionately affects the vulnerable in society, with the potential to exacerbate health inequalities as the population increases across England. It is forecast that there will be an increase in the number of privately owned vehicles and the total distance travelled and this may increase air pollution in the short-term. However, in the medium to long-term, there is a planned transition to more sustainable modes of travel which may lead to improvements in air quality. The key issues identified are as follows:

- The need to minimise emissions of pollutant gases and particulates and enhance air quality.
- The need to reduce the impact of air pollution on health inequalities and inequities.
- The need to reduce the number of polluting vehicles on the roads.
- The need to secure a transition to more sustainable modes of transport and manage the future demand for less sustainable forms of transport.
- The need to reduce the impact of air pollution on habitats and species/ protected sites.

Biodiversity, Flora and Fauna

3.4.3 Development can result in the loss, degradation and fragmentation of habitats as well as result in increased levels of light, air, water and noise pollution, which can have impacts on designated and non-designated nature conservation sites, habitats and species across England. The key issues identified are as follows:

- The need to meaningfully measurably contribute towards national Government biodiversity targets for both species and habitats and deliver a minimum of 10% net gain in biodiversity in new developments where not exempt.
- The need to deliver high quality blue and green infrastructure in accordance with Green Infrastructure Standards.
- The need to control and manage the introduction and spread of INNS.
- The need to protect, maintain and enhance where possible, statutory internationally, nationally designated, and other locally designated sites for biodiversity.
- The need to improve the condition and resilience of priority habitats, and SSSIs, and increase priority species, in order to restore populations of these species to meet the Government's Environmental Improvement Plan Targets.
- The need to reduce light, air, water and noise pollution from new development, which can have harmful impacts on designated and non-designated biodiversity sites and protected and priority species.
- The need to avoid activities likely to cause irreversible damage to natural habitats, species, and ecosystems.
- The need to work with natural processes and deliver nature-based solutions.

- The need to deliver well connected green infrastructure and green spaces and meet national local green space standards relevant to the development.
- The need to fulfil statutory obligations to have regard to LNRS, take account of them in plan-making and maximise opportunities to support the delivery of LNRS' by creating wildlife corridors and connecting habitats.

Climate Change (Adaption and Mitigation)

3.4.4 Development has the potential to increase greenhouse gas emissions and negatively impact climate change. The extent of future climate change will be strongly affected by both national and global GHG emissions. The key issues identified are as follows:

- The need to reduce greenhouse gas emissions by at least 100% compared to 1990 levels by 2050 to meet net zero targets.
- The need to increase the rate of adoption of renewable energy technologies to reduce dependence on fossil fuels,
- The need for existing infrastructure to be resilient to the increase in extreme weather events.
- The need to improve the resilience, flexibility and sustainability of water resources in the region, particularly in light of potential climate change impacts on surface water and groundwaters.
- The need to ensure the continued risk of flooding is mitigated effectively.
- The need to ensure that new development is adaptable to the effects of climate change.

Flood Risk

3.4.5 Development has the potential to increase flood risk on a local and catchment scale and may require appropriate mitigation. Climate change is likely to exacerbate issues related to flooding, with more frequent, more severe flood events. This is likely to increase flood risk across England. The key issues identified are as follows:

- The need to locate new development away from areas of flood risk, taking into account the effects of climate change.
- The need to design flood mitigation into development, alongside flood risk management assets.
- The need to ensure the timely provision of flood risk management assets.
- The need to manage the risks of climate change and the potential for increased pressure on existing drainage infrastructure.
- The need to incorporate sustainable drainage systems designed in accordance with the national standards for sustainable drainage systems.

Health and Wellbeing

3.4.6 Increasing population and changing demographics are likely to lead to an overall increase in the demand for health and social care services and the range of other services related to health and wellbeing, such as housing, open space, recreation and transport. The key issues identified are as follows:

- The need to plan for an ageing population.
- The need to reduce health inequalities and inequities across England.
- The need to respond to an increase in the demand for health and social care services.
- The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.
- The need to improve peoples' awareness of services and how to access them.
- The need to support high quality design that creates safe and secure communities and incorporate high quality blue and green infrastructure.
- The need for new development to protect and enhance existing, and incorporate the provision of, open space, bathing waters, sports and recreational facilities, social infrastructure, and active travel.
- The need to protect and enhance the health and wellbeing of the local population as part of new development, including avoiding and mitigating the impacts of noise.
- The need to provide natural green space to support mental and physical wellbeing and nature connection.
- The need to preserve heritage assets to support a sense of connection and cultural identity between communities and places, which contributes to mental wellbeing.

Historic Environment

3.4.7 There is a high density and diversity of heritage assets across England that need to be conserved and, where possible, enhanced. The key issues identified are as follows:

- The need to conserve and enhance the significance of heritage assets and their settings.
- The need for conservation and enhancement efforts tailored according to the type of heritage asset and its individual requirements.
- The need to build resilience against climate change, which is likely to increase severe weather events that may impact heritage buildings, monuments, features, sites, places, areas of archaeological and cultural heritage interest, and their settings.
- The need to balance conservation of heritage assets with urban growth, ensuring development does not negatively impact the setting of, or result in land take from, heritage assets.
- The need to protect buried archaeology.

- The need to recognise the value of non-designated heritage assets and protect these where possible.
- The need to tackle heritage at risk.
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.

Landscape and Townscape

3.4.8 Development has the potential to negatively impact landscapes and townscapes. The key issues identified are as follows:

- The need to conserve and enhance landscape and townscape character, taking into account the effects of climate change.
- The need to ensure the special qualities of designated landscapes are protected.
- The need to maintain and enhance landscape and designated sites for the enjoyment of the public.
- The need to ensure the special qualities of NCAs across England area are protected.
- The need to promote high quality design that respects local character.
- The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments.

Land Use, Geology and Soils

3.4.9 Development has the potential to negatively impact on land use, geology and soils. The key issues identified are as follows:

- The need to make efficient and effective use of land, using previously developed land where appropriate and possible, and to reduce the prevalence of derelict land.
- The need to sustainably manage and/ or improve the quality of agricultural land and soils.
- The need to protect, maintain and enhance geomorphological functions and services.
- The need to protect and enhance nationally and locally designated geological sites (including geological and geomorphological SSSIs).

3.4.10 The need to retain topsoils on sites and preserve functioning soils where possible.

- The need to protect and manage impacts on soil resources and minimise the loss of the Best and Most Versatile (BMV) agricultural land.
- The need to remediate contaminated land and ensure after remediation, land should not be capable of being determined as contaminated land (under Part IIA of the Environmental Protection Act 1990).

Materials and Waste

3.4.11 Energy demand will increase with increasing population growth and development. The growing population and development will also increase the use of material resources and waste generation. The key issues identified are as follows:

- The need to reduce energy consumption and support low carbon and renewable energy production.
- The need to promote the circular economy and efficient use of mineral resources.
- The need to ensure the sustainable and efficient use of resources and soils such as construction materials.
- The need to minimise waste arisings, promote reuse, recovery and recycling and minimise the impact of waste on the environment and communities.

Population

3.4.12 The population of England is projected to increase and continue ageing. A growing and ageing population is likely to increase pressure on community services and facilities, housing and transport needs in the future. The key issues identified are as follows:

- The need to create sustainable places where people want to live and work.
- The need to enable housing growth, planning for a mix of accommodation to suit all household types.
- The need to support the delivery of specialist forms of housing for older people and people with disabilities, and large families.
- The need to provide affordable housing to contribute towards addressing local needs and housing pressures.
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development which will contribute to sustainable communities.
- The need to tackle deprivation, inequalities, and inequities.
- The need to deliver well paid, accessible employment opportunities.
- The need to support economic growth.
- The need to raise educational attainment and skills levels.

Water (Quality and Quantity)

3.4.13 The need to support the delivery of specialist forms of housing for older people and people with disabilities, and large families.

- The need to protect, restore, manage, and enhance the quality of water sources across England to ensure resilient public water supply and improve the quality of the natural environment.

- The need to promote the efficient and sustainable use of water resources, including appropriate water reuse.
- The need to improve resilience of water infrastructure against climate change and severe weather events.
- The need to protect, restore, manage, and enhance wetland sites and watercourse ecology.
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development, whilst balancing demand with the protection of the natural environment.
- The need to protect and enhance groundwater bodies.

4. SEA Framework and Methodology

4.1 Introduction

- 4.1.1 This section describes the proposed approach to undertaking the SEA of the draft New Towns Programme. It draws on the information presented in **Section 2** with respect to the scope and content of the Programme, the policy and baseline reviews summarised in **Section 3.2** and **Section 3.3**, and the key issues identified in **Section 3.4**, to define the scope of the assessment (in terms of geographic and temporal extent) as well as the SEA framework. It then details how this framework has been used to assess the draft programme.
- 4.1.2 The SEA framework focuses on the issues that the New Towns Programme can potentially most significantly affect, either positively or negatively (due to either the nature of the environment or the nature of the Programme itself). The framework includes SEA objectives and guide questions supported by definitions of significance.
- 4.1.3 Finally, the section highlights the difficulties likely to be encountered during the assessment process.

4.2 Assessment Scope

Topics

- 4.2.2 The aim of the SEA is to identify, describe and evaluate the likely significant effects of implementing the New Towns Programme on the environment. Schedule 2 of the SEA Regulations requires that the assessment includes information on the *“likely significant effects on the environment, ... including on issues such as: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the inter-relationship between the issues referred to”*...
- 4.2.3 The key policy objectives identified from the review of other plans and programmes relevant to the assessment of the New Towns Programme (**Section 3.2** and **Appendix C –**) and the key issues arising from the analysis of the baseline (**Section 3.2** and **Appendix D –**), together with the nature/ characteristics of the Programme, have been used to define the scope of the assessment in terms of the topics set out in Schedule 2 of the SEA Regulations.
- 4.2.4 In this instance, all the topics set out below and that are aligned with the issues identified by Schedule 2(6) of the SEA Regulations have been scoped in for assessment:
- Air Quality;
 - Biodiversity, Flora and Fauna;
 - Climate Change including Adaptation and Mitigation;
 - Flood Risk;

- Health and Wellbeing;
- Historic Environment;
- Landscape and Townscape;
- Land Use, Geology and Soils;
- Materials and Waste;
- Population; and
- Water including Water Quality and Water Quantity.

Geographic scope

- 4.2.5 The New Towns Programme is a national programme with a locationally specific focus through the identification of broad locations for the next generation of new towns. As a result, the geographic extent of the SEA for the Programme is England but with a focus on any short-listed broad locations for new towns. Each proposed broad location is identified in **Figure 2-1** and the reasonable alternative locations in **Figure 2-3**, and reflect provisional indicative areas that are considered of sufficient scale to accommodate the new town development, informed where relevant by the New Towns Taskforce Report proposals.
- 4.2.6 For individual broad locations, a precautionary zone of influence²⁶ of 15km (this zone of influence was identified based on professional experience, and it is recognised that it does not indicate the likelihood for a significant effect) is used to inform the identification of baseline information and potential receptors. However, this does not preclude the potential to identify likely significant effects on receptors outside the zone of influence for individual broad locations or outside England. For example, the assessment could identify the potential for a likely significant effect associated with a broad location on a sensitive receptor outside of England and which if this arose, would then be reflected in revisions to the relevant contextual information and any proposed consultations on the SEA.

Temporal scope

- 4.2.7 The SEA has evaluated the effects of the New Towns Programme over the following timescales:
- short term (0 to <5 years);
 - medium term (5-25 years); and
 - long term (25+ years).
- 4.2.8 Given the complexity and scale of new towns, it is anticipated that they would be delivered in phases, with construction beginning in the short term (0 to <5 years) and continuing throughout the medium term (5-25 years). For the purposes of the SEA, it is assumed that no further

²⁶ A Zone of Influence is a geographic area around a core location in which activities under consideration are likely to cause significant adverse effects. The 15km Zone of Influence used in the SEA is consistent with that used in the HRA Screening, and is appropriate to identify the range of direct and indirect effects on the range of designated species, sites and assets of the broad new town locations. Where the HRA Screening identifies any other pathways for effect, such as those associated with hydrological connectivity or on mobile species that extend beyond this precautionary 15km zone, this will be referenced in the subsequent SEA of the Programme as appropriate.

construction would be required after the medium term, at least to deliver the scale of growth outlined in the New Towns Taskforce Report for each recommended broad location or as amended in the draft programme. It is recognised that some of the benefits of a new town would be realised in the medium term (5-25 years), i.e. through phased access to new homes and community infrastructure; however, the full benefits would not be realised until the longer term (25+ years), once development is complete.

- 4.2.9 It is also recognised that, depending on the scale of development proposed and ultimately delivered, the construction phase could potentially be completed more quickly or take longer than the assumed 25 years. However, this is uncertain at this stage and to allow for a consistent assessment of potential new town broad locations, construction is assumed to be completed within 25 years. This also reflects uncertainties relating to the scale of development that might ultimately come forward within the broad locations, which is likely to change as a result of further planning, design, assessment and emerging evidence.

SEA Framework and Objectives

- 4.2.10 The SEA framework is comprised of objectives and guide questions and is presented in full in **Table-4-1**. The selected objectives reflect the issues contained in Schedule 2(6) of the SEA Regulations and have been informed by:
- the review of plans and programmes and the associated environmental protection objectives identified;
 - the baseline characteristics;
 - key issues; and
 - a broad understanding of the likely generic effects arising from the construction and operation of new towns.
- 4.2.11 Broadly, the SEA objectives present the preferred environmental outcomes, which typically involve minimising detrimental effects and enhancing positive effects. Associated guide questions have been developed for each SEA objective, which provide a detailed framework against which the New Towns Programme can be appraised. A draft SEA framework was presented in a Scoping Report that was sent to the statutory SEA consultation bodies in December 2025 for review and comment. The SEA objectives and guide questions were then revised to reflect the comments received where possible. The consultation comments received and how they have been taken into account are provided in **Appendix B**.

Table 4-1 - SEA Framework

SEA Topic	SEA Objectives	Guide Questions
Air Quality	To minimise emissions of pollutant gases and particulates and enhance air quality.	Will the draft programme: ▪ reduce or minimise pollutant emissions to air? ▪ maintain and improve air quality? ▪ minimise emissions to air? ▪ create a nuisance for people through, for example, dust or odours?
Biodiversity, Flora and Fauna	To protect, restore and enhance biodiversity (habitats, species and ecosystems) working within environmental capacities and limits to contribute to ecosystem resilience and habitat connectivity and deliver a net biodiversity gain.	Will the draft programme: ▪ protect, restore and/ or enhance internationally and nationally designated nature conservation sites, e.g. SACs, SPAs, Ramsar sites, MCZs, SSSIs and NNRs or those of local importance? ▪ affect habitats or species, including those that are non-designated as well as those that are protected e.g. ancient woodland, Section 41 of the NERC act habitats and species of principal importance? ▪ affect the structure, function and resilience of ecosystems and the services they provide? ▪ provide opportunities to deliver biodiversity net gain? ▪ provide opportunities to deliver green infrastructure? ▪ promote climate change resilience of both designated and non-designated sites? ▪ support delivery of Local Nature Recovery Strategies? ▪ support green infrastructure standards?
Climate Change (Adaptation and Mitigation)	To minimise greenhouse gas emissions as a contribution to climate change and ensure resilience to any consequences of climate change.	Will the draft programme: ▪ help to ensure a low carbon design solution to the construction and operation of new towns to minimise embodied carbon and greenhouse gas emissions? ▪ increase resilience to the effects of climate change, including any remediation from land contamination? ▪ adopt appropriate and robust climate change adaptation measures, to promote resilience for infrastructure, communities and nature (including for rising temperatures, more extreme weather events and sea level rise)? ▪ promote carbon sequestration, through regenerative and restorative processes such as land improvement, planting, blue/ green infrastructure and SuDS? ▪ integrate low carbon heating options and maximise opportunities to use waste heat or natural sources of heat?

SEA Topic	SEA Objectives	Guide Questions
		consider wider resilience issues including overheating, resilience to storm damage and surface water impacts on critical infrastructure?
Flood Risk	To reduce or manage flood risk, taking climate change into account.	Will the draft programme: - direct development away from all sources of current and future flood risk through site selection and site layout? - have the potential to help alleviate or mitigate flooding in the catchment area including to people and property now or in the future? For example, will it avoid reducing flood plain storage, or provide opportunities to improve flood risk management including through the use of natural flood management techniques? - deliver SuDS and promote investment in flood defences risk management infrastructure that reduce vulnerability to flooding? - if flood risk areas cannot be avoided, direct the most vulnerable uses to the areas at lowest risk and vice versa? - discourage new physical modifications to watercourses (e.g. culverting) and encourage river re-naturalisation (e.g. culvert removal)?
Health and Wellbeing	To protect and enhance the health, safety and wellbeing of communities while reducing inequalities and inequities.	Will the draft programme: - protect and/or enhance the health, safety and wellbeing of local communities and specific groups within those communities? - maintain and improve access to green infrastructure? - maintain and enhance open space, leisure and recreational facilities? - maintain and enhance healthcare facilities and services? - promote community safety? - reduce health, and well-being and environmental inequalities and inequities? - promote active travel and provide opportunities to socialise?
Historic Environment	To conserve and where appropriate enhance the historic environment, including designated and non-designated heritage assets, and their setting, to ensure these contribute to the character and sense of place of new development.	Will the draft programme: - conserve or enhance internationally and nationally designated heritage assets and their settings? - conserve or enhance non-designated heritage assets, archaeological remains and their settings? - conserve or enhance heritage assets and the wider historic environment including landscapes, townscape, buildings, structures and archaeological remains? - affect the fabric and setting of historic buildings, places or spaces that contribute to local distinctiveness, character and appearances?

SEA Topic	SEA Objectives	Guide Questions
		- improve access to, and interpretation, understanding and appreciation of, the significance of heritage assets? - affect the heritage of communities? - tackle heritage assets identified as being 'at risk'? - promote sustainable repair and reuse of heritage assets and their integration into broader development proposals? - promote local cultural distinctiveness? - improve and promote access to buildings and landscapes of historic/cultural value? - integrate heritage conservation with delivery for nature, people and wellbeing? - conserve and enhance heritage trees (ancient, veteran and other special trees)? - use historic land management evidence to inform nature restoration (e.g. ghost ponds, PAWS, ancient routeways, historic hedgerows, stone walls, traditional farm buildings)?
Landscape and Townscape	To conserve, protect and enhance landscape, townscape and seascape quality and visual amenity.	Will the draft programme: - have significant visual impacts (including those at night)? - avoid adverse effects to, and enhance where possible, designated landscapes and the settings of designated landscapes (including woodlands) such as National Parks or National Landscapes? - protect and enhance the intrinsic character of local landscapes, townscapes or seascapes? - promote high quality design? - support 'Nature Towns and Cities', a new accreditation for towns and cities?
Land Use, Geology and Soils	To conserve and enhance soil quantity, quality and functionality and geodiversity and contribute to the sustainable use of land.	Will the draft programme: - have an effect on soil quality/function, variety, extent, and/or compaction levels? - increase the risk of, or affect known and existing, land contamination, including through remediation? - protect and/or enhance sites protected for their geology and features of wider geological interest? - affect land stability? - change patterns of land use including effects on best and most versatile agricultural land? - ensure the efficient use of land through use of previously developed land and/or reclaimed land?
Materials and Waste	To promote circular economy principles, minimise waste using the waste hierarchy, promote reuse, recovery and recycling, minimise the impact of waste on the environment and	Will the draft programme: - avoid sterilisation of mineral resources? - maximise re-use and recycling of recovered components and materials? - help achieve Government targets for minimising, recovering and recycling waste?

SEA Topic	SEA Objectives	Guide Questions
	communities, and contribute to the conservation and sustainable use of natural resources and material assets, including soils.	▪ increase the burden on limited natural resources? ▪ make best use of existing facilities, infrastructure and resources? ▪ facilitate or enable the circular economy at a community level within New Towns? ▪ Handle the storage and treatment of materials and waste from New Towns as close to the new development as practicable?
Population	To enable the sustainable growth of communities by meeting the needs for high quality, well designed homes that are well connected, and provide access to educational, training and employment opportunities to maintain and enhance the economic and social well-being of local communities, while reducing inequalities and inequities.	Will the draft programme: ▪ ensure the appropriate provision of, and access to, community facilities and services to meet local needs? ▪ affect local population demographics? ▪ affect levels of deprivation in surrounding areas? ▪ contribute to sustaining and growing the local and regional economy? ▪ ensure the provision of good quality, well designed homes? ▪ provide good quality, well paid employment opportunities that meet the needs of local people? ▪ ensure the appropriate provision of, and access to, educational facilities and services? ▪ reduce inequalities and inequities?
Water (Quality and Quantity)	To protect, enhance and increase resilience of water quantity and quality, adopting an integrated approach to water provision and management.	Will the draft programme: ▪ encourage the efficient and sustainable use of water? ▪ protect and enhance surface water, groundwater, estuarine and coastal water quality? ▪ prevent the deterioration of WFD Regulations waterbody status (or potential) for estuarine (transitional) and coastal waters? ▪ support the achievement of WFD Regulations protected area objectives? ▪ ensure a new activity or new physical modification does not prevent the future achievement of 'Good' status for estuarine (transitional) and coastal waters? ▪ ensure that new water/wastewater management infrastructure is delivered in a timely manner?

4.3 Assessment Methodology

- 4.3.1 The methodology for the assessment has been designed to be proportionate to the strategic intent of the New Towns Programme as well as reflect its locationally specific elements. The assessment has been based on expert judgement, informed by evidence and discussion/ validation with stakeholders.

4.3.2 The effects of the New Towns Programme have been assessed in a staged process, complementary to the development of the programme and reflecting the decision-making requirements. It has considered the following:

- compatibility of programme objectives and SEA objectives;
- assessment of planning policy (including placemaking principles);
- assessment of broad locations for short-listed new towns;
- assessment of the draft programme as a whole (including interactions with other plans and programmes); and
- assessment of reasonable alternative broad locations.

Testing the programme objectives

4.3.3 Reflecting the strategic nature of the New Towns Programme and in line with extant guidance, the programme objectives have been tested for their compatibility with the objectives that comprise the SEA framework (see **Table 4-1**). A compatibility matrix has been used to record the outcomes of the testing (see example **Table 4-2** and associated **Table 4-3**).

Table 4-2 - Compatibility testing matrix

SEA Objectives	Programme Objectives				
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5
SEA objective 1	+	-	?	+	-
SEA objective 2	?	?	+	+	?
SEA objective 3	-	+	-	-	+

Table 4-3 - Key to compatibility testing

Effect	Key
Compatible	+
Neutral	0
Uncertain	?
Incompatible	-

Assessment of draft programme planning policy

4.3.5 To achieve the objectives of the New Towns Programme, a policy statement has been produced incorporating placemaking principles. An assessment of the policy statement (including placemaking principles) has been carried out against the SEA framework objectives (**Table 4-1**). A matrix similar to that shown in **Table 4-4** has been used to capture the assessment of any potential significant effects arising from each policy in a consistent manner;

a key to the meaning of the symbols used in the assessment matrices is presented in **Table 4-5**.

4.3.6 The assessment matrix provides:

- an assessment commentary that sets out the nature and significance of predicted effects on the current baseline. Any assumptions or uncertainties that underpin the assessment has been identified where necessary;
- a qualitative assessment score for effects identified; and
- commentary on potential mitigation measures that could reduce the significance of any identified negative effects and enhance any positive effects (for example, proposed amendments to policy wording).

Table 4-4 - Example assessment matrix for policy statement

SEA Objective	Assessment commentary	Pre-mitigation effect score			Mitigation
		Short term	Medium term	Long term	
Air Quality	<i>Commentary will be provided here on the likely significant effects of the policy statement (including placemaking principles).</i> Assumptions ▪ Any assumptions made in undertaking the assessment will be listed here. Uncertainties ▪ Any uncertainties encountered in undertaking the assessment will be recorded here.	-	?	+	Measures to mitigate adverse effects and enhance positive effects identified in the assessment will be listed here.

Table 4-5 - Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The policy is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The policy is likely to result in a positive effect on this objective.	+
Neutral Effect	The policy is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The policy is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The policy is likely to result in a significant negative effect on this objective.	--

Score	Description	Symbol
Uncertain Effect	The effects of the policy on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The policy is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

4.3.7 For the purposes of the assessment, it is assumed that from the adoption of the New Towns Programme, any development coming forward as a new town under the programme would be in line with the proposed planning policy and placemaking principles. As a result, the likely significant effects of the policy would be realised in the short, medium and long term. It should be noted that the likely significant effects (both positive and negative) of delivering large-scale development at the proposed new town broad locations are not duplicated through the assessment of the planning policy. The likely significant effects of delivering large-scale growth at the proposed new town broad locations are evaluated through the assessment of individual new town broad locations and the cumulative effects assessment of the draft programme, the methodology for which is outlined below.

Assessment of proposed broad locations for new towns

4.3.8 An assessment of each proposed broad location for a new town within the draft programme has been carried out against the SEA framework objectives (**Table 4-1**). A matrix similar to that shown in **Table 4-5** has been used to capture the assessment of any likely significant effects arising from development in each proposed new town location in a consistent manner; a key to the meaning of the symbols used in the assessment matrices is presented in **Table 4-7**.

4.3.9 Each broad location assessment matrix provides:

- an assessment commentary that sets out the nature and significance of predicted effects on the current baseline in the short, medium and long term. Any assumptions or uncertainties that underpin the assessment has been identified where necessary;
- a qualitative assessment score for the short, medium and long term effects identified;
- commentary on potential mitigation measures that could reduce the significance of any identified negative effects and enhance any positive effects.

Table 4-6 - Example assessment matrix for new town broad locations

SEA Objective	Assessment commentary	Pre-mitigation effect score			Mitigation
		Short term	Medium term	Long term	
Air Quality	<u>Short term effects</u> Commentary will be provided here on the likely short term effects of the new town broad location. <u>Medium term effects</u> Commentary will be provided here on the likely medium term effects of the new town broad location. <u>Long term effects</u> Commentary will be provided here on the likely long term effects of the new town broad location. Assumptions - Any assumptions made in undertaking the assessment will be listed here. Uncertainties - Any uncertainties encountered in undertaking the assessment will be recorded here.	-	?	+	Measures to mitigate adverse effects and enhance positive effects identified in the assessment will be listed here.

Table 4-7 – Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The delivery of a new town in this broad location is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The delivery of a new town in this broad location could result in a positive effect on this objective.	+
Neutral Effect	The delivery of a new town in this broad location could result in an overall neutral effect on this objective.	0
Minor Negative Effect	The delivery of a new town in this broad location could result in a negative effect on this objective.	-
Significant Negative Effect	The delivery of a new town in this broad location is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of development in this new town broad location on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The delivery of a new town in this broad location could result in a positive and negative effect (minor or significant) on this objective.	-/+

- 4.3.10 Specific guidance has been developed for what constitutes a significant positive or negative effect, a minor positive or negative effect or a neutral effect for each of the SEA objectives. These ‘definitions of significance’ help to ensure a consistent approach to interpreting the significance of effects and help the reader understand the decisions made by the assessor. The definitions of significance are set out in **Appendix E**.
- 4.3.11 Alongside this and to ensure consistency and proportionality, the following factors have underpinned the assessment (which includes a number of core assumptions that have been applied):
- **Evidence:** To ensure consistency, the primary source of information in terms of each new town broad location is the New Towns Taskforce Report. Any additional assumptions that have been made in undertaking the assessments have been noted in the completed assessment tables. It is recognised that there is a substantial amount of further evidence either available through adopted/ emerging development plans (and associated Sustainability Appraisals (incorporating SEAs) and/ or planning applications for many of the broad locations. However, the level and type of information varies by broad location and to ensure consistency this hasn’t been taken into account. The reliance on more detailed information is not necessary or proportionate given the high-level strategic nature of the programme. More detailed evidence will be developed and taken into account through further location-specific plan-level SEAs and/ or project-level EIAs as appropriate.
 - **Scale of growth within and around the broad location:** The scale of housing growth assumed to be delivered through a new town at individual broad locations represents a maximum level of growth. The primary source of this information is the New Towns Taskforce Report, supplemented with amendments made during the development of the draft programme. It should also be noted that the number of homes that are ultimately delivered at each broad location as part of a new town could change as proposals are further developed, further design and investigations are undertaken and more detailed environmental assessments are completed as part of the preparation of lower tier plans and projects. Reflecting this uncertainty, and to permit a consistent assessment of the broad locations, aligned with a precautionary approach, each location assessment is based on the maximum level of growth and it has been assumed that no homes have been delivered to date that would form part of a new town in any broad location. The nature and scale of wider infrastructure that will ultimately be delivered alongside new homes is not known.

It is understood that, in line with the draft programme planning policy, any proposals for a new town will contribute towards meeting the identified housing needs of the relevant strategic and local planning authorities. The assessment of the individual new town broad locations is based on the maximum anticipated scale of growth that might be delivered within that broad location as part of a new town. The assessment does not account for any consequential change in the future scale and/ or location of housing growth outside the new towns that might be delivered through relevant local plans (including any joint plans and neighbourhood plans) to meet identified housing needs. The extent of any consequential change is uncertain at this stage. The implications of a new town for housing delivery within a plan area is a matter to be considered during plan preparation and at the project stage and will need to be explored in more detail once detailed proposals for the new towns are developed through subsequent spatial frameworks, development plans and planning

applications and any subsequent changes to the scale and location of growth to delivered through local plans (including any joint plans or neighbourhood plans) is understood.

- **Location of growth:** The precise location of development within a broad location is not yet confirmed. It is likely that the area of land required for development within a broad location will be smaller subject to ongoing design work, informed by detailed environmental assessment, engagement with communities and other stakeholders and discussions with landowners.
- **Speed of delivery/ timescales:** It is assumed that the construction of a new town in each broad location will take 25 years (short to medium term) to complete. The rate of delivery is, however, subject to some uncertainty and will ultimately be influenced by a range of different factors. A standard delivery rate has therefore been applied to ensure consistency in the assessment of broad locations.
- **Mitigation:** The assessment of broad locations and qualitative scoring (**Table 5-6**) is pre-mitigation, i.e. it does not take into account mitigation provided through the draft programme planning policy or wider plans and policies. It also does not take account of mitigation that may be delivered at the project level. This approach has been adopted to allow for a consistent assessment to be carried out across the broad locations (preferred and alternative) and to reflect the uncertainties around the precise location and nature of development as well as the delivery of mitigation at this stage. It is also intended to help inform the ongoing development of proposals for new towns by identifying environmental constraints and opportunities associated with each broad location. Further location-specific plan-level SEAs and/ or project-level EIAs will be deployed as appropriate.

4.3.12 In summary, the qualitative effects scores primarily reflect the presence and proximity to constraints, consistent with the strategic nature of the New Towns Programme and the high-level nature of the new town broad locations. In so doing, the assessment has used the baseline information for the broad locations and their respective 15km zone of influence (see Appendix D –).

4.3.13 The findings of the SEA for individual broad locations cannot be directly compared to the findings of a Sustainability Appraisal (incorporating SEA) of a proposed site option or allocation proposed within an adopted or emerging Local Plan. There will be differences in: assessment methods; topics and objectives considered through the assessments; what is actually being assessed; assumptions made and information available.

Assessment of reasonable alternatives

4.3.14 **Section 2.4** explains how reasonable alternatives for the purposes of the SEA process have been identified. In the context of the draft programme and the SEA, reasonable alternative locations have been identified and considered to the preferred programme of broad locations for new towns. Six alternative broad locations have been identified that could be considered to be able to meet the objectives of the draft programme.

4.3.15 Any reasonable alternative new town broad location has been assessed using the same approach as set out above. For any alternative broad locations that were not identified within

the Taskforce Report, a similar level of information has been drawn upon, informed by the submissions for those broad locations to the Taskforce.

Assessment of secondary, cumulative and synergistic effects

- 4.3.16 The SEA Regulations require that the cumulative effects of a plan or programme are taken into account. This includes the cumulative effects of the individual measures or components interacting with each other within the draft programme (intra-plan), which in combination represent the preferred approach, as well as the cumulative effects of the draft programme interacting with other plans and programmes (inter-plan).
- 4.3.17 An assessment of the draft programme as a whole (intra-plan) has been carried out against the SEA framework objectives (**Table 4-1**). A matrix similar to that shown in **Table 4-8** has been used to capture the assessment of any potential significant cumulative effects arising from the Programme as a whole in a consistent manner; a key to the meaning of the symbols used in the assessment matrix is presented in **Table 4-9**.
- 4.3.18 The assessment matrix provides:
- an assessment commentary that provides a summary of the findings of the individual components of the draft programme (objectives, policy and broad locations) and then sets out the nature and significance of predicted effects of the draft programme on the current baseline. Any assumptions or uncertainties that underpin the assessment have been identified where necessary;
 - a qualitative assessment score for effects identified; and
 - commentary on potential mitigation measures that could reduce the significance of any identified negative effects and enhance any positive effects.

Table 4-8 - Example assessment matrix for cumulative effects

SEA Objective	Assessment commentary	Pre-mitigation effect score			Mitigation
		Short term	Medium term	Long term	
Air Quality	Objectives Summary findings of the compatibility testing of objectives. Policy Summary findings of the assessment of the policy (including placemaking principles). Broad locations	-	?	+	Measures to mitigate adverse effects and enhance positive effects identified in the assessment will be listed here.

	<i>Summary findings of the assessment of the preferred broad locations.</i> Cumulative effects of the draft programme <i>Commentary will be provided here on the likely significant effects of the draft programme.</i> Assumptions - Any assumptions made in undertaking the assessment will be listed here. Uncertainties - Any uncertainties encountered in undertaking the assessment will be recorded here.				

Table 4-9 – Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The draft programme is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The draft programme is likely to result in a positive effect on this objective.	+
Neutral Effect	The draft programme is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The draft programme is likely result in a negative effect on this objective.	-
Significant Negative Effect	The draft programme is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of the draft programme on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The draft programme is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

- 4.3.19 The potential for the draft programme to interact with other plans, programmes and projects has also been explored. The extent to which these interactions would result in any changes to the likely significant effects identified for the draft programme as a whole has been highlighted.

4.4 Difficulties encountered in undertaking the assessment

- 4.4.1 A number of difficulties have been encountered undertaking the SEA and producing the Environmental Report for the draft New Towns Programme. This includes the challenge of undertaking a proportionate and consistent assessment that reflects the strategic nature of a national programme but that also takes account of the locationally specific elements.
- 4.4.2 The following difficulties and uncertainties have been identified when undertaking the SEA process and assessments for the draft programme:
- the precise location of development within the new town broad locations is yet to be confirmed;
 - the exact timing and delivery of new towns is yet to be confirmed;
 - the detailed design and layout of any new towns and associated facilities and infrastructure is yet to be confirmed;
 - future changes to the baseline beyond those outlined are difficult to predict in light of the long operational lifespan of new towns;
 - the exact scale of greenhouse gas emissions associated with the New Towns Programme is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour;
 - the exact scale of waste arisings associated with the New Towns Programme will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse;
 - the exact volume of materials and resources required during the construction of new towns is unknown;
 - the exact scale of resource use associated with the new towns once complete is unknown;
 - likely traffic generation associated with the New Towns Programme is unknown;
 - the exact scale of employment opportunities that may be generated by the New Towns Programme is unknown;
 - the extent of green infrastructure provision associated with the New Towns Programme is unknown;
 - the extent to which the scale and location of growth to be delivered through local plans (including any joint plans and neighbourhood plans) will change as a result of new towns contributing to identified housing needs is uncertain;
 - the extent to which development will be able to avoid the loss of all designated biodiversity and heritage assets within a broad location is not known;
 - the extent to which mitigation will be delivered at the project level is not known; and

- while a minimum 10% Biodiversity Net Gain will be required in accordance with statutory requirements, the detailed scale, spatial distribution and delivery mechanism (on-site habitat creation, off-site units or statutory credits) is not known.

5. Assessment of the Draft New Towns Programme

5.1 Introduction

- 5.1.1 This section presents the findings of the assessment of the draft programme, which has been undertaken in accordance with the methodology described in **Section 4**. It is structured as follows:
- **Programme objectives** - testing the compatibility of the programme objectives against the SEA objectives;
 - **Policy statement** - summary findings of the assessment of the draft programme policy statement;
 - **Broad locations** - summary findings of the assessment for the new town locations proposed in the draft programme;
 - **Cumulative effects** - summary findings of the assessment of the draft programme as a whole and interactions with other plans, programmes and projects; and
 - **Reasonable alternatives** - summary findings of the assessment for alternative new town locations.

5.2 Programme Objectives

- 5.2.1 Reflecting the strategic nature of the draft programme and in line with extant Government guidance²⁷, the individual Programme objectives have been tested for their compatibility with the objectives that comprise the SEA framework (**Table 4-1**), to identify potential incompatibilities and provide an opportunity for refinement if necessary.
- 5.2.2 The Programme objectives are as follows:
1. **Scale:** New towns will be at least 10,000 homes in scale, and either significantly more or with the opportunity for further expansion.
 - New towns will comprise, or form part of, a new place comprising at least 10,000 homes;
 - New towns will either provide significantly more homes beyond 10,000 or have scope for delivery of more homes over time.

²⁷ ODPM (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Available online: <https://assets.publishing.service.gov.uk/media/5a78ec0740f0b62b22cbddd2/practicalguidesea.pdf>

2. **Economic growth:** New towns will be strategically located to unlock high levels of national economic growth, in places that could foster high productivity and can provide appropriate housing at all levels of affordability, boosting the scale and ambition of planned development.
 - New towns will be situated in areas which either:
 - a. Are ‘overheating’, i.e. there is already high productivity, but housing shortages are restricting labour mobility and therefore preventing the country from capitalising on existing areas of economic strength,
 - b. Can attract investment and talent to places already growing but not overheating,
 - c. Can support strategic transport improvement and higher productivity through agglomeration in places outside London and the South East, or
 - d. Are in reasonable proximity to priority areas in the government’s Industrial Strategy.
 - New towns will deliver net additional outcomes relative to a defined business-as-usual reference case, by materially increasing the number of homes, accelerating delivery, and/or raising quality and affordability to programme standards that would not be achieved without New Town designation.
3. **Spread:** New towns will be geographically spread across England.
 - New towns will form part of an overall package of locations which deliver growth in an appropriate geographical spread across England.
4. **Deliverability:** New towns will be delivered in an ambitious, innovative way over many years, overseen by an appropriate delivery vehicle. Their promoter will have identified any significant barriers to delivery and measures to overcome these.
 - New towns will be able to deliver the planned number of homes without unreasonable spatial or other constraints.
 - They will have identified a robust funding, leadership and governance structure.
 - They will enable adequate infrastructure provision.
5. **Placemaking:** New towns will be built in a way that is consistent with the New Towns Placemaking Principles. This includes timely delivery of all necessary infrastructure and high standards of amenity, services and social inclusiveness and cohesion. They will be sustainable in transport and environmental terms and aligned to the government’s Net Zero agenda.
 - New towns will demonstrate that they can create successful and attractive places, designed, built and managed in a way that is consistent with the new towns placemaking principles.

5.2.3 **Table 5-1** below sets out the key to the compatibility testing, whilst **Table 5-2** presents the findings.

Table 5-1 – Key to Compatibility Assessment

Effect	Key
Compatible	+
Neutral	0
Uncertain	?
Incompatible	-

Table 5-2 Compatibility testing of Programme objectives

SEA objectives	Programme Objectives				
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5
1: Air Quality	-	0	0	0	+
2: Biodiversity, Flora and Fauna	-	0	0	0	+
3: Climate Change	-	0	0	0	+
4: Flood Risk	-	0	0	0	+
5: Health and Wellbeing	+	0	0	0	+
6: Historic Environment	-	0	0	0	0
7: Landscape and Townscape	-	0	0	0	0
8: Land Use, Geology and Soils	-	0	0	0	0
9: Materials and Waste	-	0	0	0	0
10: Population	+	+	+	0	+
11: Water (Quality and Quantity)	-	0	0	0	0

5.2.4 Programme Objective 1 is found to be incompatible with the majority of the SEA objectives given the proposed scale of growth to be delivered through each new town. This could have negative influence on SEA objectives relating to air quality, biodiversity, climate change, flood risk, historic environment, landscape and townscape, land use, geology and soils, materials and

waste and water resources. It is also found to be compatible with SEA objectives relating to health and wellbeing and population reflecting the delivery of new homes and associated infrastructure to meet needs.

- 5.2.5 Programme Objectives 2, 3 and 4 are predominantly neutral in terms of their compatibility with the majority of the SEA objectives. These Programme objectives relate to the location, geographical spread and rate of delivery of new towns and are not likely to have an influence on the majority of SEA objectives. Programme Objectives 2 and 3 are compatible with SEA Objective 10 (Population) as they seek to ensure that new towns will help unlock economic growth and will deliver homes across England.
- 5.2.6 Programme Objective 5 is found to be compatible with SEA objectives relating to air quality, biodiversity, climate change, flood risk, health and wellbeing and population. It seeks the timely delivery of all necessary infrastructure, that new towns will be sustainable in transport and environmental terms and that proposals are aligned with the Government's Net Zero agenda. It also refers to the placemaking principles which contain a range of measures that would have positive influence on these SEA objectives (see **Section 5.3** below). Programme Objective 5 is scored as neutral against SEA objectives relating to the historic environment, landscape and townscape, land use, geology and soils, materials and waste and water resources.

5.3 Draft Programme Planning Policy

- 5.3.1 To achieve the objectives of the New Towns Programme and guide the development of proposals for new towns and decisions on such proposals, planning policy has been developed and included in the draft programme. The planning policy has been informed by the recommendations of the New Towns Taskforce Report.
- 5.3.2 The summary findings of the assessment of the planning policy (including placemaking principles) are presented in **Table 5-4** below. The key to the scores is provided in **Table 5-3**. The detailed assessment of the policy statement is provided in **Appendix F** –

Table 5-3 Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The policy is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The policy is likely to result in a positive effect on this objective.	+
Neutral Effect	The policy is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The policy is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The policy is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of the policy on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The policy is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Table 5-4 Summary of policy assessment

Timing of Effect	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Short Term	+	+	+	+	++	0	0	0	0	++	0
Medium Term	+	+	+	+	++	0	0	0	0	++	0
Long Term	+	+	+	+	++	0	0	0	0	++	0

- 5.3.3 The proposed planning policy does not set out the total scale of growth to be delivered across the life of the New Towns Programme, nor does it identify specific locations for development (effects associated with the broad locations are discussed in **Section 5.4** below).
- 5.3.4 Overall, the assessment has found that the planning policy has the potential for positive and neutral effects across the SEA objectives. This principally reflects the intent and scope of the placemaking principles, which require new towns to be designed and delivered to embrace environmental principles, with buildings and neighbourhoods that are low carbon, climate resilient and which help to protect, restore and enhance biodiversity. Significant positive effects have been identified in relation to the Population and Health and Wellbeing SEA objectives as the proposed planning policy states, through the placemaking principles, that new towns should: provide a diverse range of high-quality housing (including a minimum target of 40% affordable homes, determined by local conditions); enable residents to walk to local amenities, unlock better social infrastructure and create active and liveable neighbourhoods; be healthy and safe places which promote active lives with easily accessible green spaces and recreational facilities; connect people to skills, jobs, services and amenities; provide a long-term model for management of community assets and establish clear and effective ways to engage the local community.

5.4 Broad Locations for New Towns

- 5.4.1 An individual assessment of each of the seven broad new town locations contained within the draft programme has been carried out against the SEA objectives and is presented in full in **Appendix G** – Summary findings are presented in **Table 5-6** below and the qualitative scoring key provided in **Table 5-5**.
- 5.4.2 It is important to remember that alongside the ‘definitions of significance’ (presented in **Appendix E**) a number of factors have underpinned the assessment of broad locations (which

includes a number of core assumptions that have been applied) to ensure consistency and proportionality. These can be found in **Section 4.3**.

Table 5-5 Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The delivery of a new town in this broad location is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The delivery of a new town in this broad location is likely to result in a positive effect on this objective.	+
Neutral Effect	The delivery of a new town in this broad location is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The delivery of a new town in this broad location is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The delivery of a new town in this broad location is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of development in this new town broad location on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The delivery of a new town in this broad location is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Table 5-6 Summary of assessment of broad locations

Broad Location / Timescale	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Tempsford											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	--
Long Term	+	--/+	-	-	++	--	--	--	--	-/++	--
Crews Hill and Chase Park											
Short Term	--	--	-	-	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--/+	--	-/++	--
Long Term	+	--/+	-	-	++	--	--/+	--	-	-/++	--
Leeds South Bank											
Short Term	--	-	-	-	--	--	-	++	--	-/+	-
Medium Term	--	-	-	-	--/++	--	-	++	--	-/++	-
Long Term	+	+	-	-	++	--/+	++	0	-	-/++	-
Manchester Victoria North											
Short Term	--	--	-	-	--	--	-	++	--	-/+	-
Medium Term	--	--	-	-	--/++	--	-	++	--	-/++	-
Long Term	+	--/+	-	-	++	--/+	++	0	-	-/++	-

Broad Location / Timescale	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Thamesmead											
Short Term	--	--	-	--	--	-	-	++	--	-/+	-
Medium Term	--	--	-	--	--/++	-	-	++	--	-/++	--
Long Term	+	--/+	-	--	++	-/+	++	0	-	-/++	--
Brabazon and the West Innovation Arc											
Short Term	--	--	-	-	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--/+	--	-/++	-
Long Term	+	--/+	-	-	++	--/+	--/+	--	-	-/++	-
Milton Keynes											
Short Term	--	--	-	--	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	--	--/++	--	--	--/+	--	-/++	--
Long Term	+	--/+	-	--	++	--	--/+	--	-	-/++	--

Summary of effects arising from assessment of the broad locations

Air Quality

- 5.4.3 For all seven proposed broad locations, significant negative effects have been identified under the air quality SEA objective in the short to medium term due to increased emissions (including dust) from construction activities without appropriate mitigation. The sources of these emissions will include HGV movements and plant machinery within the broad location and along key transport routes. Whilst the number of construction vehicles movements is unknown at this stage, atmospheric emissions as a result of the HGVs and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect during construction given the number of receptors within the broad locations (existing residential, employment and community) and in some broad locations a significant change in the current baseline conditions (from greenfield to urban).
- 5.4.4 In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new settlement at this scale and/ or the existing accessibility to public transport and services/ facilities already afforded in relation to existing urban areas, it is considered that there is the potential for a minor positive effect in the long term.

Biodiversity, Flora and Fauna

- 5.4.5 For six of the broad locations, significant negative effects have been identified against the biodiversity, flora and fauna SEA objective in the short to long term without appropriate mitigation given the potential for likely significant effects on nationally and internationally designated sites. The phased delivery of housing, other uses and associated infrastructure could have a negative effect on habitats and species due to both the direct loss and fragmentation of habitat and indirect adverse effects as a result of increased noise, recreational activity and emissions to air associated with the construction and occupation of new development. The Leeds South Bank broad location is identified as having the potential for minor negative effects on biodiversity in the short, medium and long term. Further HRA work is being carried out for all the proposed broad locations to determine the potential for adverse effects on internationally designated biodiversity sites.
- 5.4.6 In the long term, minor positive effects are also anticipated for all seven broad locations through the statutory requirement for 10% BNG, where not exempt, in line with the Environment Act 2021. The ultimate scale and nature (on-site, off-site, credits etc) of the BNG that will be delivered as a result of development at each broad location is not known at this stage. It is important to note that the delivery of BNG does not offset impacts on designates sites for biodiversity.

Climate Change (adaptation and mitigation)

- 5.4.7 In the short to medium term, construction activities associated with the new towns would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include, for example, the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction at each broad location is not known at this stage; however, the assessment concluded that these would not be significant.
- 5.4.8 It is expected that all of the broad locations will provide opportunities for the delivery of renewable energy; however, the nature, type and scale of any renewables provision is uncertain at this stage. The assessment notes that there are opportunities at some locations to connect to existing District Heating Schemes, for example, at the Leeds South Bank broad location.
- 5.4.9 In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. The transport implications of the new towns are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a standalone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles.
- 5.4.10 Alignment with Building Regulations is expected to help ensure that new development within the broad locations are adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures).
- 5.4.11 Overall, the seven broad locations are assessed as having a minor negative effect on the climate change SEA objective in the short, medium and long term.

Flood Risk

- 5.4.12 All of the broad locations contain some areas of higher flood risk (Flood Zones 2 and 3), as a result there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at some risk of flooding. The introduction of new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding at some locations, which is likely to increase surface water runoff and has the potential to significantly increase flood risk both onsite and offsite. Five locations were identified as having the potential for minor negative effects in the short, medium and long term. The remaining two broad locations (Milton Keynes and Thamesmead) were identified as having the potential for significant negative effects in the short, medium and long term as greater proportion of the area falls within Flood Zone 3.

Health and Wellbeing

- 5.4.13 The phased delivery of new homes, other uses and associated infrastructure at the proposed broad locations are likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or delivery of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services.
- 5.4.14 The construction of new homes and associated infrastructure also has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad locations as well as people that ultimately move into new homes delivered in the early phases of the project. Given the scale of proposed growth and presence of sensitive receptors (including existing communities), the assessment has predicted that there is the potential for a significant negative effect on the health and wellbeing SEA objective in the short to medium term without appropriate mitigation during construction.
- 5.4.15 While the nature and scale of new open space, sports, recreational and health facilities to be delivered alongside the new homes is not known, for the purposes of the assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on the health and wellbeing SEA objective in the medium and long term.

Historic Environment

- 5.4.16 The assessment identified that there is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) as a result of development across all the proposed broad locations. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad locations. Given the scale of growth and presence of nationally designated heritage assets, the assessment has concluded that there is the potential for a significant negative effect on the historic environment SEA objective in the short, medium and long term without appropriate mitigation.
- 5.4.17 The assessment recognises that development in the broad locations could have a positive effect on the historic environment where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. The potential for a minor positive effect in the long term was considered more likely to arise as a result of development in broad locations that are predominantly previously developed land, which includes Brabazon and the West Innovation Arc, Leeds South Bank, Manchester Victoria North and Thamesmead.
- 5.4.18 Early feedback from Historic England on the SEA findings noted that while the assessment identifies the potential for significant negative effects on the historic environment in some of the

proposed broad locations (as a result of the scale of growth and presence of nationally designated heritage assets), it may be possible to mitigate some of these impacts. There is scope, through positive integration of heritage assets and features of the historic environment, to support effective placemaking and the development of new towns with a strong identity based on a sense of their past as well as future. This will also help to integrate development alongside existing settlements and communities.

Landscape and Townscape

- 5.4.19 The assessment found that there was the potential for minor negative effects during construction in the short and medium term on townscape in broad locations that would predominantly result in the regeneration of existing urban areas (Leeds, Manchester Victoria North and Thamesmead). It also recognised the potential for significant positive effects in the long term at these broad locations as a result of the regeneration of previously developed land.
- 5.4.20 For broad locations where development could result in the loss of large areas of greenfield and agricultural land it was determined that there is the potential to significantly change the landscape. Given the phased nature of development, in the short term, a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, at the broad locations (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes and Tempsford) the assessment identified that there is the potential for a significant negative effect on landscape. It should be noted that while the qualitative scores in terms of negative effects are the same for these broad locations (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes and Tempsford), the Tempsford broad location is likely to have a negative effect of greater significance as the other broad locations (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes) include larger areas of brownfield land and would be urban extensions rather than a new stand-alone settlement.
- 5.4.21 The assessment found that there is the potential for a minor positive effect on townscape in the long term for broad locations that include the regeneration of previously developed land (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes). None of the broad locations were identified as likely to have a significant negative effect on any National Parks or National Landscapes.

Land use, Geology and Soils

- 5.4.22 The assessment found that the predominantly urban locations (Leeds, Manchester Victoria North and Thamesmead) are anticipated to have significant positive effects in the short and medium term through the efficient use of land given the urban nature of the locations. While there is potential for some small areas of green space to be lost as a result of development, this is uncertain and regeneration would not result in the loss of any agricultural land. In the long term following construction, it is predicted that the effect will be neutral.
- 5.4.23 The assessment found that development at the other broad locations (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes and Tempsford) could all result in the loss of greenfield and agricultural land. Minor negative effects are predicted in the short term,

leading to significant negative effects in the medium and long term as a result of the potential for the permanent loss of large areas of greenfield/ agricultural land. In the short term, the negative effect is likely to be minor and the significance would then increase in the medium to long term as construction continues and a greater quantity of agricultural land (including best and most versatile (BMV)) agricultural land is lost. It should be noted that while the qualitative scores in terms of negative effects are the same for these broad locations (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes and Tempsford), the Tempsford broad location is likely to have a negative effect of greater significance compared to the other broad locations that are mixed use (Brabazon and the West Innovation Arc, Crews Hill and Chase Park, Milton Keynes). The mixed use locations are also predicted to have minor positive effect in the short and medium term through the efficient use of land and regeneration of previously developed land.

Materials and Waste

- 5.4.24 The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short and medium term are assessed as significant across all the broad locations.
- 5.4.25 In the short to medium term, the assessment identified that the construction of development would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term across the broad locations.
- 5.4.26 The presence of mineral safeguarded areas and existing minerals and waste sites within a broad location influenced the potential for a significant negative effect on the Materials and Waste SEA objective in the long term.

Population

- 5.4.27 The delivery of new homes, employment and associated infrastructure is identified through the assessment as having the potential for minor positive effect in the short term increasing to a significant positive effect in the medium and long term as a result of the phased delivery of development and as the new towns become fully built out. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered.

- 5.4.28 The potential for minor negative effects are identified in the short, medium and long term for all the proposed broad locations. The delivery of new homes and associated infrastructure could result in the loss of disturbance to existing employment and community infrastructure. There is also the risk that the identity of existing communities could be lost without sensitive planning and suitable open and green space provided between new development and these existing communities.

Water Resources (quality and quantity)

- 5.4.29 The delivery of a significant number of new homes, other uses and associated employment and infrastructure at each broad location has the potential to lead to increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. The assessment found that there is the potential for minor negative effects in the short term, with the significance of the negative effect increasing in the medium to long term at each broad location as construction is completed and location is fully built out.
- 5.4.30 The scale of growth proposed at each broad location has the potential to significantly increase demand on water resources within the relevant water company supply areas. For broad locations that fall within an identified water stressed area a significant negative effect is predicted in the medium and long term. Any broad locations that do not fall within a water stressed area are predicted to have a minor negative effect in the medium and long term.

5.5 Cumulative, Synergistic and Secondary Effects

- 5.5.1 The SEA Regulations require that the cumulative effects of the New Towns Programme are considered when identifying likely significant effects. The assessment considers the effects of the draft programme as a whole and the potential for the draft programme to interact with other plans and programmes to generate cumulative (including synergistic and secondary) effects.
- 5.5.2 Cumulative effects can arise when:
- The planning policy and new town locations have a combined effect on an objective; or
 - The planning policy and new town locations have insignificant effects individually but when combined, lead to significant effects.
- 5.5.3 The significance of cumulative effects resulting from a range of activities, or multiple incidences of one activity, may vary based on factors such as the nature of the proposed broad locations and planning policy and the sensitivity of the receiving communities and environment.
- 5.5.4 The detailed cumulative effects assessment of the draft programme as a whole is presented in **Appendix H**.

Cumulative effects arising from the draft New Towns Programme

5.5.5 **Table 5-7** below provides a summary of the cumulative effects of the draft New Towns Programme as a whole.

Table 5-7 Summary of cumulative effects of the draft programme

SEA Objectives	Cumulative Effects of the Draft Programme		
	Short Term	Medium Term	Long Term
1: Air Quality	-	-	+
2: Biodiversity, Flora and Fauna	--	--	--/+
3: Climate Change	-	-/+	-/+
4: Flood Risk	-	-	-
5: Health and Wellbeing	-	-/+	+
6: Historic Environment	--	--	--/+
7: Landscape and Townscape	-	-	-/+
8: Land Use, Geology and Soils	--/+	--/+	--/+
9: Materials and Waste	--	--	-
10: Population	-/+	-/+	-/+
11: Water (Quality and Quantity)	-	--	--

5.5.6 Significant positive effects have been identified for the Population SEA objective in the medium and long term associated with the delivery of a significant number of new homes (including affordable homes) and associated infrastructure that will in part help to address the national housing crisis (in part) through helping to meet identified housing needs.

5.5.7 The scale of development that is likely to come forward is predicted to have a significant negative effect in the short, medium and long term for SEA objectives relating to Biodiversity, Historic Environment and Land Use, Geology and Soil. This is due to the potential for impacts on international and national biodiversity designations and nationally designated heritage assets and the significant loss of greenfield/ agricultural land. The draft programme as a whole is also assessed as having a significant negative effect in respect of the Materials and Waste SEA objective in the short and medium term. This reflects the fact that the construction of new towns will require significant amounts of raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel).

Cumulative effects arising from other plans and programmes

5.5.8 The types of plans and programmes that are most likely to interact with the draft programme have been identified as part of the review of plans and programmes (**Appendix C**) and are presented in **Table 5-8** below.

Table 5-8 Potential interactions and cumulative effects arising in combination with other plans, programmes and projects

Plan/ Programme	Potential interactions and cumulative effects
Nationally Significant Infrastructure Projects (NSIPs) and other planning applications	There is the potential for development proposed through NSIPs and other planning applications to interact with development proposed at new town locations. If development of a new town is in close proximity to a NSIP and/ or other planning application and the construction phases overlap there is the potential for cumulative adverse effects on SEA objectives in the short and medium term. For example, interactions with the proposed Tempsford and Milton Keynes new towns and other large-scale development such as the Universal Studios theme park, could increase disturbance and atmospheric pollution in the short and medium term should the construction phases overlap. In the long term, depending on the nature and type of NSIP and/ or other planning applications, location and potential pathways for impact (such as hydrological connectivity) there is also the potential for cumulative adverse effects on SEA objectives. For example, this could be as a result of combined impacts on water quality that might affect the same waterbody. There is also the potential for cumulative positive effects in the long term, through the delivery of key infrastructure to meet needs, facilitate economic growth and improve connectivity. For example, this could include interactions with relevant new towns and large-scale transport infrastructure improvements, including (but not limited to) East West Rail, West Yorkshire Mass Transit System, Docklands Light Railways etc, which could help to improve accessibility to sustainable transport, new homes and employment opportunities.
National Planning Policy Framework (NPPF)	The NPPF has the potential to help to avoid and mitigate the adverse impacts of development associated with New Towns identified for SEA objectives. Alignment with the NPPF may also help to maximise any benefits, for example providing opportunities to secure wider biodiversity enhancements and environmental gains. New homes delivered at each proposed new town location will help to meet identified housing needs, including an appropriate mix of housing types and tenures as well as affordable homes.
Development plan policies including: - Local (including Joint) Plans - Neighbourhood Plans	Development plan policies have the potential to help to avoid and mitigate the adverse impacts of development associated with new towns on SEA objectives. This could help to ensure that significant negative cumulative effects do not arise. They may also help to maximise benefits for SEA objectives, through the coordinated delivery of infrastructure to support existing and new communities. If development of a new town is in close proximity to development proposed through these plans and the construction phases overlap

Plan/ Programme	Potential interactions and cumulative effects
- Waste and Minerals Local Plans - London Plan	there is the potential for cumulative adverse effects on SEA objectives in the short and medium term. For example, through increased disturbance, resource use and atmospheric pollution. In the long term, depending on the nature and type of development proposed, location and potential pathways for impact (such as hydrological connectivity) there is also the potential for cumulative adverse effects on SEA objectives. For example, this could be as a result of increased recreational activity and disturbance to biodiversity. There is also the potential for cumulative positive effects in the long term, through the delivery of key infrastructure to meet needs and facilitate economic growth. Any new town proposals will contribute towards meeting identified housing need of relevant strategic and local planning authorities. As a result, the proposed delivery of a new town will reduce the scale of new homes and number of allocations that are required from any locations outside of new towns to meet identified identified housing needs through Local (including Joint) and Neighbourhood Plans.
Local Transport Plans (LTPs)	Transport infrastructure proposed through LTPs could interact with the proposed new towns to have cumulative negative and positive effects on SEA objectives. Negative cumulative effects could arise in the short and medium term if development is in close proximity to each other and the construction phases overlap. For example, through increased disturbance (noise) and atmospheric pollution. Negative effects could also arise in the longer term depending on the scale, nature and location of transport infrastructure proposed. For example, on water quality if there is hydrological connectivity between the developments and a waterbody. LTPs also have the potential to help to avoid and mitigate the adverse impacts of development associated with new towns identified for SEA objectives. They could propose the delivery of key infrastructure that will help to reduce the significance of negative effects identified, for example the delivery of new public transport and active travel routes and highways infrastructure to improve capacity.
Water sector plans and programmes including: - Regional Water Resource Plans - Water Resources Management Plans (WRMPs) - Drainage and Wastewater Management Plans (DWMPs) - Drought Plans - River Basin Management Plans	Infrastructure proposed through water sector plans could interact with the proposed new towns to have cumulative negative and positive effects on SEA objectives. Negative cumulative effects could arise in the short and medium term if development is in close proximity to each other and the construction phases overlap. For example, through increased disturbance (noise) and atmospheric pollution. Negative effects could also arise in the longer term depending on the scale, nature and location of infrastructure proposed. Water sector plans, in particular WRMPs and DWMPs, will identify the necessary infrastructure required to meet increased needs for water supply and wastewater infrastructure arising as a result of the proposed new towns and wider growth. This will help to mitigate the potential cumulative negative effects of development on the Water Resources SEA objective. For example, the Water Resources East Regional Plan 2025 Progress Report (2026) includes a reference to the New Towns Taskforce Report and the Tempsford broad

Plan/ Programme	Potential interactions and cumulative effects
Flood Risk Management Plans	location²⁸. There could be opportunities for positive cumulative effects through coordination and delivery of biodiversity and environmental net gain at a catchment level. Drought Plans will ensure continuity of water supply during drought periods and Flood Risk Management Plans will identify the infrastructure needed to reduce existing flood risk and future changes as a result of climate change.
Local Nature Recovery Strategies (LNRS)	LNRS set out priorities for nature recovery and propose actions to contribute to them within their area. Cumulative positive effects are likely to arise by maximising benefits through nature recovery and protection and enhancement of biodiversity.
Historic Environment Management Plans including: - World Heritage Site Management Plans - Conservation Area Appraisal and Management Plans	Historic Environment Management Plans have the potential to help to avoid and mitigate the adverse impacts of development associated with new towns on the Historic Environment SEA objective. They may also help to maximise benefits through the preservation and enhancement of the historic environment.
Landscape Management Plan including: - National Park Management Plans - National Landscape Management Plans	Landscape management plans have the potential to help to avoid and mitigate the adverse impacts of development associated with new towns on the landscape and townscape SEA objective. They may also help to maximise benefits through management policies and actions to protect and enhance the landscape.

5.5.9 Following the consideration of interactions between the draft programme and other plans and programmes in **Table 5-8** above, it has been determined that there will be no substantive differences in terms of the likely significant effects identified in respect of the draft programme alone (**Table 5-7**) for the majority of SEA objectives.

5.5.10 The only material difference is a likely reduction in the significance of the predicted effect (from significant to minor) in the medium and long term against the Water Resources SEA objective. The reason for the change is that there is a statutory requirement for water companies to produce Water Resources Management Plans (WRMPs) and Drainage and Wastewater Management Plans (DWMPs) every five years. WRMPs set out how water companies intend to manage water resources in their area and maintain the balance between supply and demand for water over a minimum of a 25-year period. DWMPs set out how water and sewerage

²⁸ WRE (2026) Regional Water Resources Plan for Eastern England: 2025 Progress Report. Available online: https://wre.org.uk/wp-content/uploads/2026/01/WRE-Regional-Plan-2025-progress-report-Final.pdf.pagespeed.ce._OcaL8yMGU.pdf [Accessed on 13/03/26]
New Towns Programme – Strategic Environmental Assessment
Environmental Report
19-03-2026 | UK-70119247.1358

companies will manage future pressures and risks to drainage and wastewater systems. The next cycle of plans will need to take account of forecasted growth in population and housing, which includes any development coming forward under the New Towns Programme. For example, the Water Resources East Regional Plan 2025 Progress Report (2026) includes a reference to the New Towns Taskforce Report and the Tempsford broad location²⁹.

- 5.5.11 The extent to which the scale and location of growth to be delivered through local plans (including any joint plans and neighbourhood plans) will change as a result of new towns contributing to identified housing needs is uncertain. There is the potential that the effects of development that may have otherwise come forward under a local plan (including any joint plans and neighbourhood plans) to meet identified housing needs could be avoided and/ or reduced; however, this is uncertain at this stage. The consequences of a new town for housing delivery within a plan area is a matter to be considered during plan preparation and at the project stage and will need to be explored in more detail once detailed proposals for the new towns are developed through subsequent spatial frameworks, development plans and planning applications and any subsequent changes to the scale and location of growth to delivered through local plans (including any joint plans or neighbourhood plans).

5.6 Transboundary Effects

- 5.6.1 The assessment of the draft programme, in particular of the proposed broad locations, indicates that the likelihood for transboundary effects as a result of the majority of proposed new town locations is low. This reflects the locations of the proposed new towns that, with the exception of the Brabazon and the West Innovation Arc, are a considerable distance from Scotland and Wales.
- 5.6.2 The assessment for the Brabazon and the West Innovation Arc broad location (in **Appendix G** and informed by the HRA Screening) identifies the potential for impacts on sensitive receptors in Wales, and this includes internationally designated sites for biodiversity. Further HRA work will be carried out to determine the potential for adverse effects on the integrity of these sites through the next stage of the HRA process. Natural Resources Wales will also have the opportunity to review and comment on this Environmental Report and any outputs from the HRA process. The outcomes of the HRA process and any comments received from relevant statutory consultation bodies, including Natural England and Natural Resources Wales, will be taken into account prior to adoption of the New Towns Programme.
- 5.6.3 The potential transboundary effects of proposed development will be considered in more detail once detailed proposals for the new towns are developed through subsequent spatial frameworks, development plans and planning applications.

²⁹ Ibid.

5.7 Mitigation and Enhancement

- 5.7.1 Potential measures to avoid and mitigate adverse effects as well as enhance positive effects arising from the draft programme have been identified throughout the assessments where appropriate.
- 5.7.2 The assessment of the draft programme planning policy has identified a number of areas where the performance of the policy against the SEA objectives could be strengthened. These include enhancements to the placemaking principles to ensure clear and effective engagement with relevant stakeholders, integration with relevant wider strategies and initiatives, and more aspirational targets where appropriate, for example in relation to BNG and water efficiency. For further details on mitigation and enhancements proposed through the assessment of the planning policy please refer to **Appendix F**.
- 5.7.3 The assessment of the broad locations has identified a range of mitigation and enhancement measures that could be delivered through lower level plan-making and at the project level. These include avoiding the loss of key designated sites/ assets, the provision of appropriate supporting infrastructure, the adoption of appropriate design principles, the implementation of targeted strategies to minimise potential impacts, and early, effective engagement with statutory bodies and local communities. For further details on mitigation and enhancements proposed through the assessment of broad locations please refer to **Appendix G**.
- 5.7.4 Early feedback from Historic England on the SEA findings noted that while the assessment identifies the potential for significant negative effects on the historic environment in some of the proposed broad locations (as a result of the scale of growth and presence of nationally designated heritage assets), it may be possible to mitigate some of these impacts. There is scope, through positive integration of heritage assets and features of the historic environment, to support effective placemaking and the development of new towns with a strong identity based on a sense of their past as well as future. This will also help to integrate development alongside existing settlements and communities.
- 5.7.5 The mitigation and enhancement measures proposed through the SEA for the draft New Towns Programme should be used to inform mitigation and enhancement measures developed for individual new town locations through subsequent spatial frameworks, development plans and planning applications.

5.8 Reasonable Alternatives

- 5.8.1 The SEA Regulations require an assessment of the draft programme and reasonable alternatives. In the context of the draft programme and the SEA, a reasonable alternative is considered to be an alternative to the preferred programme of six broad locations for new towns (see **Section 2.4** for further detail). Six alternative broad locations were identified that were considered to be able to meet the objectives of the draft programme and which could therefore constitute a reasonable alternative.
- 5.8.2 An individual assessment of each of the six alternative new town broad locations has been carried out against the SEA objectives and is presented in full in **Appendix I**. Summary findings are presented in **Table 5-10** below and the qualitative scoring key provided in **Table 5-9**.

- 5.8.3 It is important to remember that alongside the ‘definitions of significance’ (presented in **Appendix E**) a number of factors have underpinned the assessment of broad locations (which includes a number of core assumptions that have been applied) to ensure consistency and proportionality. These can be found in **Section 4.3**.

Table 5-9 Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The delivery of a new town in this broad location is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The delivery of a new town in this broad location is likely to result in a positive effect on this objective.	+
Neutral Effect	The delivery of a new town in this broad location is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The delivery of a new town in this broad location is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The delivery of a new town in this broad location is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of development in this new town broad location on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The delivery of a new town in this broad location is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Table 5-10 - Summary of alternative broad locations assessment

Broad Location / Duration of Effect	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Adlington											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	-
Long Term	+	--/+	-	-	++	--	--	--	-	-/++	-
Heyford Park											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	--
Long Term	+	--/+	-	-	++	--	--	--	--	-/++	--
Marlcombe (East Devon)											
Short Term	--	--	-	--	--	--	-	-	--	-/+	-
Medium Term	--	--	-	--	--/++	--	--	--	--	-/++	-
Long Term	+	--/+	-	--	++	--	--	--	--	-/++	-
Plymouth											
Short Term	--	--	-	--	--	--	-	++	--	-/+	-
Medium Term	--	--	-	--	--/++	--	-	++	--	-/++	-
Long Term	+	--/+	-	--	++	--/+	++	0	-	-/++	-

Broad Location / Duration of Effect	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
South Barking											
Short Term	--	--	-	--	-	--	-	++	--	-/+	-
Medium Term	--	--	-	--	--/++	--	-	++	--	-/++	--
Long Term	+	--/+	-	--	++	--/+	++	0	-	-/++	--
Wychavon Town											
Short Term	--	--	-	-	--	--	-	-	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--	--	-/++	--
Long Term	+	--/+	-	-	++	--	--	--	--	-/++	--

- 5.8.4 Overall, the significant effects identified for the alternative broad locations are similar to the broad locations proposed in the draft programme (**Table 5-6**) and summarised earlier in **Section 5.4**. The scale of development, size of the broad locations and presence of sensitive receptors at the alternative broad locations means that there are no substantial differences to highlight in terms of significant effects on the SEA objectives.
- 5.8.5 There are differences identified between the different types of broad locations, i.e. predominantly urban regeneration, predominantly greenfield and mixed land use types. For example, the Plymouth alternative broad location is likely to have a positive effect on the Land Use, Geology and Soil SEA objective compared to a negative effect identified for the preferred broad locations that could result in the loss of greenfield/ agricultural land (in particular Tempsford, but including Brabazon and the West Innovation Arc, Crews Hill and Chase Park and Milton Keynes). However, it is recognised that there are a range of factors to consider in terms of broad locations and their ability to deliver the New Town Programme objectives. The Government's methodology for assessing broad locations and outline reasons for their selection and rejection are presented in **Section 2.4**.

6. Conclusions, Next Steps and Monitoring

6.1 Conclusions

- 6.1.1 The assessment of the draft New Towns Programme has identified that there is the potential for significant positive effects in the medium and long term in relation to the Population SEA objective. It is recognised that there is a national housing crisis and the scale of growth proposed through the draft programme will assist to address this in part, helping to meet identified housing needs and wider infrastructure needs and, in-turn, supporting health and wellbeing, as well as national economic growth.
- 6.1.2 The assessment identified that there is the potential for significant negative effects against a number of SEA objectives, including those relating to Biodiversity, Flora and Fauna, Historic Environment, Land Use, Geology and Soils, Materials and Waste, and Water. These could arise as a result of the delivery of large-scale housing growth and associated infrastructure in broad locations that could have impacts on sensitive receptors, including internationally designated sites for biodiversity and nationally designated biodiversity and heritage assets. Development in new towns will be subject to meet the statutory requirement for 10% biodiversity net gain where not exempt, thereby contributing to nature's recovery. Alignment with the NPPF will mean the mitigation hierarchy is applied to protect biodiversity and may also help to maximise any benefits, for example providing opportunities to secure wider biodiversity enhancements and environmental gains. There is likely to be a significant loss of greenfield and agricultural land, and the scale of proposed growth will require significant natural resources (materials and water) to deliver.
- 6.1.3 There will be the potential to reduce the significance of identified adverse effects of new towns through the identification and implementation of mitigation through lower level plan-making and the ongoing development of proposals, informed by environmental assessment (including project level Environmental Impact Assessments (EIA) where appropriate) and engagement with communities and other stakeholders. Early feedback from Historic England on the SEA findings noted that while the assessment identifies the potential for significant negative effects on the historic environment in some of the proposed broad locations (as a result of the scale of growth and presence of nationally designated heritage assets), it may be possible to mitigate some of these impacts. There is scope, through positive integration of heritage assets and features of the historic environment, to support effective placemaking and the development of new towns with a strong identity based on a sense of their past as well as future. This will also help to integrate development alongside existing settlements and communities.
- 6.1.4 It is noted that the Government's draft New Towns Programme consultation document states that, *"Large-scale housing delivery comes with both positive and negative environmental impacts. The findings of the SEA Environmental Report, in particular the assessment of proposed new town locations which are presented pre-mitigation, are consistent with the types of positive and negative impacts seen in large-scale housing delivery, and our assessment is*

that development through our proposed New Towns programme will support wide-ranging societal benefits and better overall outcomes to meet the need for housing and economic growth, particularly once appropriate mitigations have been put in place.”

6.2 Monitoring of Environmental Effects

- 6.2.1 The SEA Regulations require the significant environmental effects of the draft New Towns Programme are to be monitored. The monitoring can help to answer questions such as:
- Were the SEA predictions of effects accurate?
 - Are mitigation measures performing as well as expected?
 - Is the New Towns Programme resulting in any unforeseen effects? Are there any adverse effects and it action needed to address them?
- 6.2.2 Suggested indicators that could comprise the monitoring framework are detailed in **Appendix J**. Potential monitoring measures will be confirmed in the Post Adoption Statement that is produced following adoption of the New Towns Programme.

6.3 Next Steps

- 6.3.1 The Government’s draft proposals for the New Towns Programme and accompanying documents including the Environmental Report will be published for consultation. The Government will take into account the responses received during the consultation before confirming the policies and the broad locations that will be progressed as the New Towns Programme in pursuit of its stated objectives.
- 6.3.2 In conjunction with publishing the final proposals, a Post Adoption Statement will be issued (to meet the requirements of SEA Regulation 16(4)). This will set out the results of the consultation and SEA processes and the extent to which the findings of the SEA have been accommodated in the Government’s final proposals.
- 6.3.3 The consultation will run for eight weeks from 23 March to 19 May. The survey will be available for consultees to complete on Citizen Space and will consist of a combination of multiple choice and open-text questions. Consultees will also be able to respond via email at newtownsconsultation@communities.gov.uk and will be encouraged to use a template which replicates the Citizen Space online survey.



Appendices

Appendix A – Quality Assurance Checklist

The Government's Guidance on SEA³⁰ contains a quality assurance checklist to help ensure that the requirements of the SEA Regulations are met. Those requirements have been set out below in **Table A-1**.

Table A-1 Quality Assurance Checklist

Item	Where this has been addressed
Objectives and Context	
The plan's purpose and objectives are made clear.	Section 2 (The New Towns Programme) of the Environmental Report sets out the Programme's purpose and objectives.
Environmental issues and constraints, including international and environmental protection objectives, are considered in developing objectives and targets	Environmental issues and constraints are identified in Section 3.3 (Baseline Characteristics) and Appendix D (Baseline Characteristics). International and environmental protection objectives are identified in Section 3.2 (Review of Plans and Programmes) and Appendix C (Review of Plans and Programmes). The above informed the identification of key issues in Section 3.4 (Key Issues). These informed the development of the SEA framework of objectives in Section 4.2 (Assessment Scope).
SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate	SEA framework of objectives is presented in Section 4.2 (Assessment Scope) and these informed the identification of proposed monitoring indicators in Section 6.2 (Monitoring of Environmental Effects) Appendix J (Potential Monitoring Indicators).
Links with other related plans, programmes and policies are identified and explained.	Links with other plans policies and programmes are provided in Section 3.2 (Review of Plans and Programmes) and Appendix C (Review of Plans and Programmes).

³⁰ ODPM et al (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Available online at: <https://assets.publishing.service.gov.uk/media/5a78ec0740f0b62b22cbddd2/practicalguidesea.pdf> [Accessed 05/11/2025]
 New Towns Programme – Strategic Environmental Assessment
 Environmental Report
 19-03-2026 | UK-70119247.1358

Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	A compatibility test of the SEA framework objectives against the Programme's objectives is presented in Section 5.2 (Programme Objectives).
Scoping	
Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report	The statutory consultees were consulted on the Scoping Report in December 2025. Comments received and how they have been taken into account are presented in Appendix B (Schedule of Scoping Report Consultation Comments).
The assessment focuses on significant issues.	Key sustainability issues have been identified in Section 3.4 (Key Issues) and these informed the development of the SEA framework of objectives in Section 4.2 (Assessment Scope).
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit	Section 4.4 (Technical Difficulties) discusses difficulties encountered in undertaking the assessment.
Reasons are given for eliminating issues from further consideration.	No issues have been scoped out, see Section 4.2 (Assessment Scope).
Alternatives	
Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant.	Section 2.4 (Reasonable Alternatives to the Draft New Towns Programme) sets out how reasonable alternatives have been identified.
The environmental effects (both adverse and beneficial) of each alternative are identified and compared	The summary findings of the assessment of reasonable alternatives are presented in Section 5.8 (Reasonable Alternatives) and the detail provided in Appendix I (Assessment of Reasonable Alternatives).
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained	The reasonable alternatives are identified in Section 2.4 and the findings of the assessment are presented in Section 5.8 and Appendix I .
Reasons are given for selection or elimination of alternatives.	The Government's outline reasons for selection or elimination of alternatives is provided in Section 2.4 (Reasonable Alternatives to the Draft New Towns Programme).
Baseline Information	

Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described.	This is addressed in Section 3.3 (Baseline Characteristics) and Appendix D (Baseline Characteristics).
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	This is addressed in Section 3.3 (Baseline Characteristics) and Appendix D (Baseline Characteristics). Please also refer to Section 4.2 (Assessment Scope).
Difficulties such as deficiencies in information or methods are explained.	Assumptions and uncertainties encountered have been documented throughout the report and assessment, see Section 4.4 (Technical Difficulties), Appendices F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
Prediction and evaluation of likely significant environmental effects	
Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate	This is addressed in Section 4.2 (Assessment Scope), Section 5 (Assessment of the Draft New Towns Programme), Appendices F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.	This is addressed in Section 4.3 (Assessment Methodology), Section 5 (Assessment of the Draft New Towns Programme), Appendices F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
Likely secondary, cumulative and synergistic effects are identified where practicable.	Cumulative effects have been identified in Section 5.5 (Cumulative, Synergistic and Secondary Effects) and Appendix H (Assessment of Cumulative Effects).
Inter-relationships between effects are considered where practicable.	Inter-relationships between effects are identified in the assessment commentary, where appropriate. See Section 5 (Assessment of the Draft New Towns Programme), Appendices F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds	These have been used and detailed where appropriate within the commentary for assessment. Refer to Section 4 (SEA Framework and Methodology) and

	Appendices E (Definitions of Significance), F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
Methods used to evaluate the effects are described.	These have been detailed in Section 4 (SEA Framework and Methodology).
Mitigation Measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated.	These have been outlined in Section 5.7 (Mitigation and Enhancement) and where relevant through the assessments in Appendices F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
Issues to be taken into account in project consents are identified.	These have been provided where relevant in Appendices F (Assessment of Draft Programme Policy), G (Assessment of Broad Locations), H (Assessment of Cumulative Effects) and I (Assessment of Alternative Broad Locations).
The Environmental Report	
Is clear and concise in its layout and presentation	The Environmental Report is clear and is as concise as possible.
Uses simple, clear language and avoids or explains technical terms	Clear non-technical language has been used throughout and a Non-Technical Summary provided.
Uses maps and other illustrations where appropriate.	Figures and tables have been used to present information where appropriate.
Explains the methodology used.	The methodology is set out in Section 4 (SEA Framework and Methodology).
Explains who was consulted and what methods of consultation were used.	The statutory consultees were consulted on the Scoping Report in December 2025. Comments received are presented in Appendix B .
Identifies sources of information, including expert judgement and matters of opinion.	The Environmental Report is fully referenced throughout. Where expert judgment has been applied this has been clearly stated.
Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options	A non-technical summary has been included within the Environmental Report and separately.

considered, and any changes to the plan resulting from the SEA.	
Consultation	
The SEA is consulted on as an integral part of the plan-making process	The Scoping Report was sent to statutory consultees in December 2025 and the responses have been recorded in Appendix B . The statutory consultees and wider stakeholders, including the public, will have an opportunity to review and comment on the Environmental Report alongside the draft New Towns Programme.
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	The statutory consultees and wider stakeholders, including the public, will have an opportunity to review and comment on the Environmental Report alongside the draft New Towns Programme.
Decision-making and information on the decision	
The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme	Responses received to the Scoping Report have been taken into consideration, see Appendix B . Responses received on this Environmental Report will be reviewed and taken into account once available.
An explanation is given of how they have been taken into account.	This will be detailed in the post-adoption statement, which will be produced once the Programme has been adopted.
Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered.	Section 2.4 presents the Government's outline reasons for selecting the preferred draft programme in light of reasonable alternatives.
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	Proposed monitoring measures are set out in Section 6.2 and Appendix J . Measures have been linked specifically to SEA objectives.
Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	This will be detailed in the post-adoption statement, which will be produced once the Programme has been adopted.
Monitoring enables unforeseen adverse effects to be identified at an early stage.	Proposed monitoring measures are set out in Section 6.2 and Appendix J . Where possible these are

(These effects may include predictions which prove to be incorrect.)	identified for each SEA objective to allow for identification of any unforeseen effects.

Appendix B – Schedule of Scoping Report Consultation Comments

Table B-1 Schedule of comments received on the Scoping Report and how they have been taken into account

ID	Consultee	Para	Comment	How has the comment been taken into account?
1	Environment Agency	1.4.5 and 1.4.9	How will recommendations from the assessment of the polices inform the preferred broad locations, and assessment of alternatives? We suggest that further clarity is provided within the Environmental Report.	Noted, there are a range of factors to consider in terms of broad locations and their ability to deliver the New Town Programme objectives. The Government's methodology for assessing broad locations and outline reasons for their selection and rejection are presented in Section 2.4.
2	Environment Agency	Table 2.1 Key Objectives (and Appendix B Review of Plans & Programmes)	Relevance of Plans & Programmes - As currently presented, the relationship between the review of plans and programmes and the New Towns programme is missing. We suggest that the information presented Table 2.1 and Appendix B is updated (and included in Environmental Report), to provide a summary on how the plans and programmes relate to the New Towns Programme. This should demonstrate the relevance of the plan or programme.	Noted. A summary for each relevant plan and programme is provided in Appendix C – of this Environmental Report. The relationship to the New Towns Programme and SEA is then provided in the final column through the identification of the relevant SEA Topic.

3	Environment Agency		The Scoping Report should identify the key issues likely to be affected by the New Towns Programme, including those linked to major infrastructure systems. It is unclear how key significant infrastructure has been considered within the Scoping Report. We recommend that key significant infrastructure (such as major transport corridors, energy networks, water infrastructure, strategic utilities, ports, etc.) must be identified and addressed as part of the assessment. This is because these assets: - influence the environmental baseline, - act as major constraints or opportunities, - may experience cumulative impacts from the proposed New Towns Programme, and - shape the SEA scope and assessment methods.	The SEA Scoping Report identifies the key issues/ existing environmental problems that are relevant for the New Towns Programme in line with the requirements of the SEA Regulations. It does not set out key issues for all types of major/ significant infrastructure. Nationally significant infrastructure is referenced in relation to the Planning Act (2008) in the plans and programme review presented in Appendix C – of the Scoping Report. The interactions between the draft New Towns Programme and NSIPs is also considered in Section 5.5 of this Environmental Report.
4	Environment Agency	3.2.14.	Positive to see reference to Local Nature Recovery Strategies (LNRS) but there is opportunity to reinforce their importance - currently only refers to Local Wildlife Sites as contributing to LNRS. We recommend that an additional paragraph is inserted, or this paragraph 3.2.14 expanded to refer to LNRS in more detail i.e. how many there are published/in preparation in the New Towns proposed areas. We also recommend a reference to BNG in this section too i.e. the number of Biodiversity Gain Sites on the national biodiversity gain sites register - GOV.UK. These are not statutory designations but are of equal importance as invasive non-native species (INNS), which warrant a separate paragraph.	Noted, additional text has been included to reflect this comment in Appendix D – .

5	Environment Agency	3.2.34, Table 3-6	The official definition of Flood Zone 2 does not include Flood Zone 3, whereas footnote 48 confirms that, in this table, Flood Zone 2 has been combined with Flood Zone 3. The Flood Zone 2 row should be re-named 'Flood Zone 2 or 3' for clarity. Footnote 48 also implies that Flood Zones 2 and 3 overlap. This is incorrect; the layers are separate. We recommend the addition of a row 'Flood Zones plus climate change'. This layer is available on the Flood Map for Planning and Defra Data Services Platform and shows the combined extent of Flood Zones 2 and 3 taking account of the possible effects of climate change over the next century. This will provide an indication of how risk to the affected area could increase in extent throughout the lifetime of the development. This should also be referenced in the future baseline section from 3.3.17. We also recommend the addition of surface water information to the table as this will also need to be assessed and mitigated in any development location and design. We recommend use of the 0.1% AEP present day surface water flood risk extent from the Flood Map for Planning. We anticipate the publication of surface water climate change information in coming months. Once available we would also recommend the inclusion of these surface water climate change extents – including in the future baseline section from 3.3.17. Consideration should be given to the inclusion of reservoir flood risk information, as found on the Check your long term flood risk service. Such risks would need to be assessed and safely managed at application stage. Development within areas at risk of reservoir flooding also have the potential of imposing new regulatory burdens on existing reservoir owners. Planning guidance makes clear that developers should be expected to cover any additional costs of this sort, so it is important this is covered in the SEA if reservoir risk is relevant to any of the proposed sites. The table could include an additional row which assesses combined risk - the percentage of the area shown as being at risk of any source of current or future flooding from rivers, sea and surface water.	Noted, footnote amended to reflect this comment in Appendix D – .

6	Environment Agency	3.3.12-3.3.13	Several predictions are presented out to ‘the end of the 21st Century’. This ~75 year time horizon is too limited as a planning horizon for New Towns. Planning guidance is clear that for development that ‘would create significant land-use change such as a new settlement or substantial urban extension, it may be appropriate to consider a longer period for the lifetime of development when assessing the potential impacts of climate change’. The Environment Agency’s Flood risk assessment: climate change allowances are also clear that proposals for new settlements or significant urban extensions are also likely to need to assess credible maximum climate change scenarios so as to test their resilience and ability to adapt to more extreme climate scenarios. We advise that the SEA should give robust consideration of both time horizons significantly beyond a hundred years, and of credible maximum climate change scenarios.	Noted, this section relates to the evolution of the future baseline and does not seek to limit the consideration of likely significant effects beyond 75 years. The temporal scope for the SEA is presented in Section 4.2 , with the long term covering timescales beyond 25 years.
7	Environment Agency	3.3.13	Longer-term changes should be considered and more detail added from the EA’s climate change allowances. We recommend that projected changes are included from the Environment Agency’s Flood Risk Assessment: climate change allowances for the longest time horizons provided. These should cover sea level rise, peak rainfall intensity, and peak river flow as a minimum. Reference could also be made to the credible maximum scenarios provided – although please note that these are awaiting updates based on new climate change science. Given the long lifetime of new settlements, likely well beyond 100 years, it may also be relevant to include reference to the exploratory marine projections from UKCP18 which provide projections for sea level rise to 2300.	Noted, additional text has been included to reflect this comment in Appendix D – .

8	Environment Agency	3.3.17	Reference should be made to the latest capital programme. The current Programme of flood and coastal erosion risk management (FCERM) schemes runs from April 2024 to March 2025. Government has assigned £4.5bn to the next investment programme which will run from April 2026 until March 2029. This is in the context of the government's 10-year infrastructure strategy which includes a commitment to of £7.9bn for flood and coastal risk management.	Noted, additional text has been included to reflect this comment in Appendix D – .
9	Environment Agency	3.3.17	We note the omission of coastal change from the SEA. We strongly recommend assessing the proposed locations against potential risk of coastal erosion, as shown on the national coastal erosion risk map, recognising this is most likely to be relevant to only a few locations. There is also no reference to tidal/wave action or critical drainage areas, which could affect some locations as sources of flooding.	Noted, this will be taken into consideration through the assessment of any broad locations where relevant.
10	Environment Agency	3.3.17	Suggest explicit recognition of the need for climate adaptation and potential for 'coastal squeeze' which will need to be mitigated for locations situated near coasts and estuaries (e.g. Plymouth, Thamesmead)	Noted, additional text has been included to reflect this comment in Appendix D – .
11	Environment Agency	3.2.77	EPR for commercial packaging in the UK requires producers to collect and report detailed data on the packaging they place on the market, including material type (plastic, glass, paper), weight, packaging tier (primary, secondary, transit), activity (supplied, imported), and end-of-life waste type, with large producers reporting semi-annually and smaller ones annually, covering costs for recycling and disposal through fees, and needing evidence like PRNs/PERNs. Data submission involves government portals, using specific codes and methodologies, and distinguishing between household and non-household packaging, with reporting frequencies and thresholds (turnover >£1m/50 tonnes) determining obligations.	Noted, no change.

12	Environment Agency	3.2.100	Please add these two designations to the baseline.	Noted, additional text has been included to reflect this comment in Appendix D – .
13	Environment Agency	Table 3-20	For example, in relation to Marcombe, development on a similar scale on that side of Exeter has previously been connected to South West Water's sewerage network that drains to Countess Wear STW. Countess Wear discharges to the Exe, whereas the Scoping Report only makes reference to the Clyst and Culm catchment. Consideration should be given to which catchment effluent from a development will potentially discharge into based on existing sewerage networks in the area, as well as local impacts in relation to the immediate catchment, if different.	Noted, the level of information currently presented within the baseline information is considered proportionate for a national level programme and meets the requirements of the SEA Regulations. No change.
14	Environment Agency	3.2.104-105 and 3.3.13	Reference to Environment Agency water stressed areas (2021) 'serious' classification is welcome but should not be assumed to mean that New Towns outside of this classification do not have pressures on water availability, especially given their significant scale. The use of the water stress determination is primarily to allow water companies to consider compulsory metering in their Water Resources Management Plans. Use for other purposes, such as development planning or water resources planning, requires additional, more detailed information.	Noted, the scale of upgraded and/ or new wastewater infrastructure required to serve New Towns is not known at this stage. This will be considered through lower level plans and allocations supported by further environmental assessments.
15	Environment Agency	3.2.1-3.2.7	AQMA's are a tool to determine the current 'state' of air quality/ pollution in England, but it is not the only metric/ tool. Section 3.2.5 mentions the monitoring network, however the baseline information only seems to be proposed to be taken from the AQMA network/ mapping. The AURN network should be used in corroboration with the AQMA mapping to determine best places to locate sites, preferably further away from poorly performing monitors the better. Other data sets that could be used to determine a priority placement of New Towns could include the LAQM network (Local Authority air quality monitoring), modelling data like DEFRA modelled background concentrations, and satellite-based datasets like CAMS or the National Atmospheric Emissions Inventory. A mixture of datasets rather than AQMA's alone, should be used to determine the baseline when considering placement of a new town in the assessment matrix.	Noted, the level of information currently presented within the baseline is considered proportionate for a national level programme and meets the requirements of the SEA Regulations. No change.

16	Environment Agency	3.3	Future baseline has no reference to the deployment of net zero technologies and the environmental capacity that these may require especially in industrial clusters e.g. HyNet cluster. In some instances, there may be multiple of government ambitions that are competing for the same environmental capacity. This should be referenced and considered in-combination to identify opportunities relating to associated infrastructure and mitigation for limited environmental capacity early. Non clustered net zero technologies e.g. green hydrogen production and new proposals like data centres which may be earmarked for development near to proposed New Towns which should be considered specifically in the SEA future baseline to flag early engagement and cross government working to identify solutions to these competing priorities early.	Noted, the current level of information is considered proportionate for a national level programme and in line with the requirements of the SEA Regulations. No change.
17	Environment Agency	4.5.1	We recommend the addition of a new bullet point reading - 'The need to incorporate sustainable drainage systems designed in accordance with the national standards for sustainable drainage systems'.	Noted, additional text has been included to reflect this comment in Appendix D – .
18	Environment Agency	4.5.1	The language should be softened to make clear that the need for flood risk management assets is a potential only, not a certainty. It may be the case that adequate assets exist already, or it may be feasibly to adequately mitigate flood risk without the need for new assets, for example through site layout avoiding areas at risk.	Noted, additional text has been included to reflect this comment in Appendix D – .
19	Environment Agency	4.2.1	New Towns will need industry to thrive and to present waste management solutions or to attract businesses for employment and manufacture. These activities will increase pollution into the air. This means that industrial activities will need to be carefully planned into New Towns and should also be planned with neighbouring industrial sources in mind. The EIP requires that PM2.5 exposure is not only reduced to 10ug/m3 as an annual target, but importantly for New Towns, a population exposure reduction target of 30%, meaning that industrial activities need carefully planning in relation to residential housing and other sensitive receptors, and New Towns planned based on the potential sources nearby to achieve this.	Noted, no change.

20	Environment Agency	4.3.1	The need to meaningfully - replace with 'measurably' contribute towards national Government biodiversity targets for both species and habitats and deliver at least a 10% net gain in biodiversity in new developments. The need to deliver high quality blue and green infrastructure in accordance with Green Infrastructure Standards. The need to improve the condition and resilience of priority habitats, and SSSIs, and increase priority species, in order to restore populations of these species to deliver the Government's Environmental Improvement Plan Targets The need to fulfil statutory obligations to have regard to LNRS, take account of them in plan making and maximise opportunities to support the delivery of LNRS' by creating wildlife corridors and connecting habitats.	Noted, additional text has been included to reflect this comment in Appendix D – .
21	Environment Agency	4.3.1	Propose amending the opening sentence to 'loss, degradation, and fragmentation'.	Noted, additional text has been included to reflect this comment in Appendix D – .
22	Environment Agency	4.3.1	There is a collective ambition by local leaders in the Oxford to Cambridge geography to achieve 15% BNG.	Noted, no change.
23	Environment Agency	4.4	Key issues could be strengthened through reference to the deployment of net zero technologies and the environmental capacity that these may require especially in industrial clusters e.g. HyNet cluster. In some instances, there may be multiple government ambitions that are competing for the same environmental capacity. This should be referenced and considered in-combination to identify opportunities relating to associated infrastructure and mitigation for limited environmental capacity early. Non-clustered net zero technologies e.g. green hydrogen production and new proposals like data centres may be earmarked for development near to proposed New Towns which should be considered specifically in the key issues, to flag early engagement and cross government working to identify solutions to these competing priorities early.	Noted, no change.
24	Environment Agency	4.6.1	The development of New Towns will have internal and external noise impacts where there are intensifications / combined effects of existing transport infrastructure	Noted, additional text has been included to reflect this comment in Appendix D – .

25	Environment Agency	4.6.1	Please reference Bathing Waters designations re: leisure and water quality	Noted, additional text has been included to reflect this comment in Appendix D – .
26	Environment Agency	4.9.1	Suggest adding reference to the opportunity to remediate historic contamination, using an additional bullet: - The need to remediate contaminated land and ensure after remediation, land should not be capable of being determined as contaminated land (under Part IIA of the Environmental Protection Act 1990). Critical if New Towns are proposed on former airfields, where PFAS and other emerging contaminants of concern might be present.	Noted, additional text has been included to reflect this comment in Appendix D – .
27	Environment Agency	4.10.1	Suggest adding: At bullet 3 – reduce food waste and better manage other biogenic waste streams. New bullet 4 – to reduce the use of virgin materials in construction, and to recover at the highest quality and value, materials resulting from construction and demolition (through the use of Resource Frameworks and Quality protocols). New bullet 6 – safeguard minerals reserves and sites for the handling, storage and treatment of waste.	Noted, additional text has been included to reflect this comment in Appendix D – in relation to the safeguard of sites for the handling storage and treatment of waste.
28	Environment Agency	4.12	Suggest adding opening sentence to highlight New Towns are an opportunity to take ‘An integrated approach to water; improved water provision and management; reduced flood risk and enhanced flood resilience; improved efficiency of use; improved water quality; and protection of the water environment.’	Noted, no change as this would introduce inconsistency between the SEA topics.
29	Environment Agency	4.12.1	Propose amending to ‘The need to promote the efficient and sustainable use of water resources, including appropriate water reuse’	Noted, amendment has been made to reflect this comment in Appendix D – .
30	Environment Agency	4.12.1	Suggest adding a reference to the importance of protecting groundwater bodies	Noted, amendment has been made to reflect this comment in Appendix D – .

31	Environment Agency	4.12.1	Propose amending to 'The need to protect, restore, manage and enhance the quality of water sources ...'	Noted, amendment has been made to reflect this comment in Appendix D – .
32	Environment Agency	4.12.1	Propose amending to 'The need to protect, restore, manage, and enhance wetland sites, natural waterbody function, and watercourse ecology'	Noted, amendment has been made to reflect this comment in Appendix D – .
33	Environment Agency	4.12.1	Needs to include consideration of water quality being impacted by legacy land (soil) contamination, where possible to remediate and mitigate as appropriate	Contaminated land has been included as a key issue under the Land Use, Geology and Soils SEA objective. See Section 3.4 .
34	Environment Agency	5.2.5 - 5.2.7	The time horizons proposed (~75 year) should be extended when assessing the environmental effects to/from New Towns throughout the full, anticipated lifetime of such proposals. Planning guidance is clear that for development that 'would create significant land-use change such as a new settlement or substantial urban extension, it may be appropriate to consider a longer period for the lifetime of development when assessing the potential impacts of climate change'. We recommend that a period significantly in excess of a hundred years is necessary when assessing environmental effects to/from New Towns. Reference should be made to Flood risk assessment: climate change allowances which provide allowances for peak rainfall intensity, peak river flow and sea level rise out to 2125. Exploratory marine projections for sea level rise are available out to 2300, but there are currently no allowances provided for either peak rainfall intensity or peak river flow beyond 2125. The SEA will need to propose a methodology on how to assess these risks beyond 2125. This is likely to involve a precautionary approach to selecting from	Noted. The temporal scope proposed within the Scoping Report includes the long term, which is beyond 25 years. There is no suggestion that assessment will not consider potential effects after a specified timescale, for example, over 50 or 75 years. As a result, the proposed timescales are considered sufficient to undertake the assessment of the New Towns Programme.

35	Environment Agency	5.3.2 Table 5-1	The first bullet point should be amended to: to direct development away from all sources of current and future flood risk. It could also be re-framed as steering development to those areas at lowest risk. The first bullet point could be clarified to make clear that it could refer to both site selection and site layout. Amend to – ‘Direct development away from areas at risk of any source of current or future flood risk through site selection and site layout’. A new bullet point should be added reading - ‘If flood risk areas cannot be avoided, directing the most vulnerable uses to the areas at lowest risk and vice versa’. The second bullet point should be amended to reflect NPPF (para 172) policy which encourages the use of natural flood management approaches. Add the following - ‘including through the use of natural flood management techniques’. A new bullet point should be added to discourage physical modifications such as new culverting, and to encourage river re-naturalisation such as through culvert removal, reading - ‘Discourage new physical modifications to watercourses (e.g. culverting) and encourage river re-naturalisation (e.g. culvert removal)’ The third bullet point should be amended to refer to ‘flood risk management infrastructure’ instead of ‘flood defences’ so as to encompass a broader range of resilience measures.	Noted, additional text has been included to reflect this comment in SEA Framework and Methodology of the Environmental Report.
36	Environment Agency	Table 5-1	Suggest a commitment, to facilitating / enabling the circular economy at a community level within New Towns. Also suggest addition to wording to ‘making best use of existing facilities’, and a commitment to the handling storage and treatment of materials and waste from New Towns, as close to the new development as is practicable.	Noted, additional text has been included to reflect this comment in SEA Framework and Methodology of the Environmental Report.

37	Environment Agency	Table 5-1	A more holistic assessment of the climate risks, rather than just the quality of plans in place to address the risks, would be welcome. To assess the vulnerability of a site to climate change, consider: the current and future exposure to different hazards (sea level rise, extreme heat etc), the sensitivity of the site to these hazards (e.g. a wetland would be sensitive to drought, a sports ground would be sensitive to extreme heat), and the adaptive capacity of these sites (i.e. how much they can do to manage the climate risks). This report from the Peak District national park gives an explanation of the principle.	Noted, the guide questions are considered suitable to inform the assessment of a strategic programme and issues such as flood risk and water resources are dealt with under separate SEA objectives.
38	Environment Agency	5.4 Table 5-1	The SEA objectives should reflect the requirements of the Noise Policy Statement for England (NPSE). Existing industry impactors need to be considered as building residential adjacent to existing or proposed industry cannot be 'engineered out' as heavier sectors are incompatible from an air quality, odour and noise perspective.	While noise is not specifically referenced in SEA Framework and Methodology of the Environmental Report, noise pollution is identified as having impacts on biodiversity, population and health and wellbeing within the Scoping Report.
39	Environment Agency	5.5	We recommend that a clear narrative is included in the Environment Report that details and explains the approach to cumulative impact assessment at the New Towns programme level. We also recommend that additional wording is included that covers the approach to cumulative assessment for the locational/lower tier SEA's.	Noted, no change.
40	Environment Agency	Table 5-1	SEA Objectives: To protect, restore and enhance biodiversity (habitats, species and ecosystems) working within environmental capacities and limits to contribute to ecosystem resilience and habitat connectivity and deliver measurable net biodiversity gain at a strategic landscape scale, thereby helping deliver the EIP nature recovery targets.	Noted, the objective is considered sufficient at this stage and the proposed change would introduce inconsistencies between objectives by referencing specific plans/programmes and targets.

41	Environment Agency	Table 5-1	Suggest amending Guide Question to: Will the draft programme Provide significant opportunities to deliver at least 10% biodiversity net gain in a way that delivers biodiversity net gain at a strategic landscape scale?	Noted, the guide questions are considered sufficient at this stage considering the strategic nature of the programme and assessment. The nature and scale of BNG to be delivered will be determined through lower level plans and applications and supported by further environmental assessments.
42	Environment Agency	Table 5-1	Suggest including reference to environmental inequalities	Noted, text has been included to reflect this comment in SEA Framework and Methodology of the Environmental Report.
43	Environment Agency	Table 5-1	Propose this additional objective wording '... adopting an integrated approach to water provision and management	Noted, text has been included to reflect this comment in SEA Framework and Methodology of the Environmental Report.
44	Environment Agency	Table 5-1	Suggest reference to also needing to remediate, mitigate, despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Especially where New Towns are proposed on former airfields where PFAS and other emerging contaminants are likely to be present.	Noted, text has been included to reflect this comment in SEA Framework and Methodology of the Environmental Report.
45	Environment Agency	Table 5-1	Include a link to water quality affected by legacy land (soils) contamination, and a need to remediate and mitigate as appropriate.	Noted, no change. Reference to the presence of contaminated land and its remediation is provided under the land use, geology and soils SEA topic.

46	Environment Agency	Table 5-1	Even with emissions hoping to be 'minimised', it is also important to minimise 'exposure to' - a principle taken from the Environmental Improvement Plan (EIP) and which many Local Authorities are working on, with school streets, green walks and other initiatives. The ambition of this programme should aim for air quality positive. As an overarching high-level objective/ aim, the wording is fine, but we would like to see some more local level detail as the plans unfold and more information becomes available in subsequent documents.	Noted.
47	Environment Agency	5.5	Suggest clear reference to domestic and non-domestic water use, infrastructure and wastewater treatment here	Noted, additional text has been included to reflect this comment in Appendix D – .
48	Environment Agency	6.2.2	An explanation should also be included that demonstrates how the SEA process has influenced the New Towns programme.	The Post-Adoption Statement will demonstrate how the SEA has influenced the New Towns Programme, in line with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.
49	Environment Agency	6.2.2	To ensure compliance with Schedule 2, add an additional purpose explaining alternatives and why chosen options were selected (along the following): -to identify, assess and compare reasonable alternatives to the draft New Towns proposals and explain the reasons for selecting the preferred approach.	Noted, this is provided in Section 2.4 of this Environmental Report.
50	Environment Agency	6.2.3	We acknowledge that this section sets out indicative contents of the ER. We would expect to see within the chapter outlining likely significant effects, that the following are also included: - •secondary effects •synergistic effects •short, medium, and long-term effects •permanent and temporary effects •positive and negative effects	Noted, this Environmental Report includes the information required in Schedule 2 of the SEA Regulations. Please refer to Table 1-1 .

51	Environment Agency	6.2.3	We highlight the importance of including a narrative (within the implementation and monitoring chapter) which addresses the unforeseen consequences of implementing the New Towns Programme, and how this will be monitored and reported on.	Noted, this will be reflected in the Environmental Report in Section 6.2 .
52	Environment Agency	Appendix B	The new EIP was published in December 2025, which might have implications for the SEA (Annex 2 includes the revised targets). The link is Environmental Improvement Plan (EIP) 2025 - GOV.UK.	Noted, additional text has been included to reflect this comment in Appendix C .
53	Environment Agency	Appendix B	Add reference to Noise Policy Statement for England (NPSE)	Noted, additional text has been included to reflect this comment in Appendix C .
54	Environment Agency	Appendix B	Has links to a wider range of SEA topics than indicated, for example include Water and Air Quality	Noted, additional text has been included to reflect this comment in Appendix C .
55	Environment Agency	Appendix B	Has links to a wider range of SEA topics than indicated, for example include Water and Air Quality	Noted, additional text has been included to reflect this comment in Appendix D – .
56	Environment Agency	Appendix B	Has links to a wider range of SEA topics than indicated, for example include Water and Air Quality	Noted, additional text has been included to reflect this comment in Appendix C .
57	Environment Agency	Appendix B	Has links to a wider range of SEA topics than indicated, for example include Water and Air Quality	Noted, additional text has been included to reflect this comment in Appendix C .
58	Environment Agency	Table B-3	Locations 1-12 list only adopted plans but should also reference any emerging Local Plans as they are a material consideration in the planning system / process	Noted, at this stage reference to the currently adopted plans is considered sufficient for the purposes of the plans and programmes review.

59	Environment Agency	Appendix B	Update to reflect the Planning and Infrastructure Bill received Royal Assent and became an Act in December 2025	Noted, additional text has been included to reflect this comment in Appendix C .
60	Environment Agency	Table B-1	Add reference to Directive (EU) 2025/2360 of the European Parliament and of the Council of 12 Nov 2025 on soil monitoring and resilience (Soil Monitoring Law)	Noted, additional text has been included to reflect this comment in Appendix C .
61	Environment Agency	Table 2.1	The air quality wording in this table should also consider reducing exposure to, not only reducing emissions or maintaining or enhancing, but considering public exposure.	Noted, additional text has been included to reflect this comment in Appendix D – .
62	Environment Agency	Table B-1	Suggested additional references are: -Gothenburg protocol (transpires into NECR (2018)) -WHO global Air Quality guidelines	Noted, no change. The Scoping Report already includes reference to the NECR Directive and Regulations. The WHO global air quality guidelines is not an adopted plan or programme that sets a legally binding standard.
63	Environment Agency	Table B-2	Suggested additional references are: -Air Quality Standards Regulations 2010 -Environmental Permitting Regulations 2016 - for all regulated waste and some industrial activities- Emission limit values and emission control (Environment Assessment Levels).	Noted, additional text has been included to reflect this comment in Appendix C .
64	Environment Agency	Table B-3	Suggested additional references are: - Air Quality positive - new development design and planning. Air Quality Positive guidance London City Hall - Non-Road Mobile Machinery (NRMM) - adopt the principles or clean engine technology for building and construction of the town. See Greater London Authority NRMM standards for construction. - Planning and Infrastructure Act 2025 - Air quality design standards for new homes. - Local Plan air quality policies – e.g. London Plan- industrial enclosure, air quality positive, ULEZ (to address air quality inequalities).	Noted, additional text has been included to reflect this comment in Appendix C .

65	Natural England		Natural England consider the baseline is broadly sufficient with air pollution impacts on the natural environment now being included. It now needs to take greater account of the scale of ammonia pollution, nitrogen deposition and acid deposition, and how it contributes to the unfavourable condition of sensitive SSSIs, enriching and degrade habitats over time. The baseline should also provide further clarity on extent to which many designated sites exceed their critical loads. In order to bring these designated sites into favourable condition in line with the targets set out within the Environment Improvement Plan (2025), air pollution will need to be taken into account for all aspects of the construction and operation of the new towns, including the increase in traffic associated with them.	Noted, additional text has been included to reflect this comment in Appendix D – .
66	Natural England	Table 3.5	In Table 3.5, traffic related air pollution pressures affecting sensitive designated sites such as Epping Forest, Oxford Meadows, East Devon Pebblebeds and Manchester Mosses should be more fully reflected.	Noted, the potential implications of increased traffic and associated atmospheric emissions will be explored further through the next stages of the SEA process and the HRA.
67	Natural England	Future baseline	Reliance on future electric vehicle uptake in the future baseline may underestimate continued short to medium-term traffic emissions near designated sites. Existing areas with traffic related air quality strategies (such as Epping Forest) already struggle to address issues from current traffic levels.	Noted, no change.

68	Natural England	Table 5.1	Table 5.1 should include targeted questions on: the effects on designated sites; traffic growth and congestion; emissions associated with waste transport, treatment and disposal; construction phase emissions; loss of buffering habitats. The assessment should explicitly use critical loads and critical levels for screening and impact evaluation. Air quality should be considered across the construction, operational and traffic generation phases. The methodology should follow Natural England's air quality standing advice where relevant	Air quality has been scoped in and included within the SEA framework and will therefore be considered through the next stages of the SEA process. The proposed SEA framework is considered appropriate to undertake the assessment of a national level programme.
69	Natural England		Strategic, programme wide approaches to air pollution mitigation, including low emission design and building, and green and blue infrastructure should be explored.	Noted.
70	Natural England		SEA should identify opportunities to improve air quality to help meet Environmental Improvement Plan targets for designated site condition.	Noted.
71	Natural England		We would welcome the opportunity to work with MHCLG in establishing regional and national air quality delivery plans as part of the Nature Restoration Fund and Environmental Delivery Plans approach. It would also be beneficial to include a suite of built in measures within an air quality management plan for each new town, so that housing/traffic emissions are fully addressed.	Noted.
72	Natural England		Natural England consider the baseline for water resources is heavily focused on Water Framework Directive (WFD) classifications and does not adequately identify water dependent designated sites (SSSIs, SACs, SPAs, Ramsar sites, MCZs) within the buffer area of New Town sites being considered.	Noted, designated sites within the broad locations and within 15km are identified under the biodiversity topic in Appendix D .

73	Natural England	Table 3.4	Table 3.4 applies a search radius of 15km to identify relevant habitat sites that need to be subject to further SEA assessment. For water-dependent designated sites this screening distance is may not be sufficient to identify sites that are potentially vulnerable to, or are already suffering from nutrient pollution. Without mitigation, such sites are likely to deteriorate because of the proposed growth outlined in the New Towns programme. When considering water quality and water resource threat, it is appropriate to screen based on the hydrological catchment of designated sites. Key omissions include the Ouse Washes SAC/SPA/Ramsar and Portholme SAC, both hydrologically connected to proposed locations such as Milton Keynes and Tempsford. Recent evidence shows excessive phosphorus loading combined with low summer water availability reducing water flow at Ouse Washes is resulting in adverse ecological effects which will be exacerbated by climate change.	Noted, it is recognised that there is the potential for impacts to occur outside the 15km search radius. The next stages of the SEA will consider the potential for likely significant effects on designated sites both within and outside the 15km buffer where relevant.
74	Natural England		The scope should reference wider plans and strategies that are critical to understanding the current and future state of water resources, including: • Water Resource Management Plans (WRMP) • Drought Water Management Plans (DWMPs) • Abstraction licences • Water Industry National Environment Programmes (WINEP) • Environmental Delivery Plans (EDPs) • Local Nature Recovery Strategies (LNRS)	Noted, these wider plans and strategies are referenced through the plans and programmes review in Review of Plans and Programmes .
75	Natural England		Additional clarification is needed in the baseline to confirm if 'surface water' is encompassing all freshwater habitats.	Surface water generally refers to water bodies above the ground including rivers, lakes, estuaries and coastal waters.
76	Natural England	4.12	We recommend key issues in section 4.12 for water are broadened to address resilience to drought and climate change, and protection and enhancement of sites beyond WFD sites.	Noted, these issues are already reflected under the climate change SEA topic in Appendix D .

77	Natural England		We advise that: • Water objectives should go beyond non-deterioration to include enhancement and resilience, and not prevent restoration of designated sites, consistent with programme ambitions. • The methodology ensures that impacts on hydrological connectivity and water-dependent designated sites, beyond WFD bodies, are captured. • The assessment considers in combination effects with water related plans and projects. • There is consideration of the importance of SuDS for surface water drainage systems for new infrastructure and development for water quality and quantity, with the proposed addition of a new question in Table 5-1: • Does the programme aim to meet the National standards for sustainable drainage systems (SuDS) - GOV.UK?	Noted, comment will be taken into account through the next stages of the SEA process.
78	Natural England		SEA should recognise the need for strategic nutrient and water management solutions, including Sewage Treatment Work upgrades, nature based Sustainable Urban Drainage Schemes, high water efficiency, and winter storage.	Noted, comment will be taken into account through the next stages of the SEA process.
79	Natural England		The Programme should integrate with protected site strategies and catchment scale restoration initiatives.	Noted.
80	Natural England		Wildlife licensing as it relates to protected species matters is not explicitly referenced within the SEA Scoping Report document or its Appendices, but there are references to protected species and wildlife habitats within the sections of the Report focused on Biodiversity, Flora and Fauna (BFF). It is assumed that licensing for protected species would fall within the broad remit of any measures within the New Towns Programme aimed at delivering positive outcomes for BFF; however, it would be beneficial to see specific references to both the need to comply with legislation requirements around protected species, and, a greater recognition of the opportunities that licensed interventions can deliver, particularly interventions delivered at a strategic, landscape-scale. To address this gap we recommend the baseline with respect to licensing should focus on establishing likely (protected) species presence in and around the identified New Towns Programme Sites, even if this initially draws only on current records from existing data.	Noted, wildlife licensing will be matter for lower level planning and assessments.

81	Natural England		Given that the baselines for protected species and wildlife licensing matters have not been explicitly set out, it is difficult to comment on the appropriateness of the assessment methodology put forward. However, the proposals to measure the success of the wider measures discussed within the BFF Sections of the SEA Scoping Report against existing provisions in UK law and in line with the ambitions to restore and enhance nationally and internationally important nature sites is welcome.	Noted, wildlife licensing will be matter for lower level planning and assessments.
82	Natural England		In licensing terms, working on an assessment basis and an assumption of maximum development potential, and therefore impact, is a valid means of approach any required licensed mitigation strategies, provided that sufficient mitigation and compensation measures, whether on-site or off-site and delivered at a more strategic scale, can be agreed on and ultimately delivered to offset any impacts from the proposals.	Noted, wildlife licensing and detailed mitigation strategies will be matter for lower level planning and assessments.
83	Natural England		Varying the development potential to identify suitable locations for the New Towns may offer opportunities to avoid and mitigate, and even design out potential impacts to the other considerations discussed within the SEA Scoping Report. For protected species and licensing matters, strategic approaches to licensed interventions offer opportunities for the majority of development proposals. The only exceptions to these would likely be in locations where protected species are associated with Designated and Protected Sites, particularly those Sites designated for their populations of protected species. In these cases, we advise following the mitigation hierarchy by avoiding impacts where possible.	Noted, wildlife licensing will be matter for lower level planning and assessments.
84	Natural England		As stated above, an explicit and separate recognition of the licensing needs and requirements of the New Towns Programme, including a discussion of the opportunities for enhanced wildlife habitats delivered at a landscape-scale that meeting the needs would bring, would be welcome.	Noted, this will be taken into account through the next stages of the SEA process.

85	Natural England		The biodiversity baseline would benefit from identifying existing, adopted strategic mitigation measures in place in locations which overlap with proposed New Town sites for topics such as recreational disturbance. These strategic solution measures seek to mitigate recurring impacts on protected sites in locations across the country, enabling development to proceed by mitigating its impacts at a strategic scale. In recognising these measures in the baseline for the SEA, further assessment can be carried out to identify where these sites can further absorb new housing growth, and where new strategic solutions are required to support New Towns development.	Noted, this will be taken into account through the next stages of the SEA process.
86	Natural England	3.3.11 and Key issues	We welcome the additional reference of Local Nature Recovery Strategies in paragraph 3.3.11 and the Key Issues section. Additional information regarding the adopted and emerging Local Nature Recovery Strategies (LNRS) would strengthen the biodiversity baseline. LNRS's can be used to guide habitat creation and enhancement within and surrounding New Towns, ensuring they contribute to local and national environmental objectives.	Noted, LNRS are also referenced in the plans and programmes review in Review of Plans and Programmes .
87	Natural England		Data regarding Biodiversity Net Gain (BNG) sites can provide an informative view of opportunities to meet BNG regulations and deliver gains within the wider landscape. The national register of biodiversity gain sites can be used to inform this.	Noted, detailed consideration of the nature of BNG will be a matter lower level planning and assessments.
88	Natural England	Key issues	The additional wording regarding green infrastructure and national standards in the Key Issues section following our previous comments is welcomed.	Noted.
89	Natural England	Table 5-1	The inclusion of additional LNRS and green infrastructure questions in Table 5-1 following our previous comments is welcomed.	Noted.

90	Natural England		Natural England welcomes the overview of land use, geology and soils relevant to the New Towns programme, recognising the importance of soils as a natural resource and acknowledging the policy requirement to safeguard Best and Most Versatile (BMV) agricultural land. However, key limitations include: • Insufficient differentiation between ALC grades across broad locations, limiting understanding of BMV sensitivity. • Limited explicit baseline information on soil condition (soil organic matter, compaction, erosion risk, degradation trends). • Broad location boundaries and precautionary zones of influence may mask locally significant areas of high quality agricultural land • Table 3 1 should identify the links between healthy soils, public health, climate resilience and nature recovery.	Noted, publicly available information has been used and that is available for all the proposed broad locations. The limitations relating to this are understood. The interrelationships between SEA topics has been updated to reflect this comment in Section 3.3 of the Environmental Report.
91	Natural England		The ALC figures used are provisional national-scale data and do not distinguish Grade 3a (BMV) from Grade 3b. As only Grade 3a forms part of the BMV resource, BMV extent cannot be quantified reliably using these data.	Noted, no change.
92	Natural England		Natural England advises caution in interpreting undifferentiated Grade 3 land, as this may misrepresent the availability and sensitivity of BMV land. Site-specific ALC surveys in line with Natural England guidance will be required where locations progress, to identify Grade 3a land and inform avoidance within the mitigation hierarchy.	Noted, no change.
93	Natural England		Natural England broadly agrees with the proposed SEA methodology and evidence base for soils and agricultural land. At the detailed level, we recommend that the following key methodological issues would benefit from further consideration: • Limited consideration of soil health and soil functionality beyond land take and policy designation. • National scale datasets may underestimate sensitivity where BMV land is locally scarce or important. • Further clarity on distinguishing permanent and irreversible BMV loss from impacts that can be avoided or reduced through spatial planning.	Noted, the assumptions and uncertainties that underpin the assessment will be clearly set out in the Environmental Report in Appendix F – Appendix G – Appendix H – and Appendix I –

94	Natural England		While the maximum development potential approach is acceptable from a soils perspective, it may overstate impacts where avoidance or reduction could be achieved through range based assumptions incorporating master-planning, density and land-use optimisation.	Noted.
95	Natural England		The Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites reinforces the need for early soil resource surveys, appropriate soil handling and avoidance of soil degradation. Natural England therefore supports the use of a maximum development scenario, supplemented by qualitative commentary on sensitivity and potential for avoidance where relevant.	Noted.
96	Natural England		Natural England considers that the SEA would be strengthened by further consideration of: • Soils as a finite natural asset providing a multifunctional role in food production, biodiversity, water regulation and climate mitigation/adaptation. • Assessment of cumulative loss of BMV land at regional and national scales. Cumulative impacts should include any development resulting in, or potentially leading to, loss of ≥ 20ha of BMV land. • Clearly articulating interactions between development, soil health and climate pressures (erosion, drought, intense rainfall). • Clear application of the mitigation hierarchy, signalling that avoidance of BMV land is preferred, with mitigation or compensation considered only where avoidance is not possible.	Noted, this will be taken into account where necessary through the next stages of the SEA process.
97	Natural England		Regarding cumulative impact assessment, while Natural England does not recommend a specific methodology, useful external guidance includes: • IEMA's recent Land and Soils guidance for Environmental Impact Assessment. • Design Manual for Roads and Bridges (DMRB) LA109 Geology and Soils EIA guidance (2019), which—although developed for highways—contains elements that may be applicable to other project types.	Noted.

98	Natural England	4.9	Natural England recommends amending section 4.9 Key Issues to specifically reference geological and geomorphological SSSIs.	Noted, additional text has been included to reflect this comment in Section 3.4 of the Environmental Report.
99	Natural England	3.2.69	We note that in relation to para 3.2.69, some coastal geomorphological features are designated as part of SACs and Ramsar sites. Not including these features at an early stage of assessment may lead to delays in the future. This is particularly relevant for Plymouth New Town.	Noted.
100	Natural England	Table B-2	Regarding Table B-2, Land Use, Geology and Soils should be listed as a relevant SEA topic for: • Wildlife and Countryside Act (1981) – includes Geological and geomorphological SSSIs • Countryside and Rights of Way Act (CROW) (2000) – includes Geological and geomorphological SSSIs • The Conservation of Habitats and Species Regulations (2017) – includes geomorphological features of SACs We recommend that Land Use, Geology and Soils is explicitly listed against these criteria and assessed as such, to ensure assessment is carried out as early as possible in the planning process.	Noted, additional text has been included to reflect this comment in Appendix C .
101	Natural England	Table C-1	Regarding Table C-1, the presence of a local or national geological or geomorphological site within a New Town is listed as a negative effect. However, Natural England considers this alone is not an issue. Many developments can enhance these sites.	Noted, additional text has been included to reflect this comment in Appendix E – .
102	Natural England	Geology	We recommend amending the Illustrative Guidance as follows: • Significant Positive Effect - There is the potential for the new town location to enhance sites protected for their geology and features of wider geological interest (including local geological sites and geological SSSIs). • Minor Negative Effect - There is the potential for the new town location to result in the loss of, or damage to, a local geological site. • Significant Negative Effect - There is the potential for the new town location to result in the loss of, or damage to, a nationally designated geological site (including geological SSSIs).	Noted, text has been included to reflect this comment in SEA Framework and Methodology of the Environmental Report.

103	Natural England	Baseline, Methodology and objectives	The baseline does not yet fully represent historic elements such as: • Heritage trees generally, but recognising that the evidence base is poor then consideration of ancient trees (who have significance as both an irreplaceable natural and historic environment feature) • All World Heritage Sites, including natural and cultural ones, along with their buffer zones. • Non-designated heritage assets • UNESCO Geoparks and Biospheres • Registered Shipwrecks • Intangible Cultural Heritage • Paleoenvironmental evidence • Historic Landscape Characterisation Non designated heritage assets form an important part of the wider historic environment and can support nature recovery; their inclusion would strengthen the baseline, methodology and objectives.	Noted, the information presented in the baseline is considered proportionate to the strategic nature of the national programme and meets the requirements of the SEA Regulations.
104	Natural England		From the perspective of the historic environment, Natural England considers that whilst a maximum development potential offers a precautionary approach, a range-based development assessment may be more suitable for heritage sensitive locations and should be considered at later assessment stages.	Noted.
105	Natural England	Table 3.1	Table 3.1 should highlight the inter-relationship between the historic environment, biodiversity, land use, geology and soils, flood risk and water.	Noted, additional text has been included to reflect this comment in Section 3.3 of the Environmental Report.
106	Natural England	3.2.46	Paragraph 3.2.46 valuation methods could be improved by with Natural Capital and Culture and Heritage Capital modelling methodologies.	Noted.
107	Natural England		Additional recognition of the role of heritage in place-making and land management, informed Natural England's publication on Nature Recovery and the Historic Environment identifies best practice in this field and would improve the SEA.	Noted.

108	Natural England	4.7.1	Key issues paragraph 4.7.1 should include reference to the need to reuse or repurpose heritage assets where appropriate to maximise multiple environmental gains.	Noted, no change. Reference to the delivery of net gains already included under the biodiversity SEA topic.
109	Natural England	Table 5-1	We recommend Table 5-1 guide questions also include: • Does the programme integrate heritage conservation with delivery for nature, people and wellbeing? • Will it conserve and enhance heritage trees (ancient, veteran and other special trees)? • Will it use historic land management evidence to inform nature restoration (e.g. ghost ponds, PAWS, ancient routeways, historic hedgerows, stone walls, traditional farm buildings)?	Noted, The SEA framework has been updated to reflect this comment. See Table 4-1 .
110	Natural England	5.5	We note that the extent, character and condition of the non-designated heritage resource is difficult to ascertain at this strategic SEA stage, and this should be explicitly referenced in the Technical Difficulties section (5.5).	Noted, additional text has been included to reflect this comment in Section 3.4 of the Environmental Report.
111	Natural England		Appendix B-1: Add UNESCO conventions relevant to Geoparks, Biospheres, and World Heritage Sites.	Noted, additional text has been included to reflect this comment in Appendix C .
112	Natural England		Amend Appendix B-2 to include: • Add historic environment as an SEA topic under LURA 2023 (s.102). • Add landscape, historic environment and geodiversity under the 25 Year Environment Plan. • Include historic environment under the Environmental Improvement Plan (Commitment 90). • Consider relevance of marine plans where New Towns affect marine environments (e.g. via water quality or recreation).	Noted, additional text has been included to reflect this comment in Appendix C .
113	Natural England		Appendix B 3: Include historic environment within National Park Management Plans and Landscape Recovery Projects.	Noted, additional text has been included to reflect this comment in Appendix C .

114	Natural England		Appendix C-1: The assumption that any New Town within 15 km of a World Heritage Site results in a negative impact should be reconsidered, as some World Heritage Sites (e.g. Jodrell Bank, City of Bath, Tower of London) are urban or constrained and may benefit from well designed development.	Noted.
115	Natural England		Natural England recommends clarifying the number of National Landscapes in England as 34, not 46.	Noted, additional text has been included to reflect this comment in Appendix D – .
116	Natural England	Table 5-1	Natural England agrees with the proposed methodology. However, we highlight that Table 5-1 should consider noise impacts and tranquillity, not only visual effects. We welcome the added reference to Nature Towns and Cities accreditation based on our previous comments.	Noted, noise will be taken into consideration through the next stages of the SEA process and the potential for likely significant effects on SEA topics where relevant.
117	Natural England	Appendix B	In Appendix B, we recommend Landscape and Townscape be listed under: • Countryside and Rights of Way Act (CROW) (2000) • A Green Future: Our 25 Year Plan to Improve the Environment (25YEP) • Environmental Improvement Plan (2023) • Third National Adaptation Programme (NAP3) (2023) • Land Use Framework • Local Nature Recovery Strategies (LNRS)	Noted, additional text has been included to reflect this comment in Appendix C – .
118	Natural England		Under the Levelling up and Regeneration Act 2023 reference should be made to the section 245 Duty to ‘seek to further the purposes of protected landscapes’ (National Parks and National Landscapes (AONBs)	Noted, additional text has been included to reflect this comment in Appendix D – .
119	Natural England	Appendix C	Appendix C’s ‘Definition of significance Landscape and Townscape’ should include tranquillity in significance criteria, with all functional links such as shared water catchments, ecological connectivity and recreational links being considered in relation to National Park and National Landscapes.	Noted, additional text has been included to reflect this comment in Appendix E – .

120	Natural England		We recommend the SEA incorporates data on Green Infrastructure (GI) provision as part of the baseline information for each proposed New Town. An additional table setting out the baseline of green infrastructure provision for each of the new towns affected would be beneficial. NE's Green Infrastructure Mapping could inform this using layer 8 'access to nature' scenarios 3, 4 and 5 to calculate the baselines for doorstep, local and neighbourhood standards. In doing so the SEA process can ensure that the New Towns support nature recovery, public health and equitable access to greenspace.	Noted, this information is not available at this stage.
121	Natural England		We propose reference to the Government's Environmental Improvement Plan commitments that 'everyone has access to green or blue spaces within a 15-minute walk from home', and 'to ensure that new residents in developments from 2025 can access good-quality green and blue spaces'.	Noted, reference included to this in the Appendix C – .
122	Natural England		This section would benefit from making reference to the Official Statistics on access to greenspace. For example: under Natural England's Doorstep standard, it is estimated that 15% of households have access to green space. Under Natural England's Local standard, an estimated 12% of households have access to green space. Under Natural England's Neighbourhood standard, an estimated 33% of households have access to green space.	Noted, additional text has been included to reflect this comment in Appendix D – .
123	Natural England	Table 5-1	Referring to Guide Questions – Table 5-1 we would like to see a question on whether the draft programme will support the delivery of the EIP commitment for everyone to have access to green or blue spaces withing 15 minute walk from home?	Noted, no change. There is an existing question relating to the maintenance and improvement of access to GI.
124	Natural England		Well planned, high quality, multifunctional green infrastructure is an essential element in enabling communities to prevent and treat health issues by providing connections to green spaces and the natural environment. Natural England has published a number of papers and briefings that may be relevant to inform the health assessment of the SEA: Links between natural environments and mental health - EIN065 (naturalengland.org.uk)	Noted.

			Links between natural environments and physical health - EIN066 (naturalengland.org.uk) How the Natural Environment can support Children and Young People - EIN067 (naturalengland.org.uk) Connection to Nature - EIN068 (naturalengland.org.uk)	
125	Natural England		We welcome the reports provisions for adapting to and mitigating the effects of climate change and the recognition of key role the green infrastructure can have in this.	Noted, no change.
126	Historic England		At the scoping stage we need to determine whether: • the environmental report will be informed by assessment of the effects on the correct other plans and policies that affect it and that it will have effects for; • the assessment will be informed by appropriate evidence to establish the baseline and identify the likely significant environmental effects of the programme on the places most likely to be affected; and • whether the sustainability objectives and questions set will provide an appropriate framework for assessing the likely significant environmental effects, as well as the need for suitability of any mitigation required. We can also identify considerations that need to be taken into account during preparation of the Environmental Report, including identifying data gaps that should be addressed or taken into account.	Noted, no change. The main tasks that sit under the scoping stage are set out in Section 1.3 of the Environmental Report.
127	Historic England		As a programme-level Strategic Environmental Assessment, the environmental report will need to consider programme level choices. This includes the choice to have a New Towns Programme, it's extent and the measures to be used to deliver it (such as grants aid, direct investment in infrastructure projects or use of statutory instruments). The choice of New Town locations will be an important consideration at this stage. We are comforted that the government has confirmed the final selection of number and location of New Towns will not be made until the Strategic Environmental Assessment is completed. We consider this to be important given the need to ensure both locations and programme principles are chosen to avoid or mitigate negative effects at the outset of planning.	Noted, no change. Further details on the identification of reasonable alternatives will be presented in Section 2.4 of the Environmental Report.

128	Historic England	Table 3-1	The Scoping report identifies an appropriate range of ‘higher level’ plans and programmes that the New Towns Programme should take into consideration. We note at Table 3.1 the important relationship between historic environment and landscape and townscape noted. We consider that some of the international agreements identified as relevant to landscape considerations, such as the European Landscape Convention, also have relevance for the historic environment where they recognise the important role of humanity in shaping the character of important landscape, which are considered important for their cultural heritage value. This is recognised in the Memorandum of Understanding signed between Natural England, Historic England and the Heritage Fund in 2024. As such, it is important to consider the effects of proposals on the cultural heritage of National Landscapes and National Parks, as well as their natural heritage.	Noted, Appendix C – has been updated to better reflect the links highlighted in this comment.
129	Historic England		We strongly support the connection identified between the historic environment and health and wellbeing where it has been shown that access to well-conserved historic places makes significant contributions to beneficial effects for wellbeing and community cohesion in particular. This is reflected in the findings of our research commissioned with University of Glasgow into the wellbeing effects of Heritage published at: https://eprints.gla.ac.uk/376324/	Noted, no change.
130	Historic England		We would also recommend identifying the relationship between historic environment and ‘biodiversity, flora and fauna’ where ‘planted and managed flora’ are considered an integral part of the historic environment according to the government’s definition set out in the National Planning Policy Framework.	Noted, this relationship has now been identified in the table that sets out potential interrelationships between SEA topics in Section 3.3 of the Environmental Report.
131	Historic England		The Scoping report does not identify strategic plans (e.g. spatial plans for Greater London and Greater Manchester) and local plans as key documents for consideration. These are statutory documents and it is appropriate that policies they contain relating to the broad locations and the need for environmental protection or enhancement are considered.	Noted, these plans have now been added to Appendix C –

132	Historic England		Air Quality: Poor air quality also affects the conservation of built heritage in particular with harmful effects from high concentrations of SOx in particular contributing to acid erosion of limestone masonry and particulates causing blackening of structures more generally. This has required very expensive repair to some of our most precious historic buildings, as well as affecting the attractiveness of towns and cities as destinations and places to live and work. This also has an impact on the wellbeing of communities where deteriorated condition of heritage can be seen as an emblematic of broader decline.	Noted, additional text has been included to reflect this comment in Appendix D – .
133	Historic England		Biodiversity, Fauna and Flora: Where fauna and flora contributes to the character or appearance of historic, artistic or horticultural interest of heritage assets this can be recognised as a factor that should influence decisions either in policy or legislation. Planted flora may form an integral element of the significance of Registered Parks and Gardens (a nationally designated heritage asset), while both natural and managed flora may be recognised as contributing to the significance of Conservation Areas designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Hedgerows may also be considered 'protected hedgerows' where they meet the definitions in the Hedgerows Regulations 1997 including for historic interest and are likely to be commonly encountered as landscape features within some of the areas considered as potential New Town locations.	Noted, the interrelationship between biodiversity and the historic environment is now reflected in Section 3.3 of the Environmental Report.

134	Historic England		Climate Change (adaptation and mitigation): Climate change has effects for the historic environment, including effects on the viability of fauna and flora as well as impacts on man-made structures. Reuse of historic structures is an important opportunity for reduction of greenhouse gas emissions with estimates of the lifetime carbon emissions of buildings being as high as 90% during manufacture of building materials, transport to site and construction. This suggests where New Towns can capitalise on opportunities for reuse and integration of historic buildings (including their enhancement to achieve higher energy efficiency), there would be opportunity to reduce the climate change effects of the programme as a whole. This may favour Broad Locations in existing built-up environments and where the programme's Place Making Principles, in addition to national planning policy and guidance, provide a framework that secure reuse. We would hope to see this considered in the scope of the SEA and as part of the environmental report. Further information on the need to retain and reuse historic buildings for their embodied carbon is available from our website here.	Noted, no change as this interrelationship is reflected in Section 3.3 of the Environmental Report.
135	Historic England		Health and Wellbeing: Historic England has published evidence on the contribution of a well conserved historic environment to health and wellbeing in communities. For example, our research published a https://historicengland.org.uk/research/heritage-counts/heritage-and-economy/wellbeing/ documents the contribution that heritage makes to life satisfaction according to Treasury principles. We would hope to see this considered as part of the overall assessment of the scheme and the likely effects of options considered. This might include the potential loss through destruction of heritage assets or the benefits of the careful integration and reuse of heritage assets within New Towns.	Noted, no change.

136	Historic England	3.2.53	Historic Environment and Heritage: It should be noted at 3.2.53 that the Heritage at Risk Register is only a partial survey, limited to the highest graded assets outside Greater London. This may result in underrepresentation of Grade II listed buildings for example. At 3.2.54 the origin of quotes attributed to Historic England in this paragraph need to be reassigned where they are taken from the National Planning Policy Framework and are therefore the government's definitions and principles, albeit repeated in Historic England's advice documents. The scoping report needs to identify here what evidence will be considered to understand the potential effects of New Towns on non-designated heritage assets including those on Council Local Lists or that might be identified during the development process. This should include, at the least, identification of those Local Planning Authorities local planning authorities where New Locations are considered as options that maintain a local list, as well as the relevant Historic Environment Record databases that should be assessed for these broad locations. This is supported by the National Planning Policy Framework. This may, for example, enable identification of local Archaeological Priority Areas archaeological sites or areas to which local plan policies are applied. and the potential for new discoveries. As an exemplar the Thamesmead Archaeological Framework should be referenced as, Enfield Borough Council commissioned a baseline document that includes initial assessment study of the area and historic Enfield Chase illustrating how the historic and natural environments can work positively together on a strategy for research landscape recovery scheme related to better understand the effects of development proposals in the area https://data.london.gov.uk/download/vdrwm/d4e0b031-acac-44ec-950e-c4cb853b4aae/TAW_Appendix%20E_HE%20Archaeological%20Framework.pdf.the proposed Crew's Hill New Town (which can be accessed here).	Noted, no change. The level of information presented in the Scoping Report is considered proportionate for a national level programme and in line with the requirements for the SEA Regulations.

137	Historic England	3.2.55	At 3.2.55, it should be made clear that assessment of the likely significant effects of the programme will need to be based on a qualitative assessment of the nature of impacts, including from effects on the settings of heritage (which may have significant effects for group value in some cases) on their significance. This will also need to identify the potential for the presence of previously unidentified Non-designated heritage assets (such as subsurface archaeological remains) at a suitable level of detail to inform assessment. Historic England advice on archaeological sensitivity mapping should also be referred to and suitable resources used where they are available here. This evidence has not been presented in the scoping report an, as such we provide some guidance below on the level of detail required. Whilst the discussion is illustrative we expect to see an appropriate assessment of the historic environment of each broad location in the environmental report in order to demonstrate the likely significant effects for the environment in each option are appropriately understood. Assessment of each of the Broad Locations does not need to provide the level of detail required to inform the detailed master planning for individual new towns but should be sufficient to inform programme level choices of place making principles and selection of locations. The scoping and evaluation of archaeological and landscape impacts needs to be an iterative process where existing sources (such as relevant Historic Environment Records and research frameworks (These can be accessed here) are consulted. This will demonstrate the work needed to prepare the baseline evidence and fill in gaps in understanding. This may include survey work (e.g. lidar, aerial photography, geophysical survey and fieldwalking) and targeted intrusive works (e.g. geoarchaeology and the preparation of a deposit model, evaluation excavations etc.). These techniques should be used to model risk and build a robust approach to understanding potential impacts, which will help to ensure that greater heritage and project delivery risks are targeted first so they can inform minimisation and timely mitigation. This will require a high-level assessment of the importance of the heritage within each location, as well as its contribution to the setting of heritage assets in the surrounding area. This will potentially including visual impacts on quite distant locations which should use a Zone of	Noted, no change. The level of information presented in the Scoping Report is considered proportionate for a national level programme and in line with the requirements for the SEA Regulations.

			Visual Impact approach, recognising the additional impact of tall buildings where these would be required to meet the housing numbers targeted. As an example, in addition to the potential impacts on the historic landscape and assets associated with the former RAF airbase at Upper Heyford, the potential effects of development at Heyford Park on the setting of the Grade I Registered Park and Gardens at Rousham, Oxfordshire, will need to be considered at this stage when considering its suitability for inclusion in the programme. Whilst a future baseline without the scheme could include the effects of currently promoted development opportunities, the additional effect of increased scale or density resulting from the development as a New Town will need to be identified. Conversely, within urban areas, the effect of surrounding development means there may be less impact from low and medium height development on more distant assets. As such the 15km radius approach used to identify heritage assets with potential for effects in the Scoping report lacks the nuance needed to assess the likely scale of effects from New Town development. At this high-level assessment, the baseline needs to consider sensitivity to change of each location's heritage. Within urban areas it is expected that there is opportunity for New Town Development to reintegrate historic buildings into revitalised townscape and to provide new uses that ensure their future beneficial use. There are opportunities to contribute to the reuse and enhance the setting of both Tower Mill and Grade I Temple Works in Leeds, for example. This would suggest a low sensitivity to change, subject to the adoption of suitable place making principles and implementation of national policy and guidance (potentially with enabling funding). However, this may be affected by the scale and density of development expected to meet identified targets for housing delivery and the environmental report should consider whether there is a 'tipping point' beyond which density would reduce the potential to deliver the quality of urban environment desired and the effects for heritage assets that were designed to be 'monumental'. A current baseline should identify the likely progress of reuse and reintegration of heritage assets in these locations, as well as the effect of planned regeneration locations, as well as the effect of planned regeneration.	

138	Historic England		In more rural locations there may be a greater sensitivity to change where urbanising development represents a more fundamental change to the use of heritage assets and within their settings. At a high level it should be possible to identify where potential New Town locations affect a scatter of rural heritage assets (such as isolated farmsteads and historic farmland), where, with retention and reuse (or recording if loss is unavoidable) the benefits of New Town Development could outweigh the residual negative effects. Elsewhere it is necessary to assess the potential effect of New Town development on the significance of a group of inter-related heritage assets such as at Heyford Park or surrounding the Grade I listed Adlington House with its associated Grade II* Registered Park and Garden and associated collection of listed buildings. We do not feel this value is adequately addressed by the 15km search to identify potential assets and considerable further evidence may be needed to assess the sensitivity of this area to the type of change beyond the current baseline. The current and future baseline should identify collective value of this assemblage and its sensitivity to change as well as the effect of local plan policy, in particular green belt, to the likely future conservation of their significance through development in their setting. In such a location, the historic environment is likely to be highly sensitive to the change that a New Town development would make. The exceptional importance of Adlington may mean that this site is not an appropriate one, unless it can be established that the development of a New Town would neither detract from the significance of the ensemble, or its setting nor jeopardise its future viability.	Noted, no change.
139	Historic England		It is surprising not to see the Greenbelt designation considered here and consideration of the five goals of Greenbelt designation. This omission should be addressed in the environmental report.	Noted, the Green Belt is a policy-based planning tool and not a statutory designation. It is therefore not considered through the SEA process.

140	Historic England	3.33	Whilst the discussion presented is interesting this does not support the decision making for the programme by helping to identify the likely significant effects in those places most likely to be affected. Ideally, we would expect to see a high-level review of the likely future baseline for the locations proposed, including any reasonable alternatives including currently planned development. Several of the locations considered already have significant allocations in current or emerging local plans, whilst other (such as Leeds South Bank) are part of long-standing regeneration programmes, where government and the Combined Authority have allocated substantial funding to secure reuse of heritage assets. The effects of the programme on top of this development including the success of any mitigation already proposed is needed to inform clear choices and should be set out in the environmental report.	Noted,
141	Historic England	4.7	At 4.7 the key issues identified for Historic Environment are a 'protective list' that reflects part of government policy to protect heritage assets. However, there is a more positive aspect that could be reflected in each that NPPF policies guides decision makers to seek opportunities for heritage to contribute to the quality of new development and for new development to contribute to local character and distinctiveness. We would suggest reviewing these identify the need to reuse and integrate existing heritage into development (including New Towns) to ensure their contribution character and identity are sustained (including securing repair and viable future use) and that new development benefits from their inclusion, providing benefits for place satisfaction and attraction of residents and businesses.	Noted, the key issues identified are considered to be appropriate at this stage to inform the development of the SEA Framework.
142	Historic England		At present we have to conclude that the baseline has not yet been appropriately described to inform the decisions for which the assessment is being prepared and that while a range of evidence sources have been identified these have yet to be used to develop the baseline sufficiently while others are absent. We would not necessarily expect this at the Scoping Stage and as such have provide comments above on how we expect to see this achieved.	Noted and disagree. The relevant aspects of the current state of the environment and the environmental characteristics of areas likely to be affected are considered to be be sufficiently set out in line with the SEA Regulations.

143	Historic England		We broadly agree with the anticipated geographic and temporal framework for the SEA although we would request that it is clear that where the proposed 'broad locations' are identified this list should also include further broad locations that may be added during the assessment process. In temporal terms it would be helpful to identify specifically what short terms impacts are temporary and involved in construction, which might therefore rollover throughout development (without accumulating), as well as which might occur at each stage but become permanent. It will also be helpful to identify which are considered cumulative across the programme and which are localised.	Noted, further details on reasonable alternatives will be presented in Section 2.4 of the Environmental Report.
144	Historic England	Table 5-1	In Table 5.1 we recommend the eighth guide question is amended to read "... promote sustainable repair and reuse of heritage assets and their integration into broader development proposals?". As a more programme specific question to reflect the need to positively use heritage to contribute to the quality of placemaking.	Noted, additional text has been included to reflect this comment in Appendix D – .
145	Historic England		As noted above, our confidence in the quality of assessment of the broad locations (including reasonable alternatives) will depend on the quality of analysis of their historic environment baseline, including sensitivity to change, the current predicted future and potential effect of the programme. As stated above, we feel this needs to include consideration of the 'worst case scenario' of not including existing development allocations, as well as a lower impact scenario of including those allocations and permissions for development that may already be in place, nevertheless including consideration of whether this would affect the success of the mitigation measures proposed that make those developments acceptable within the planning framework.	Noted, further details on the assumptions that have informed the assessment of broad locations will be provided in the Environmental Report in Appendix F – Appendix G – Appendix H – and Appendix I –

146	Historic England		We strongly advise that local authority conservation teams and archaeological advisors are closely involved throughout the preparation of this assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the relevant Historic Environment Records (HERs); how proposals can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.	Noted, no change.

Appendix C – Review of Plans and Programmes

Table C-1 – International Plans and Programmes

Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC	Relationship with SEA Topic
The Directive: ■ defines and establishes objectives for ambient air quality to avoid, prevent or reduce harmful effects on human health and the environment as a whole; ■ assesses the ambient air quality in Member States using common methods and criteria; ■ obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and Community measures; ■ ensures that such information on ambient air quality is made available to the public; ■ seeks to maintain air quality where it is good and improving it in other cases; and ■ promotes increased cooperation between the Member States in reducing air pollution	Air Quality
The Bonn Convention (or CMS) - The Convention on the Conservation of Migratory Species of Wild Animals (1979)³¹	
The Convention on the Conservation of Migratory Species of Wild Animals (also known as the Bonn Convention or CMS) is an intergovernmental treaty under the United Nations Environment Programme. The convention was signed in 1979 ratified in the UK in 1985. The convention aims to ensure contracting parties work together to conserve terrestrial, marine and avian migratory species and their habitats (on a global scale) by providing strict protection for endangered migratory species. Overarching objectives set for the Parties are: ■ Should promote, co-operate in and support research relating to migratory species; ■ Shall endeavour to provide immediate protection for migratory species; ■ Shall endeavour to conclude Agreements covering the conservation and management of migratory species included in Appendix II. Setting targets is the responsibility of member states.	Biodiversity, Flora and Fauna
The Bern - The Convention on the Conservation of European Wildlife and Natural Habitats Convention (1979)³²	
The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was adopted in Bern, Switzerland in 1979, and came into force in 1982.	Biodiversity, Flora and Fauna

³¹United Nations, 23 June 1979, *Convention on the Conservation of Migratory Species of Wild Animals*. Available online at: https://www.cms.int/sites/default/files/instrument/CMS-text.en_.PDF [Accessed 17.11.25]

³² Council of Europe, 1979, *Convention on the Conservation of European Wildlife and Natural Habitats*. Available online at: <https://rm.coe.int/1680078aff> [Accessed 17.11.25]

The principal objectives are: ■ To conserve wild flora and fauna and their natural habitats, especially those species and habitats whose conservation requires the co-operation of several States; ■ To promote such co-operation. Particular emphasis is given to endangered and vulnerable species, including endangered and vulnerable migratory species; ■ In order to achieve this the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species. Targets for Contracting Parties are: ■ Promoting national policies for the conservation of wild flora, wild fauna and natural habitats, with particular attention to endangered and vulnerable species, especially endemic ones, and endangered habitats, in accordance with the provisions of this Convention; ■ Undertaking in its planning and development policies, and in its measures against pollution, to have regard to the conservation of wild flora and fauna; ■ Promoting education and disseminating general information on the need to conserve species of wild flora and fauna and their habitats.	
The Ramsar Convention on Wetlands of International Importance (1971)³³	
The Convention on Wetlands of International Importance was signed in Ramsar, Iran in 1971. It is an intergovernmental treaty which provides the framework for national action and international co-operation for the conservation and wise use of wetlands and their resources, as a means to achieving sustainable development throughout the world. The original emphasis was on the conservation and wise use of wetlands primarily to provide habitat for waterbirds, however over the years the Convention has broadened its scope to incorporate all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation and for the well-being of human communities. 'The Convention's mission is the conservation and wise use of all wetlands through local, regional and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world' (Ramsar COP8, 2002). The Fourth Ramsar Strategic Plan 2016-2024 has been adopted to provide guidance on how efforts for implementing the Convention on Wetlands should be focussed. The strategy has three strategic goals and one operational goal: ■ Strategic Goal 1: Addressing the Drivers of Wetland Loss and Degradation; ■ Strategic Goal 2: Effectively Conserving and Managing the Ramsar Site Network; ■ Strategic Goal 3: Wisely Using All Wetlands; ■ Operational Goal 1: Enhancing Implementation. The plan also contains 19 targets which fall under each of the goals. Implementing each of these will also contribute to the achievement of the Sustainable Development Goals (SDGs) and targets.	Biodiversity, Flora and Fauna Land use, Geology and Soils
Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)³⁴	

³³ UNESCO, 2 February 1971, *Convention on Wetlands of International Importance especially as Waterfowl Habitat*. Available online at: https://www.ramsar.org/sites/default/files/documents/library/current_convention_text_e.pdf [Accessed 17.11.25]

³⁴ UNESCO, 16 November 1972, *Convention Concerning the Protection of the World Cultural and Natural Heritage*. Available online at: <https://whc.unesco.org/archive/convention-en.pdf> [Accessed 17.11.25]

The Convention defines the kind of natural or cultural sites which can be considered for inscription on the World Heritage List. In addition to this, countries are required to: ■ Ensure that measures are taken for the protection, conservation and presentation of cultural and natural heritage; ■ Adopt a general policy that gives cultural and natural heritage a function in the life of the community; ■ Integrate the protection of heritage into comprehensive planning programmes.	Landscape and Townscape Historic Environment
The Kyoto Protocol to the UN Framework Convention on Climate Change (1997)³⁵	
The Kyoto Protocol was adopted in Kyoto, Japan, on 11 December 1997 and entered into force on 16 February 2005. It is an international agreement linked to the United Nations Framework Convention on Climate Change. The major feature of the Kyoto Protocol is that it sets binding targets for industrialized countries for reducing greenhouse gas (GHG) emissions. These amounted to an average of five per cent against 1990 levels in the first commitment period (2008 to 2012). The Protocol was extended to 2020 (the Kyoto second commitment period 2013-2020), following acceptance of the Doha Agreement, which was entered into force on 31 December 2020.	Climate Change (Adaptation and Mitigation)
Promotion of the use of energy from renewable sources Directive 2018/2001/EC (2018) (REDII)	
This Directive establishes a common framework for the promotion of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply. The Directive sets a binding Union target for the overall share of energy from renewable sources in the Union's gross final consumption of energy in 2030.	Climate Change (Adaptation and Mitigation)
Promotion of the use of energy from renewable sources Directive 2023/2413/EC (2023 revision) (REDIII)	
As part of the EU's 'Fit for 55' package, a legislative package that aims to align the EU's climate, energy, land use, transport, and taxation policies with a GHG emissions reduction target of 55% by 2030 (compared with 1990 levels), the REDII Directive has been reformed by the Directive (EU) 2023/2413 to set an overall binding renewable energy target of at least 42.5% in the EU's energy mix by 2030, while aiming for a target of 45%. Among the most important updates to the Directive are new provisions on bioenergy, targeted at preventing the degradation of carbon sinks and biodiversity loss associated with existing practices.	Climate Change (Adaptation and Mitigation)
EU strategy on adaptation to climate change (2021)	
The strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050. The Strategy has four principal objectives: ■ to make adaptation smarter; ■ to make adaption swifter; ■ to make adaption more systemic, and; ■ to step up international action on adaptation to climate change.	Climate Change (Adaptation and Mitigation) Flood Risk

³⁵ United Nations, 11 December 1997, *Kyoto Protocol to the United Nations Framework Convention on Climate Change*. Available online at: <https://unfccc.int/resource/docs/convkp/kpeng.pdf> [Accessed 17.11.25]

The Aarhus Convention - Convention on Access to Information, Public Participation in Decision-making and Access to Justice in Environmental Matters (1998)³⁶	
To contribute to the protection of present and future generations to live in an environment adequate to his or her health and well-being. This will be achieved through each Party subject to the convention guaranteeing the rights of access to information, public participation in decision- making, and access to justice in environmental matters in accordance with the provisions of this Convention. To establish and maintain a clear, transparent and consistent framework to implement the provisions of this Convention. This will be achieved through each Party taking the necessary legislative, regulatory and other measures, including measures to achieve compatibility between the provisions implementing the information, public participation and access-to justice provisions in this convention, as well as proper enforcement measures. Responsibility for implementation is deferred to the member states.	Population
The Granada Convention - The Convention for the Protection of the Architectural Heritage of Europe (1985)³⁷	
The main purpose of the convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage and to foster closer European cooperation in defence of heritage. Recognition that conservation of heritage is a cultural purpose and integrated conservation of heritage is an important factor in the improvement of quality of life.	Historic Environment
The Valetta Convention - Convention on the Protection of Archaeological Heritage (1992)³⁸	
Agreement that the conservation and enhancement of an archaeological heritage is one of the goals of urban and regional planning policy. It is concerned in particular with the need for co-operation between archaeologists and planners to ensure optimum conservation of archaeological heritage.	Historic Environment
The Brundtland Report - Our Common Future (1987)³⁹	
The Brundtland Report is concerned with the world's economy and its environment. The objective is to provide an expanding and sustainable economy while protecting a sustainable environment. The Report was a call by the United Nations: ■ to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; ■ to strengthen co-operation among developing countries and between countries at different stages of economic and social development to achieve common and mutually supportive objectives which take account of the interrelationships between people, resources, environment and development; ■ to consider ways and means by which the international community can deal more effectively with environment concerns; and ■ to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to deal successfully with the problems of protecting and	Population

³⁶ United Nations Economic Commission for Europe, 25 June 1998, *Convention on Access to Information, Public Participation in Decision-making and Access to Justice in Environmental Matters*. Available online at: https://treaties.un.org/doc/Treaties/1998/06/19980625%2008-35%20AM/Ch_XXVII_13p.pdf [Accessed 17.11.25]

³⁷ Council of Europe, 3 October 1985, *Convention for the Protection of the Architectural Heritage of Europe*. Available online at: <https://rm.coe.int/168007a087> [Accessed 17.11.25]

³⁸ Council of Europe, 16 January 1992, *Convention on the Protection of Archaeological Heritage*. Available online at: <https://rm.coe.int/168007bd25> [Accessed 17.11.25]

³⁹ United Nations and World Commission on Environment and Development, 4 August 1987, *Our Common Future*. Available online at: <https://digitalibrary.un.org/record/139811?ln=en&v=pdf#files> [Accessed 17.11.25]

enhancing the environment, a long-term agenda for action during the coming decades, and aspirational goals for the world community.	
The World Summit on Sustainable Development (2002)⁴⁰	
The World Summit resulted in the Johannesburg Declaration on Sustainable Development and a Plan of Implementation. The declaration reaffirms principles already agreed upon at the Rio Earth Summit UNCED in 1992 and the UN Millennium Summit in 1999. It recognises that poverty eradication is a key condition for sustainable development and addresses issues such as cultural diversity, patterns of production and consumption, health issues, armed conflicts, the new dimension created by globalisation, gender issues and financing for development. The implementation plan sets out actions to achieve sustainable development such as poverty eradication, changing unsustainable patterns of consumption and production, protecting and managing the natural resource base of economic and social development, sustainable development in a globalizing world and health and sustainable development. Sustainable development in England is delivered through the sustainable development strategy, <i>Securing the Future</i> – delivering UK sustainable development strategy.	Population Health and Wellbeing
The Rio Convention - Convention on Biological Diversity (1992)⁴¹	
The Convention on Biodiversity called for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible. In the UK, the UK Biodiversity Action Plan was then established to conserve and enhance biodiversity in the UK through the use of Habitats and Species Action Plans to help the most threatened species and habitats to recover and to contribute to the conservation of global biodiversity.	Biodiversity, Flora and Fauna
The Florence Convention - The European Landscape Convention (2000)⁴²	
The European Landscape Convention was adopted on 20 October 2000 in Florence and came into force on 1 March 2004 (Council of Europe Treaty Series no. 176). It was amended by the 2016 Protocol to promote European co-operation with non-European States who wish to implement the provisions of the Convention. It is open for signature by member states of the Council of Europe and for accession by the European Community and European non-member states. The UK Government signed the European Landscape Convention in 2006 and it became binding from March 2007. The aims of the Convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues. Responsibility for implementation has been deferred to the signatories. Articles 5 (general measures) and 6 (specific measures) set out measures that the signatories will undertake, e.g. integrating landscape into policies with possible direct or indirect impact on landscape and to introduce instruments aimed at protecting, managing and/or planning the landscape.	Landscape and Townscape Historic Environment
Urban Waste Water Treatment Directive 1991/271/EEC (1991)	
The aim of the Urban Waste Water Directive is to protect the environment from the adverse effects of waste water discharges. It sets out guidelines and legislation for the	Water (Quality and Quantity)

⁴⁰ United Nations, 26 August – 4 September 2002, *Report of World Summit on Sustainable Development*. Available online at: <https://docs.un.org/en/A/CONF.199/20> [Accessed 17.11.25]

⁴¹ United Nations, 5 June 1992, *Convention on Biological Diversity*. Available online at: https://treaties.un.org/doc/Treaties/1992/06/19920605%2008-44%20PM/Ch_XXVII_08p.pdf [Accessed 17.11.25]

⁴² Council of Europe, 20 October 2000, *The European Landscape Convention*. Available online at: <https://rm.coe.int/16807b6bc7> [Accessed 17.11.25]

collection, treatment and discharge of urban waste water. The Directive was adopted by member states in May 1991 and is transposed into law in England and Wales by The Urban Waste Water Treatment (England & Wales) Regulations 1994 (as amended*). The Regulations require that all significant discharges are treated to at least secondary treatment. They also set standards and deadlines for the provision of sewage systems, the treatment of sewage according to the size of the community served by the sewage treatment works and the sensitivity of receiving waters to their discharges.	
Drinking Water Directive 1998/83/EC (1988)	
The Drinking Water Directive (DWD) concerns the quality of water intended for human consumption. The objective of the DWD is to protect the health of the consumers in the EU and to make sure the water is wholesome and clean. To do this, the DWD sets standards for 48 (microbiological and chemical) parameters that can be found in drinking water. The parameters must be monitored and tested regularly. In principle WHO guidelines for drinking water are used as a basis for the standards in the DWD. While translating the DWD into their own national legislation (transposition of the DWD), the Member States of the European Union can include additional requirements e.g. regulate additional substances that are relevant within their territory or set higher standards. However, Member States are not allowed to set lower standards as the level of protection of human health should be the same within the whole EU. Member States have to monitor the quality of the drinking water supplied to their citizens and of the water used in the food production industry. Member States report at three yearly intervals the monitoring results to the European Commission. Standards constitute legal limits. Sets limits for microbiological and chemical parameters in drinking water. Also gives indicator parameters.	Water (Quality and Quantity)
Directive on the Landfill of Waste 99/31/EC (1999)	
The Directive aims at reducing the amount of waste landfilled; promoting recycling and recovery; establishing high standards of landfill practice across the EU and preventing the shipping of waste from one Country to another. The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment (in particular on surface water, groundwater, soil, air and human health) from the landfilling of waste, by introducing stringent technical requirements for waste and landfills. The Directive requires the reduction of the amount of biodegradable municipal waste sent to landfill to 75% of the total generated in 1995 by 2006, 50% by 2009 and 35% by 2016.	Materials and Waste
The Paris Agreement (2015)⁴³	
The Paris Agreement was adopted at the 2015 UN Climate Change Conference, which aims to limit global temperature rises to 2 degrees above pre-industrial levels, and to pursue efforts to limit the temperature increase even further to 1.5 degrees. It was adopted by 195 countries at the Conference, and came into force in November 2016, following ratification by sufficient parties.	Climate Change (Adaptation and Mitigation)
The Nitrates Directive (1991)⁴⁴	

⁴³ United Nations, 12 December 2015, *Paris Agreement*. Available online at: https://unfccc.int/sites/default/files/english_paris_agreement.pdf [Accessed 17.11.25]

⁴⁴ European Union, 12 December 1991, *Council Directive concerning the protection of waters against pollution caused by nitrates from agricultural source*. Available online at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:01991L0676-20081211> [Accessed 17.11.25]

The Nitrates Directive is designed to reduce water pollution caused by nitrate from agriculture. The directive requires Defra to identify surface or ground water that are or could be high in nitrate from agricultural sources. Once a water body is identified as being high in nitrate all land draining to that water is designated a Nitrate Vulnerable Zone. Within these zones, farmers must observe an action programme of measures which include restricting the timing and application of fertilisers and manure and keeping accurate records.	Land use, Geology and Soils
Soil Monitoring Law (EU) 2025/2360 (2025)⁴⁵	
Directive (EU) 2025/2360, the Soil Monitoring Law, mandates a comprehensive, harmonized framework for assessing soil health across all EU member states to achieve healthy soils by 2050. It requires monitoring of soil descriptors (carbon, erosion, contamination), management of contaminated sites, and reporting to the European Commission.	Land use, Geology and Soils
The Habitats Directive (1992)⁴⁶	
The Habitats Directive seeks to conserve natural habitats. Conservation of natural habitats requires member states to identify special areas of conservation and to maintain where necessary landscape features of importance to wildlife and flora. It is required that each Member State propose a list of sites indicating which natural habitat types and which species the sites host. The information would include a map of the site, its name, location and its extent. The Commission will then establish, in agreement with each Member State, a draft list of sites of Community importance drawn from the Member States' lists identifying those which host one or more priority natural habitat types or priority species. This directive is covered in UK law by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.	Biodiversity, Flora and Fauna
EU Water Framework Directive (2000)⁴⁷	
The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater. The framework aims to: ■ Protect any further deterioration and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; ■ Promote sustainable water use based on a long-term protection of available water resources; ■ Enhance protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; ■ Ensure the progressive reduction of pollution of groundwater and prevent its further pollution; and ■ Contribute to mitigating the effects of floods and droughts.	Water (Quality and Quantity)

⁴⁵ European Union, 12 November 2025, *Soil monitoring law*. Available online at: <https://eur-lex.europa.eu/eli/dir/2025/2360/oj/eng> [Accessed 11.02.26]

⁴⁶ European Union, 21 May 1992 *Council Directive on the conservation of natural habitats and of wild fauna and flora*. Available online at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:01992L0043-20130701> [Accessed 17.11.25]

⁴⁷ European Union, 23 October 2000, *Directive 2000/60/EC Of The European Parliament and of The Council establishing a framework for Community action in the field of water policy*. Available online at: https://eur-lex.europa.eu/resource.html?uri=cellar:5c835afb-2ec6-4577-bdf8-756d3d694eeb.0004.02/DOC_1&format=PDF [Accessed 17.11.25]

In 2003 this was transposed to UK law in the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003.	
Directive on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive) (2001)⁴⁸	
The objective of the SEA Directive is “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view of contributing towards sustainable development”. Throughout the course of the development of the plan, policy or programme, the aim of SEA is to identify the potential impact of options proposed in the plan in terms of their environmental, economic and social effects. If any adverse effects are identified, these options can then be avoided, or proposals modified to manage or mitigate adverse effects. In 2004 this was transposed into UK law in the Environmental Assessment of Plans and Programmes Regulations 2004.	All topics
Directive on the Energy Performance of Buildings 2002/91/EC (2002)	
The European Union Energy Performance of Buildings Directive was published in the Official Journal on the 4th January 2003. The overall objective of the Directive is to promote the improvement of energy performance of buildings within the Community taking into account outdoor climate and local conditions as well as indoor climate requirements and cost effectiveness. The Directive highlights how the residential and tertiary sectors, the majority of which are based in buildings, accounts for 40% of EU energy consumption.	Materials and Waste
National Emissions Ceiling Directive (2016)⁴⁹	
The Directive establishes national emission reduction commitments for Member States to reduce emissions of sulphur dioxide (SO₂), nitrogen oxides (NO_x), non-methane volatile organic compounds (NMVOCs), ammonia (NH₃), and fine particulate matter (PM_{2.5}). The directive aims to improve air quality, protect human health and the environment, and achieve long-term air quality goals in line with WHO guidelines. In 2018 this was transposed into UK law by the The National Emission Ceilings Regulations 2018.	Air Quality Climate Change (Adaptation and Mitigation)
The Environment Noise Directive (END) 2002/49/EC (2002)	
The END aims to “define a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to the exposure to environmental noise”. For that purpose several actions are to be progressively implemented. It furthermore aims at providing a basis the harmful effects, including annoyance, due to the exposure to environmental noise”. For that purpose several actions are to be progressively implemented. It furthermore aims at providing a basis for developing EU measures to reduce noise emitted by major sources, in particular road and rail vehicles and infrastructure, aircraft, outdoor and industrial equipment and mobile machinery.	Population Health and Wellbeing

⁴⁸ European Union, 27 June 2001, *Directive 2001/42/EC Of The European Parliament and of The Council on the assessment of the effects of certain plans and programmes on the environment*. Available online at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042> [Accessed 17.11.25]

⁴⁹ European Union, 14 December 2016, *Directive (Eu) 2016/2284 Of The European Parliament And Of The Council on the reduction of national emissions of certain atmospheric pollutants, amending Directive 2003/35/EC and repealing Directive 2001/81/EC*. Available online at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32016L2284> [Accessed 17.11.25]

The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste), i.e.: ■ Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe. ■ Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention. ■ Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good. The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities. Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in article 1.2 with regard to the preparation of legislation relating to sources of noise.	
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)⁵⁰	
This document provides guidance on the process of Commissioning Heritage Impact Assessments (HIAs) for World Heritage properties in order to evaluate effectively the impact of potential development on the Outstanding Universal Value (OUV) of properties. The guidance is addressed at managers, developers, consultants and decision-makers and is also intended to be relevant to the World Heritage Committee and States Parties. The concept of OUV underpins the whole World Heritage Convention and all activities associated with properties inscribed on the List.	Historic Environment
World Heritage Advice Note: Environmental Assessment (2013)⁵¹	
This Advice Note provides States Parties and other stakeholders with guidance on how to identify, evaluate, avoid and mitigate potential impacts of development proposals on World Heritage values, before decisions are taken. It provides guidance on integrating natural World Heritage Sites within Environmental Assessments. It includes a set of World Heritage Impact Assessment Principles that can be applied to all types of environmental Assessments, a list of key questions to ask concerning World Heritage during the assessment as well as step-by-step guidance.	All topics
Convention on International Trade in Endangered Species of Wild Fauna and Flora (1973)⁵²	
CITES is an international agreement between governments which aims to ensure that international trade in wild animals and plants does not threaten their survival. It subjects international trade to certain controls, and all import, export, re-export and introduction (by sea) of species covered by the Convention has to be authorized through a licensing system. Species are listed in three Appendices according to the degree of protection needed, with differing controls for each.	Biodiversity, Flora and Fauna

⁵⁰ ICOMOS, January 2011, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. Available Online at: https://openarchive.icomos.org/id/eprint/266/1/Guidance_on_heritage_impact_assessments.pdf [Accessed 17.11.25]

⁵¹ IUCN, 18 November 2013, *World Heritage Advice Note: Environmental Assessment* Available online at: https://iucn.org/sites/default/files/2022-09/iucn_advice_note_environmental_assessment_18_11_13_iucn_template.pdf [Accessed 17.11.25]

⁵² UNEP, 3 March 1973, *Convention on International Trade in Endangered Species of Wild Fauna and Flora*. Available online at: <https://cites.org/sites/default/files/eng/disc/CITES-Convention-EN.pdf> [Accessed 17.11.25]

Convention on the Protection of Underwater Cultural Heritage (2001)⁵³	
The Convention sets a common standard for the protection of submerged cultural heritage, with a view to preventing its being looted or destroyed. The Convention sets out basic principles for the protection of underwater cultural heritage; provides a detailed State cooperation system; and provides widely recognised practical rules for the treatment and research of underwater cultural heritage. This includes obligations to preserve such heritage, a preference for in situ preservation, and no commercial exploitation.	Historic Environment Water (Quality and Quantity)
The Cancun Agreements (2011)⁵⁴	
The Cancun Agreements were a set of significant decisions by the international community to address the long-term challenge of climate change collectively and comprehensively over time, and to take concrete action immediately to speed up the global response to it. The agreements, reached on December 11 in Cancun, Mexico, at the 2010 United Nations Climate Change Conference, represented key steps forward in capturing plans to reduce greenhouse gas emissions, and to help developing nations protect themselves from climate impacts and build their own sustainable futures. The Cancun Agreements' main objectives cover: ■ Mitigation ■ Transparency of actions ■ Technology ■ Finance ■ Adaptation ■ Forests ■ Capacity building	Climate Change (Adaptation and Mitigation) Flood Risk
Children's Environment and Health Action Plan for Europe (2004)⁵⁵	
The action plan aims to address the causes of environment-related diseases in children, including the state of the physical environment, socio-economic conditions and behaviour. Key actions include: ■ primary prevention, i.e. policies, programmes and plans aimed at improving the state of the physical environment (air, water, soil, noise), in particular through the integration of children's needs into housing, transport, infrastructure and planning; ■ equity, i.e. giving priority to protection of children at highest risk, and particularly of children who are neglected, abandoned, disabled, institutionalized or exploited, by improving access to preventive health and social protection services; ■ poverty reduction, i.e. policies addressing the multidimensional aspects of poverty among children; ■ health promotion, i.e. actions aimed at preventing and reducing exposures to environmental health hazards by adopting healthy lifestyles, achieving sustainable consumption patterns and helping to create healthy and enabling human settlements.	Population Health and Wellbeing

⁵³ UNESCO, 2 November 2001, *Convention on the Protection of Underwater Cultural Heritage*. Available online at: <https://www.unesco.org/en/underwater-heritage/2001-convention?hub=412> [Accessed 17.11.25]

⁵⁴ United Nations Framework Convention on Climate Change (UNFCCC), 11 November 2011, *The Cancun Agreements*. Available online at: <https://unfccc.int/tools/cancun/cancun-agreements/main-objectives-of-the-agreements/index.html#c33> [Accessed 17.11.25]

⁵⁵ World Health Organisation, 25 June 2004, *Children's Environment and Health Action Plan for Europe*. Available Online at: <https://iris.who.int/server/api/core/bitstreams/616e61d7-d2b3-43e1-b929-385ce345dc9b/content> [Accessed 17.11.25]

Table C-2 - National Plans and Programmes

The National Emission Ceilings Regulations (2018) ⁵⁶	Relationship with SEA Topic
The National Emission Ceilings Regulations aim to reduce air pollution. These regulations ensure a reduction of national emissions of atmospheric pollutants (sulphur dioxide, nitrogen oxides, non-methane volatile organic compounds, ammonia and fine particulate matter) into UK law.	Air Quality
Air Quality Plan for Nitrogen Dioxide (NO ₂) in UK (2017) ⁵⁷	
This plan sets out how the Government will improve air quality in the UK by reducing nitrogen dioxide emissions in towns and cities. The air quality plans set out targeted local, regional and national measures across 37 zone plans (areas which have identified air quality issues with nitrogen dioxide), a UK overview document and a national list of measures. Measures relate to freight, rail, sustainable travel, low emission vehicles and cleaner transport fuels, among others.	Air Quality
Environmental Permitting Regulations (2016) ⁵⁸	
The Environmental Permitting (England and Wales) Regulations 2016 provide a streamlined, risk-based system requiring permits for activities that could pollute the air, land, or water. Environmental permits are a key component of UK business regulation, designed to control and regulate activities which have the potential to cause pollution of the environment or harm to human health.	Air Quality
Air Quality Standards Regulations (AQSR) (2010) ⁵⁹	
The Air Quality Standards Regulations (AQSR) outline the air quality target values, long-term objectives and legally binding limit values for concentrations of major air pollutants that impact public health in the UK. For the protection of vegetation, critical target values and levels are also provided for ozone and nitrogen dioxide (not including urban areas), respectively, although these are not legally binding. Permits impose a range of conditions governing the construction, operation and eventual decommissioning of a regulated facility, as well as how regulated activities may be carried out.	Air Quality
The Air Quality Strategy for England (2023) ⁶⁰	
This strategy sets out the actions that Defra expects local authorities to take in support of our long-term air quality goals, including new PM _{2.5} targets. It provides a framework to enable local authorities to make the best use of their powers and make improvements for their communities.	Air Quality
Air Pollution: Action in a Changing Climate (2010) ⁶¹	
This document highlights the health benefits that can be achieved through closer integration of air quality and climate change policies. Air pollution often originates from	Air Quality

⁵⁶ HM Government, 31 January 2018, *The National Emission Ceilings Regulations 2018*. Available online at: <https://www.legislation.gov.uk/uksi/2018/129/made> [Accessed 28.10.25]

⁵⁷ DEFRA and Department for Transport, 26 July 2017, *Air Quality Plan for Nitrogen Dioxide (NO₂) in UK*. Available online at: <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017> [Accessed 28.10.25]

⁵⁸ HM Government, 11 December 2016, *The Environmental Permitting (England and Wales) Regulations 2016*. Available online at: <https://www.legislation.gov.uk/uksi/2016/1154/introduction> [Accessed 11.02.26]

⁵⁹ HM Government, 11 June 2010, *The Air Quality Standards Regulations 2010*. Available online at: <https://www.legislation.gov.uk/uksi/2010/1001/introduction/made> [Accessed 11.02.26]

⁶⁰ DEFRA, 25 August 2023, *The air quality strategy for England*. Available online at: <https://www.gov.uk/government/publications/the-air-quality-strategy-for-england> [Accessed 17.11.25]

⁶¹ DEFRA, March 2010, *Air Pollution: Action in a Changing Climate*. Available online at: <https://assets.publishing.service.gov.uk/media/5a74b4a440f0b619c8659c29/pb13378-air-pollution.pdf> [Accessed 28.10.25]

the same activities that contribute to climate change (notably transport and electricity generation), so linkages between these policy areas could help ensure that they are managed most effectively. Air quality/climate change co-benefits can be realised through actions such as promoting low-carbon vehicles and renewable sources of energy that do not involve combustion. The document aims to set ambitious but realistic air quality targets, and to ensure that climate and air quality targets are better aligned in future.	Climate Change (Adaptation and Mitigation)
The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019)⁶²	
The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations ensure that the habitat and species protection and standards derived from EU law continue to apply in UK law after Brexit.	Biodiversity, Flora and Fauna
The Conservation of Habitats and Species Regulations (2017)⁶³	
These regulations transposed European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (Habitats Directive) into national law. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	Biodiversity, Flora and Fauna Land use, Geology and Soils
UK National Biodiversity Strategy and Action Plan (2025)⁶⁴	
This policy paper sets out how the four countries comprising the UK plan to collaboratively address biodiversity loss. The plan commits the UK to achieving all 23 of the Kunming-Montreal Global Biodiversity Framework (GBF) targets. The goals of the GBF are: ■ Protect and restore ■ Prosper with nature ■ Share benefits fairly ■ Invest and collaborate This will be achieved by: ■ Reducing threats to biodiversity ■ Meeting people's needs through sustainable use and benefit-sharing ■ Tools and solutions for implementation and mainstreaming	Biodiversity, Flora and Fauna
Environment Act (1995)⁶⁵	
The Act seeks to protect and preserve the environment and guard against pollution to air, land or water. The Act adopts an integrated approach to environmental protection and outlines where authorisation is required from relevant authorities to carry out certain procedures as well as outlining the responsibilities of the relevant authorities. It established the Environment Agency, the Scottish Environment Protection Agency and the National Park authorities. The Act also includes provisions relating to remediation of contaminated land, waste and the designation of Air Quality Management Areas.	Biodiversity, Flora and Fauna Air Quality Water (Quality and Quantity)

⁶² HM Government, 14 March 2019 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Available online at: <https://www.legislation.gov.uk/uksi/2019/579/introduction/made> [Accessed 28.10.25]

⁶³ HM Government, 2017, *The Conservation of Habitats and Species Regulations*. Available online at: <https://www.legislation.gov.uk/uksi/2017/1012/contents> [Accessed 17.11.25]

⁶⁴ Department for Environment, Food & Rural Affairs, Welsh Government, The Scottish Government, Department of the Environment (Northern Ireland) and Joint Nature Conservation Committee, 2025, *UK National Biodiversity Strategy and Action Plan*. Available online at: <https://www.gov.uk/government/publications/uk-national-biodiversity-strategy-and-action-plan> [Accessed 17.11.25]

⁶⁵ HM Government, 1995, *Environment Act 1995*. Available online at: <https://www.legislation.gov.uk/ukpga/1995/25/contents> [Accessed 30.10.25]

	Land use, Geology and Soils
Wildlife and Countryside Act (1981)⁶⁶	
The Act makes it an offence (with exceptions) to; ■ Intentionally kill, injure or take any wild bird or their eggs or nests; ■ Intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5; ■ Prohibits interference with places used for shelter or protection, or intentionally disturbing animals; and ■ Pick, uproot, trade in, or possess (for the purposes of trade) and wild plant listed in Schedule 8. The Act also provides for the notification of Sites of Special Scientific Interest (SSSI) and require surveying authorities to maintain up to date definitive maps and statements, for the purpose of clarifying public rights of way.	Biodiversity, Flora and Fauna Land use, Geology and Soils
Environmental Protection Act (1990)⁶⁷	
The Act defines the legal framework for England, Wales and Scotland regarding environmental protection, including the duty of care for waste, contaminated land, and statutory nuisance. Under the Act, Local Authorities or private individuals may take action to secure abatement of any such nuisance, such as noise, and only one person need be affected for action to be possible. It also specifies offences related to the storage, movement, treatment or disposal of controlled waste, and sets out the regime for identifying and remediating contaminated land.	Biodiversity, Flora and Fauna
Countryside and Rights of Way Act (CROW) (2000)⁶⁸	
This act extends the public's ability to enjoy the countryside and safeguards landowners and occupiers. The Act creates a new statutory right of access to open country and registered common land, modernise the right of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide greater protection arrangements for National Landscapes and strengthen wildlife enforcement legislation.	Biodiversity, Flora and Fauna Population Land use, Geology and Soils Landscape and Townscape Historic Environment
Environment Act 2021⁶⁹	
The Environment Act 2021 is a UK law that aims to improve the country's natural environment through a range of measures. The act sets binding targets for areas such as air quality, water, biodiversity, and waste reduction. The heart of the Environment Act targets for the UK to:	Biodiversity, Flora and Fauna Air Quality

⁶⁶ HM Government, 1981, *Wildlife and Countryside Act (1981)*. Available online at: <https://www.legislation.gov.uk/ukpga/1981/69> [Accessed 29.10.25]

⁶⁷ HM Government, 1990, *Environmental Protection Act*. Available online at: <https://www.legislation.gov.uk/ukpga/1990/43/contents> [Accessed 29.10.25]

⁶⁸ HM Government, 2000, *Countryside and Rights of Way Act (CROW) 2000*. Available online at: <https://www.legislation.gov.uk/ukpga/2000/37/contents> [Accessed 30.10.25]

⁶⁹ HM Government, 2021, *Environment Act 2021*. Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents> [Accessed 30.10.25]

■ Halt the decline in species populations by 2030, and then increase populations by at least 10% to exceed current levels by 2042; ■ Restore precious water bodies to their natural state by cracking down on harmful pollution from sewers and abandoned mines and improving water usage in households; ■ Deliver our net zero ambitions and boost nature recovery by increasing tree and woodland cover to 16.5% of total land area in England by 2050; ■ Halve the waste per person that is sent to residual treatment by 2042; ■ Cut exposure to the most harmful air pollutant to human health – PM2.5; ■ Restore 70% of designated features in our Marine Protected Areas to a favourable condition by 2042, with the rest in a recovering condition.	Water (Quality and Quantity) Land use, Geology and Soils Materials and Waste
Levelling Up and Regeneration Act 2023⁷⁰	
The Levelling Up and Regeneration Act (LURA) 2023 introduced a number of measures to increase and spread prosperity across the UK. This includes the delivery of more homes and services, revitalising highstreets and town centres, improvements to the planning system and enhancement of the environment. The LURA will increase weight given to spatial development strategies, local plans and neighbourhood plans that are proposed by combined authorities and will introduce National Development Management Policies (NDMPs) which will provide consistency on key planning issues nationally. The LURA, in Section 245, also amends the duty on relevant authorities in respect of their functions which affect land within Protected Landscape. This replaced the authorities' previous duty 'to have regard to' the purposes the statutory purposes of Protected Landscape, and instead requires them to 'seek to further' the statutory purposes of Protected Landscapes.	Biodiversity, Flora and Fauna Health and Wellbeing Historic Environment Landscape and townscape Population Materials and Waste
Nature Positive 2030 (2021)⁷¹	
Nature Positive 2030 aims to halt and reverse nature and biodiversity loss by 2030 and achieve full nature recovery by 2050. Through Nature Positive 2030, the five statutory nature conservation bodies of the UK (Joint Nature Conservation Committee, Natural England, Natural Resources Wales, NatureScot and the Northern Ireland Environment Agency) have come together to identify how the UK can succeed in achieving these commitments along with ensuring that nature recovery plays its critical role in achieving net zero.	Biodiversity, Flora and Fauna
A Green Future: Our 25 Year Plan to Improve the Environment (25YEP)⁷²	
This plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats using a natural capital approach to better-inform policy. By adopting the plan, the government aims to achieve clean air; clean and plentiful water; thriving plants and wildlife; a reduced risk of harm from environmental hazards such as flooding and drought; using resources from nature more sustainably and efficiently; and, enhanced beauty, heritage and engagement with the natural environment. In addition,	Biodiversity, Flora and Fauna Air Quality Water (Quality and Quantity)

⁷⁰ HM Government, 2023, *Levelling-up and Regeneration Act*. Available online at: <https://www.legislation.gov.uk/ukpga/2023/55> [Accessed 05.12.25]

⁷¹ Joint Nature Conservation Committee, Natural England, Natural Resources Wales, NatureScot and the Northern Ireland Environment Agency, September 2021, *Nature Positive 2030 – Summary Report*. Available online at: <https://data.jncc.gov.uk/data/6de7bf27-055e-4407-ad29-4814e1613d90/nature-positive-2030-summary-report.pdf> [Accessed 28.10.25]

⁷² HM Government, 11 January 2018, *25 Year Environment Plan*. Available online at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Accessed 27.10.2025]

the plan will set out to manage pressures on the environment through; mitigating and adapting to climate change, minimising waste, managing exposure to chemicals and enhancing biosecurity. The six key areas for action are: ■ Using and managing land sustainably, which includes embedding an ‘environmental net gain’ principle for development (including housing and infrastructure) ■ Recovering nature and enhancing the beauty of landscapes ■ Connecting people with the environment to improve health and wellbeing ■ Increasing resource efficiency, and reducing pollution and waste ■ Securing clean, productive and biologically diverse seas and oceans ■ Protecting and improving the global environment	Health and Wellbeing Materials and Waste Flood Risk Climate Change (Adaptation and Mitigation) Historic Environment Landscape and Townscape Land use, Geology and Soils
Environmental Improvement Plan (2025)⁷³	
The Environmental Improvement Plan 2025 is a strategic framework for improving England’s natural environment up to 2043. The Improvement Plan contains 10 goals and provides a clear plan for how the Government will deliver them. ■ Goal 1: Restored nature ■ Goal 2: Air ■ Goal 3: Water ■ Goal 4: Chemicals and pesticides ■ Goal 5: Waste ■ Goal 6: Resource ■ Goal 7: Climate Change ■ Goal 8: Reduced environmental hazards ■ Goal 9: Biosecurity ■ Goal 10: Access to nature The Plan also includes a number of commitments under each of these goals, for example, under Access to Nature, the plan commits to making sure that everyone has access to green or blue spaces within a 15-minute walk from home.	Biodiversity, Flora and Fauna Air Quality Water (Quality and Quantity) Materials and Waste Health and Wellbeing Climate Change (Adaptation and Mitigation) Historic Environment Landscape and Townscape
The Great Britain Invasive Non-native Species Strategy 2023 - 2030⁷⁴	
The strategy sets out key aims and actions for addressing the threats posed by invasive non-native species, including the prevention of invasive species arriving in Britain, early detection and monitoring, eradication and control. The strategy covers the period 2023 to 2030 and aims to: ■ get people to work better together, including the government, stakeholders, land managers and the general public; and	Biodiversity, Flora and Fauna

⁷³ HM Government (2023) *Environmental Improvement Plan 2025*. Available online at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025/environmental-improvement-plan-eip-2025> [Accessed 11.02.26]

⁷⁴ DEFRA, 27 February 2023, *The Great Britain invasive non-native species strategy*. Available online at: <https://www.gov.uk/government/publications/the-great-britain-invasive-non-native-species-strategy> [Accessed 27.10.25]

■ improve co-ordination and co-operation on issues at a European and international level.	
2030 Strategic Framework for International Climate and Nature Action (2023)⁷⁵	
The 2030 Strategic Framework sets out how the UK will deliver internationally on its climate and nature goals in this critical decade. The framework sets out an ambitious vision for 2030, to: ■ keep 1.5°C alive by halving global emissions; ■ build resilience to current and future climate impacts; and ■ halt and reverse biodiversity loss. The framework identifies the following six global challenges that must be overcome in order to meet the UK's Paris Agreement commitments: ■ Transition to clean technologies and sustainable practices across all sectors; ■ Build resilience and adapt to climate impacts, supporting communities, economics, and ecosystems; ■ Increase protection, conservation, and restoration of nature and tackle key drivers of nature loss; ■ Strengthen international agreements and cooperation to accelerate delivery of climate and nature commitments; ■ Align global financial flows with a net zero, climate resilient and nature positive future; and ■ Shift trade and investment rules and patterns to support the transition to a climate and nature positive future.	Climate Change (Adaptation and Mitigation)
Third National Adaptation Programme (NAP3) (2023)⁷⁶	
This report sets out how the government intend to adapt to climate change between 2023 and 2028. The programme includes a mix of policies and actions to address the risks and opportunities arising from climate change. The three main themes in the programme are; action, information and coordination. Within the NAP3 the main actions are: ■ Infrastructure; ■ Natural Environment; ■ Health, communities and the built environment; ■ Business and industry; ■ International impacts; ■ Adaptation Reporting Power; and ■ Supporting evidence. The programme will include investment in resilient infrastructure, as well as contributing to research to continue to improve adaptation into the future.	Climate Change (Adaptation and Mitigation) Landscape and Townscape Historic Environment
National Policy Statements for Energy Infrastructure⁷⁷	

⁷⁵ HM Government, March 2023, *2030 Strategic Framework for International Climate and Nature Action*. Available online at: <https://assets.publishing.service.gov.uk/media/642a9b717de82b000c313473/2030-strategic-framework-for-international-climate-and-nature-action.pdf> [Accessed 28.10.25]

⁷⁶ DEFRA, 17 July 2023, *The Third National Adaptation Programme (NAP3) and the Fourth Strategy for Climate Adaptation Reporting*. Available online at: <https://www.gov.uk/government/publications/third-national-adaptation-programme-nap3> [Accessed 28.10.25]

⁷⁷ HM Government, November 2023, *National Policy Statements for energy infrastructure*. Available online at: <https://www.gov.uk/government/collections/national-policy-statements-for-energy-infrastructure> [Accessed 28.10.2025]

The energy National Policy Statements (NPSs) set out national policy against which proposals for major energy projects will be assessed and decided on by the Infrastructure Planning Commission. The following six NPSs have been designated: ■ Overarching NPS for Energy (EN1); ■ Natural Gas Electricity Generating Infrastructure NPS (EN2); ■ Renewable Energy Infrastructure NPS (EN3); ■ Natural Gas Supply Infrastructure & Gas and Oil Pipelines NPS (EN4); ■ Electricity Networks Infrastructure NPS (EN5); and ■ Nuclear Power Generation NPS (EN6) (NB: 2011 – due to be updated). The Overarching NPS for Energy sets out that the purpose of the NPSs is to develop a clear, long-term policy framework which facilitates investment in the necessary new infrastructure (by the private sector) and in energy efficiency. The NPS highlights that the construction, operation and decommissioning of this infrastructure can lead to increased demand for water, involve discharges to water and cause adverse ecological effects resulting from physical modifications to the water environment. The NPSs expect applicants to undertake an assessment of the existing status of, and impacts of the proposed project on, water quality, water resources and physical characteristics of the water environment. The NPSs reiterate and are underpinned by the target to cut greenhouse gas emissions by at least 80% by 2050, compared to 1990 levels.	Climate Change (Adaptation and Mitigation)
Clean Power 2030 Action Plan: A new era of clean electricity (2024)⁷⁸	
The Clean Power 2030 Action Plan sets out a new plan for clean energy generation in the UK to 2030. The plan includes the actions to improve the following, that will accelerated delivery of clean energy in the UK: ■ Electricity Networks and connections; ■ Planning and consenting; ■ Renewable and nuclear project delivery; ■ Electricity market reform; ■ Short-duration energy storage and flexibility; ■ Long-duration flexibility; ■ Supply chains and workforce. The plan aims to maintain and secure and affordable energy supply in the UK by investing in industry and infrastructure.	Climate Change (Adaptation and Mitigation)
Securing the Future - UK Sustainable Development Strategy (2005)⁷⁹	
The strategy for sustainable development aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations. This is implemented with four key priorities: ■ Sustainable consumption and production; ■ Climate change; ■ Natural resource protection; ■ Sustainable communities.	Climate Change (Adaptation and Mitigation)

⁷⁸ HM Government, December 2024, *Clean Power 2030 Action Plan: A new era of clean electricity*. Available online at: <https://assets.publishing.service.gov.uk/media/677bc80399c93b7286a396d6/clean-power-2030-action-plan-main-report.pdf> [Accessed 28.10.25]

⁷⁹ HM Government, 2005, *Securing the Future - UK Sustainable Development Strategy*. Available online at: <https://assets.publishing.service.gov.uk/media/5a78a0eae5274a277e68e375/pb10589-securing-the-future-050307.pdf> [Accessed 30.10.25]

Climate Change and Sustainable Energy Act (2006)⁸⁰	
The Act was enacted after the publication of the UK Climate Change Programme (2006). It places an obligation on the government to report to Parliament on greenhouse gas emissions in the UK and action taken by Government to reduce these emissions.	Climate Change (Adaptation and Mitigation)
The Climate Change Act (2008)⁸¹ and The Climate Change Act 2008 (2050 Target Amendment) Order (2019)⁸²	
This Act aims: ■ to improve carbon management and help the transition towards a low carbon economy in the UK; and ■ to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen next year. The UK Climate Change Act 2008 (as amended) sets legally binding targets for the UK to reduce greenhouse gas emissions by at least 100% (net zero) by 2050. Further the Act provides for a carbon budgeting system which caps emissions over five year periods to set out our trajectory to 2050. Budgets have been set covering the periods 2008-12, 2013-17, 2018-22, 2023-27, 2028-32 and 2033-37, equivalent to 25%, 31%, 37%, 51%, 57% and 78% reductions in carbon emissions compared to 1990 levels respectively.	Climate Change (Adaptation and Mitigation)
The Energy Act (2008)⁸³	
The Energy Act 2008 contains the legislative provisions required to implement UK energy policy following the publication of the Energy Review 2006 and the Energy White Paper 2007. The key elements of the Act: ■ Strengthens the regulatory framework for offshore gas supply infrastructure to enable private sector investment; ■ Creates a regulatory framework to enable private sector investment in Carbon Capture and Storage projects; ■ Strengthens the Renewables Obligation to drive greater and more rapid deployment of renewables in the UK; ■ Strengthens statutory decommissioning provisions for offshore renewables and oil and gas installations to minimise the risk of liabilities falling to the Government; ■ Improves the offshore oil and gas licensing regime in response to changes in the commercial environment and enable the Department for Business Enterprise and Regulatory Reform to carry out its regulatory functions more effectively; ■ Ensures the operators of new nuclear power stations accumulate funds to meet the full costs of decommissioning and their full share of waste management costs; and ■ Introduces amending powers such that Ofgem is able to run the offshore electricity transmission licensing regime more effectively.	Climate Change (Adaptation and Mitigation)

⁸⁰ HM Government, 2006, *Climate Change and Sustainable Energy Act 2006*. Available online at:

<https://www.legislation.gov.uk/ukpga/2006/19/contents> [Accessed 30.10.25]

⁸¹ HM Government, 2008, *Climate Change Act 2008*. Available online at: <https://www.legislation.gov.uk/ukpga/2008/27/contents> [Accessed 30.10.25]

⁸² HM Government, 2019, *The Climate Change Act 2008 (2050 Target Amendment) Order 2019*. Available online at: <https://www.legislation.gov.uk/uksi/2019/1056/contents/made> [Accessed 30.10.25]

⁸³ HM Government, 2008, *The Energy Act 2008*. Available online at: <https://www.legislation.gov.uk/ukpga/2008/32/contents> [Accessed 30.10.25]

The subsequent Energy Acts (2010, 2011, 2013, 2016, 2023) contain provisions relating to carbon capture and storage, decarbonisation, fuel poverty, reductions in carbon emissions, security of energy supply, nuclear regulation and the Oil and Gas Authority, amongst others.	
The UK Climate Change Risk Assessment 2022 (2022)⁸⁴	
The first UK Climate Change Risk Assessment and supporting Evidence Report was published in 2012, and subsequently is published every five years. UK Climate Change Risk Assessment 2022 sets out eight priority risk areas needing action in the next two years from when the report was published. These priority risk areas are: ■ Risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards; ■ Risks to soil health from increased flooding and drought; ■ Risks to natural carbon stores and sequestration from multiple hazards leading to increased emissions; ■ Risks to crops, livestock and commercial trees from multiple hazards; ■ Risks to supply of food, goods and vital services due to climate-related collapse of supply chains and distribution networks; ■ Risks to people and the economy from climate-related failure of the power system; ■ Risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings; and, ■ Multiple risks to the UK from climate change impacts overseas.	Climate Change (Adaptation and Mitigation)
The UK's Modern Industrial Strategy (2025)⁸⁵	
The strategy sets out a new economic approach to backing the UK's strengths, with ambitious plans for 8 high-growth sectors. To ensure the Industrial Strategy drives action, measures of improvement across the whole economy, the IS-8, and places will be tracked: business investment, Gross Value Added (GVA), labour market outcomes such as employment and wages; productivity growth; and exports. The number of new large 'homegrown' business across the IS-8 will also be tracked. The Industrial Strategy and Sector Plans are underpinned by a robust monitoring and evaluation approach tracking the delivery of its policies, overseen by the Industrial Strategy Advisory Council (ISAC).	Population
Clean Energy Industries Sector Plan⁸⁶	
As part of the UK's Modern Industrial Strategy, the Clean Energy Industries Sector Plan is the UK's plan to create investment, growth, and good jobs in clean energy industries.	Climate Change (Adaptation and Mitigation)
UK Infrastructure: A 10 Year Strategy⁸⁷	
The 10 Year Infrastructure Strategy sets out how the government intend to deliver growth and improve living standards, by improving infrastructure to connect people to jobs,	Climate Change (Adaptation and Mitigation)

⁸⁴ DEFRA, 17 January 2022, *UK Climate Change Risk Assessment 2022*. Available online at: <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2022> [Accessed 27.10.25]

⁸⁵ HM Government, 23 June 2025, *Industrial Strategy*. Available online at: <https://www.gov.uk/government/publications/industrial-strategy> [Accessed 17.11.25]

⁸⁶ HM Government, 23 June 2025, *Clean Energy Industries Sector Plan*. Available online at: [Clean Energy Industries Sector Plan - GOV.UK](https://www.gov.uk/government/publications/clean-energy-industries-sector-plan) [Accessed 17.11.25]

⁸⁷ HM Government, 19 June 2025, *UK Infrastructure: A 10 Year Strategy*. Available online at: <https://www.gov.uk/government/publications/uk-infrastructure-a-10-year-strategy> [Accessed 05.12.25]

support housing development and public services, and provide resilience to a changing world.	Health and Wellbeing Population
Carbon budget and growth delivery plan (2025)⁸⁸	
The Carbon Budget and Growth Delivery Plan sets out how the government meets its statutory carbon budgets and secure the benefits of this transition for people and businesses. The Plan sets out how the UK will continue to reduce emissions in a way that lowers bills and secures good jobs, in line with the 2008 Climate Change Act. Since the UK introduced it, there has been success around the world with 60 other countries now adopting their own climate legislation.	Climate Change (Adaptation and Mitigation)
National Flood and Coastal Erosion Risk Management Strategy for England (2020)⁸⁹	
This strategy provides a framework for managing flood risk and coastal erosion in England. The strategy has three aims for the future: ■ “Climate resilient places: working with partners to bolster resilience to flooding and coastal change across the nation, both now and in the face of climate change ■ Today’s growth and infrastructure resilient in tomorrow’s climate: Making the right investment and planning decisions to secure sustainable growth and environmental improvements, as well as resilient infrastructure. A nation ready to respond and adapt to flooding and coastal change: Ensuring local people understand their risk to flooding and coastal change, and know their responsibilities and how to take action.”	Flood Risk
Plan for Change: Milestones for mission-led government (2024)⁹⁰	
This plan sets out the governments ambition for long-term change for the UK. The plan has five missions, which make up part of the strategy of ambitious, long-term, measurable objectives for the UK. The missions are as follows: ■ Kickstart economic growth; ■ Build an NHS fit for the future; ■ Safer streets; ■ Break down the barriers to opportunity; and ■ Make Britain a clean energy superpower. Each mission has identified milestones to help the government deliver and measure change.	Population Health and Wellbeing
Noise Policy Statement for England (NPSE) (2010)⁹¹	
The Noise Policy Statement for England sets out the long-term vision of government noise policy. This vision is to ‘promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.	Health and Wellbeing

⁸⁸ Department for Energy Security and Net Zero, 29 October 2025, *Carbon budget and growth delivery plan*. Available online at: <https://www.gov.uk/government/publications/carbon-budget-and-growth-delivery-plan-2025> Accessed 17.11.25]

⁸⁹ Environment Agency, 2020, *National Flood and Coastal Erosion Risk Management Strategy for England*. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/920944/023_15482_Environment_agency_digitalAW_Strategy.pdf [Accessed 28.10.25]

⁹⁰ HM Government, 5 December 2024, *Plan for Change*. Available online at: <https://www.gov.uk/government/publications/plan-for-change#:~:text=Details,Parliament%20on%205%20December%202024>. [Accessed 30.10.25]

⁹¹ Defra, 15 March 2010, *Noise Policy Statement for England*. Available online at: <https://assets.publishing.service.gov.uk/media/5a7956e0ed915d0422067947/pb13750-noise-policy.pdf> [Accessed 11.02.26]

The National Heritage Act (2002)⁹²	
This Act builds on the preceding National Heritage Acts of 1980, 1983 and 1997. All four Acts define the way in which National heritage assets are managed and protected. The 2002 Act extended the powers of the Historic Buildings and Monuments Commission to include underwater archaeology within the territorial waters of the United Kingdom.	Historic Environment
The Historic Buildings and Ancient Monuments Act 1953 (1953)⁹³	
The Act provides for the preservation and acquisition of buildings of outstanding historic or architectural interest and their contents and related property, and to amend the law relating to ancient monuments and other objects of archaeological interest.	Historic Environment
Ancient Monuments and Archaeological Areas Act 1979 (1979)⁹⁴	
The Act defines sites that warrant protection as ancient monuments. They can be a Scheduled Monuments or "any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it".	Historic Environment
The Protection of Military Remains Act 1986 (1986)⁹⁵	
The Act secures the protection of the remains of military aircraft and vessels that have crashed, sunk or been stranded and associated human remains, from unauthorised interference.	Historic Environment
Planning (Listed Buildings and Conservation Areas) Act (1990)⁹⁶	
The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Act introduced the listing of buildings for buildings which possess special architectural or historic interest and the designation of conservation areas for areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.	Historic Environment
Heritage Protection for the 21st Century (2007)⁹⁷	
The document has three core principles: ■ Developing a unified approach to the historic environment; ■ Maximising opportunities for inclusion and involvement; and ■ Supporting sustainable communities by putting the historic environment at the heart of an effective planning system.	Historic Environment

⁹² HM Government, 2002, *The National Heritage Act 2002*. Available online at: <https://www.legislation.gov.uk/ukpga/2002/14/contents> [Accessed 30.10.25]

⁹³ HM Government, 1953, *The Historic Buildings and Ancient Monuments Act 1953*. Available online at: <https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents> [Accessed 03.12.2025]

⁹⁴ HM Government, 1979, *Ancient Monuments and Archaeological Areas Act 1979*. Available online at: <https://www.legislation.gov.uk/ukpga/1979/46> [Accessed 29.10.25]

⁹⁵ HM Government, 1986, *Protection of Military Remains Act 1986*. Available online at: <https://www.legislation.gov.uk/ukpga/1986/35/contents> [Accessed 03.12.25]

⁹⁶ HM Government, 1990, *Planning (Listed Buildings and Conservation Areas) Act 1990*. Available online at: <https://www.legislation.gov.uk/ukpga/1990/9/contents> [Accessed 29.10.25]

⁹⁷ DCMS and Welsh Government, March 2007, *Heritage Protection for the 21st Century*. Available online at: https://assets.publishing.service.gov.uk/media/5a78fba340f0b6324769bb12/hrp_whitepaper_doc1.pdf [Accessed 28.10.25]

Scheduled Monuments & Nationally Important but Non-Scheduled Monuments (2013)⁹⁸	
This policy statement sets out Government policy on the identification, protection, conservation and investigation of nationally important ancient monuments, under the provisions of the Ancient Monuments and Archaeological Areas Act 1979. It includes principles relating to the selection of scheduled monuments and the determination of applications for scheduled monument consent.	Historic Environment
Climate Change and the Historic Environment (2008)⁹⁹	
Sets out the current thinking on the implications of climate change for the historic environment. It is intended both for the heritage sector and also for those involved in the wider scientific and technical aspects of climate change; in the development of strategies and plans relating to the impact of climate change; or in projects relating to risk assessment, adaptation and mitigation.	Historic Environment Climate Change (Adaptation and Mitigation)
Heritage at Risk (2024)¹⁰⁰	
Heritage at Risk is a national project that aims to identify the endangered sites (historic buildings and places with increased risks of neglect and decay) and then help secure them for the future. The Heritage at Risk Registers were most recently updated in 2024.	Historic Environment
Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment (2016)¹⁰¹	
This document provides guidance for addressing the historic environment in Strategic Environmental Assessment or Sustainability Appraisal. It identifies the recommended list of plans, programmes and policies for review, approach to baseline review, potential sustainability issues.	Historic Environment
The Historic Environment – A Force for the Future (2001)¹⁰²	
This strategy outlines the Government's policy regarding the historic environment. The strategy has key aims and objectives that demonstrate the contribution the historic environment makes to the country's economic and social well-being.	Historic Environment
Natural England's Green Infrastructure Guidance (2009)¹⁰³	
This guidance recognises the importance of green infrastructure in spatial planning. The role of green infrastructure as a 'life support system', able to deliver multiple environmental functions, and to play a key part in adapting to and mitigating climate change.	All topics
National Planning Policy Framework (NPPF)¹⁰⁴	

⁹⁸ Department for Culture, Media and Sport, October 2013, *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments*. Available online at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/249695/SM_policy_statement_10-2013_2_.pdf [Accessed 28.10.25]

⁹⁹ English Heritage, 2008, *Climate Change and the Historic Environment*. Available online at: [Climate Change and the Historic Environment](#) [Accessed 29.10.25]

¹⁰⁰ Historic England, 2024, *Heritage at Risk Register 2024*. Available online at: <https://historicengland.org.uk/whats-new/news/heritage-at-risk-2024/> [Accessed 29.10.25]

¹⁰¹ Historic England, 2016, *Sustainability Appraisal and Strategic Environmental Assessment Historic England Advice Note*. Available online at: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment/> [Accessed 29.10.25]

¹⁰² Department for Culture, Media and Sport (DCMS), 2001, *The Historic Environment – A Force for the Future*. Available online at: <https://www.thenbs.com/PublicationIndex/Documents/Details?Pub=DCMS&DocId=259859> [Accessed 28.10.25]

¹⁰³ Natural England, 01 January 2009, *Natural England's Green Infrastructure Guidance (NE176)*. Available online at: <https://publications.naturalengland.org.uk/publication/35033> [Accessed 28.10.25]

¹⁰⁴ HM Government, December 2024, *National Planning Policy Framework*. Available online at: https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf [Accessed 12.11.2025]

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF requires that the planning system should be genuinely plan-led and that plans should: ■ be prepared with the objective of contributing to the achievement of sustainable development; ■ be prepared positively, in a way that is aspirational but deliverable; ■ be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; ■ contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; ■ be accessible through the use of digital tools to assist public involvement and policy presentation; and ■ serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). Proposals for a revised version of the NPPF¹⁰⁵ were published for consultation on 16 December 2025.	All topics
National Planning Policy for Waste (2014)¹⁰⁶	
Sets out detailed waste planning policies for local authorities. States that planning authorities need to: ■ Need to use a proportionate evidence base in preparing Local Plans; ■ Identify sufficient opportunities to meet the identified needs of their area for the management of waste streams; ■ Identify suitable sites and areas for waste facilities.	Materials and Waste
National Design Guide (2021)¹⁰⁷	
The National Design Guide supports the NPPF in seeking to ensure high quality buildings and places are delivered. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.	All topics
Planning and Infrastructure Act (2025)¹⁰⁸	

¹⁰⁵ Ministry of Housing, Communities and Local Government, 16 December 2025, *Proposed reforms to the National Planning Policy Framework and other changes to the planning system*. Available online at: https://assets.publishing.service.gov.uk/media/69417a0958a21370f58f3010/December_2025_NPPF_Consultation_document.pdf [Accessed 18.12.25].

¹⁰⁶ Ministry of Housing, Communities and Local Government, 16 October 2014, *National planning policy for waste*. Available online at: <https://www.gov.uk/government/publications/national-planning-policy-for-waste> [Accessed 17.11.25]

¹⁰⁷ Ministry of Housing, Communities and Local Government, 30 January 2021, *National design guide*. Available online at: <https://www.gov.uk/government/publications/national-design-guide> [Accessed 17.11.25]

¹⁰⁸ Ministry of Housing, Communities and Local Government, 17 November 2025, *Planning and Infrastructure Act*. Available online at: <https://bills.parliament.uk/bills/3946> [Accessed 17.11.25] Available online at: <https://www.gov.uk/government/publications/national-design-guide> [Accessed 17.11.25]

The Planning and Infrastructure Bill received Royal Assent and became an Act in December 2025. The Act is part of the UK Government's aim to encourage building of homes and deliver economic growth. It aims to speed up and streamline delivery of new homes and infrastructure, supporting the government's Plan for Change aim to build 1.5 million 'safe and decent' homes in England and expediting planning applications on major infrastructure projects. The Act allows designated bodies to bring forward Environmental Delivery Plans (EDPs) that will set out the strategic action to be taken to protect protected sites and species, that may be impacted by development. It also aims to support delivery of Clean Power 2030, by enabling quick building of clean energy projects. The Act has five objectives: ■ Deliver a faster and more certain consenting process for critical infrastructure; ■ Introducing a more strategic approach to nature recovery; ■ Improving certainty and decision-making in the planning system; ■ Unlocking land and securing public value for large scale investment; ■ Introducing effective new mechanisms for cross-boundary strategic planning.	All topics
Infrastructure Act (2015)¹⁰⁹	
The Infrastructure Act (inter alia) gives environmental authorities new powers to require landowners to take action on invasive non-native species or permit others to enter the land and carry out those operations.	All topics
Planning Act (2008)¹¹⁰	
This Act introduced a new system for nationally significant infrastructure planning, alongside further reforms to the Town and Country Planning system.	All topics
Town and Country Planning Act (1990)¹¹¹	
The Town and Country Planning Act controls and consents development, which is defined as building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or land.	Biodiversity, Flora and Fauna Landscape and Townscape
Safeguarding our Soils A Strategy for England (2009)¹¹²	
This strategy sets out the governments vision for protecting soil health in the UK. The strategy's vision is that "By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations."	Land use, Geology and Soils
Land Use Framework¹¹³	

¹⁰⁹ HM Government, 2018, *Infrastructure Act 2015*. Available online at: <https://www.legislation.gov.uk/ukpga/2015/7/contents> [Accessed 12.11.2025]

¹¹⁰ HM Government, 2008, *Planning Act 2008*. Available online at: <https://www.legislation.gov.uk/ukpga/2008/29/contents> [Accessed 30.10.25]

¹¹¹ HM Government, 1990, *Town and Country Planning Act 1990*. Available online at: <https://www.legislation.gov.uk/ukpga/1990/8/contents> [Accessed 29.10.25]

¹¹² DEFRA, September 2009, *Safeguarding our Soils A Strategy for England*. Available online at: <https://assets.publishing.service.gov.uk/media/65fd6fddf1d3a0001132adb8/CD1.I> DEFRA *Safeguarding our Soils A Strategy for England*. pdf [Accessed 28.10.25]

¹¹³

Defra's Land Use Framework went out to consultation in January 2025. The framework sets out five principles to support spatial planning and target land use incentives. The principles are: ■ Co-design: Support for participation and leadership at the local and regional scale to develop and align spatial strategies and assess the fairness of changes in land use. ■ Multifunctional land: Enable multiple benefits on land, targeted according to opportunity, societal needs (such as the health benefits of co-locating new homes and nature), and environmental pressures (such as reducing pollution). ■ Playing to the strengths of the land: Support and spatially target land use change to locations where benefits are greater and trade-offs are lower. Give priority to land uses that are more scarce or spatially sensitive (for example grid capacity places restrictions on new renewable generation sites or protecting land that is best suited for food production). ■ Decisions fit for the long-term: Take a long-term view of changing land suitability, prioritising resilience (including to the impacts of climate change). This could include planning for new homes that are resilient to climate impacts, such as flooding and overheating. ■ Responsive by design: Land use policy, including spatial prioritisation and targeting, needs to be responsive to new data, opportunities and pressures. These principles will be updated following consultation.	Land use, Geology and Soils Landscape and Townscape
Resources and waste strategy for England (2018)¹¹⁴	
This strategy sets out how the UK intend to move towards a circular economy approach by promoting resource efficiency and minimising waste. The strategy looks to preserve natural capital, and reduce and manage waste safely and carefully to minimise damage to the natural environment. The strategy sets out commitments in line with the 25 Year Environment Plan, to eliminate avoidable waste and double resource productivity by 2050.	Materials and Waste
Government Review of Waste Policy in England 2011 (2011)¹¹⁵	
The review is guided by the "waste hierarchy", EU obligations and targets on waste management, carbon impacts, environmental objectives and the costs and benefits of different policy options. The Governments vision include a move beyond the current throwaway society to a "zero waste economy" in which material resources are re-used, recycled or recovered wherever possible, and only disposed of as the option of very last resort.	Materials and Waste
Waste Management Plan for England (2021)¹¹⁶	
The Waste Management Plan for England is an analysis of the current waste management situation in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan.	Materials and Waste
The Culture White Paper (2016)¹¹⁷	

¹¹⁴ DEFRA and the Environment Agency, 18 December 2018, *Resources and waste strategy for England*. Available online at: <https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england> [Accessed 28.10.25]

¹¹⁵ DEFRA, 14 June 2011, *Government Review of Waste Policy in England 2011*. Available online at: <https://www.gov.uk/government/publications/government-review-of-waste-policy-in-england-2011> [Accessed 28.10.25]

¹¹⁶ DEFRA, January 2021, *Waste Management Plan for England*. Available online at: <https://assets.publishing.service.gov.uk/media/60103f71d3bf7f05bc42d294/waste-management-plan-for-england-2021.pdf> [Accessed 27.10.25]

¹¹⁷ Department for Culture, Media and Sport, March 2016, *The Culture White Paper*. Available online at: https://assets.publishing.service.gov.uk/media/5a74fbd0ed915d502d6cc94b/DCMS_The_Culture_White_Paper_3_.pdf [Accessed 28.10.25]

This white paper sets out how the government will support the cultural sectors over the coming years and how culture will play an active role in building a fairer and more prosperous nation. It includes four key themes: ■ everyone should enjoy the opportunities culture offers, no matter where they start in life; ■ the riches of our culture should benefit communities across the country; and ■ the power of culture can increase our international standing. The white paper includes objectives relating to the development of the historic environment sector, and the protection of world heritage.	Population
Localism Act (2011)¹¹⁸	
The Localism Act provides greater devolved powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions.	Population
Environment Agency: EA2030 change for a better environment (2025)¹¹⁹	
The plan sets out the Environment Agency's ambition for how they plan to create better places for people, wildlife and the environment, up to 2030. This document includes how the Environment Agency will fulfil its responsibilities over the next 5 years against its 3 long-term (25 years) goals for England which aim to contribute towards the Environment Improvement plan. These 3 long-term goals are: ■ Healthy air, land and water supporting nature's recovery Sustainable growth Aa nation resilient to climate change	Biodiversity, Flora and Fauna Landscape and Townscape Historic Environment Population Climate Change (Adaptation and Mitigation)
Natural Environment and Rural Communities Act (2006)¹²⁰	
The Act: ■ makes provision about bodies concerned with the natural environment and rural communities; ■ makes provision in connection with wildlife, sites of special scientific interest, National Parks and the Broads; ■ amends the law relating to rights of way; ■ makes provision as to the Inland Waterways Amenity Advisory Council; and ■ provides for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes.	Biodiversity, Flora and Fauna Historic Environment Landscape and Townscape Population
Mainstreaming Sustainable Development (2011)¹²¹	

¹¹⁸ HM Government, 2011, *Localism Act 2011*. Available online at: <https://www.legislation.gov.uk/ukpga/2011/20/contents> [Accessed 12.11.2025]

¹¹⁹ Environment Agency, 8 July 2025, *Environment Agency: EA2030 change for a better environment*. Available online at: <https://www.gov.uk/government/publications/environment-agency-ea2030-change-for-a-better-environment/environment-agency-ea2030-change-for-a-better-environment> [Accessed 11.12.25]

¹²⁰ HM Government, 2006, *Natural Environment and Rural Communities Act 2006*. Available online at: <https://www.legislation.gov.uk/ukpga/2006/16/contents> [Accessed 30.10.25]

¹²¹ DEFRA, 11 February 2011, *Mainstreaming Sustainable Development The Government's vision and what this means in practice*. Available online at: <https://www.gov.uk/government/publications/mainstreaming-sustainable-development-the-government-s-vision-and-what-this-means-in-practice> [Accessed 28.10.25]

This document sets out the Government's vision for mainstreaming sustainable development in relation to the operation of its buildings and estates, including the goods and services that it buys and the policies it makes. It builds on the principles that underpinned the UK's 2005 sustainable development strategy, and highlights that long term economic growth relies on protecting and enhancing the environmental resources that underpin it, and paying due regard to social needs. It sets out measures to achieve the mainstreaming of sustainable development, which include ministerial leadership and oversight; leading by example; embedding sustainable development in government policy; and transparency and independent scrutiny.	All topics
The Environmental Assessment of Plans and Programmes Regulations (2004)¹²²	
The Environmental Assessment of Plans and Programmes Regulations implement Directive 2001/42/EC of the European Parliament and Council on the assessment of the effects of certain plans and programmes on the environment. The Regulations apply to defined plans and programmes. The requirement for environmental assessment applies, in particular, to any plan or programme prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use.	All topics
Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020¹²³	
These Regulations amend the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Regulations"), leading to the removal of the requirement for public inspection of physical copies of environmental assessment documents, which are now instead made available online through a website.	All topics
Assessment of priority skills to 2030¹²⁴	
The Assessment of priority skills to 2030 report offers a detailed analysis of future employment needs across ten critical sectors, aligned with the government's Industrial Strategy and Plan for Change. The findings show that the demand for jobs in priority occupations is expected to expand significantly by 2030, and that growth will outpace non-priority employment. This highlights the need for targeted investment in training and also highlights the scale of demand for apprenticeships and broader skills training.	Population
Skills England: skills for growth and opportunity¹²⁵	
'Skills England: Sector evidence on the growth and skills offer' sets out how the offer could support the government's missions to: ■ drive economic growth ■ break down barriers to opportunity Skills England also assessed the national skills needs for 10 priority sectors: ■ the 8 industrial strategy sectors ■ health and social care	Population

¹²² HM Government, 2004, *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available online at: <https://www.legislation.gov.uk/uksi/2004/1633/contents/made> [Accessed 27.10.25]

¹²³ HM Government, 2020, *The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020* Available online at: <https://www.legislation.gov.uk/uksi/2020/1531/contents/made> [Accessed 17.11.25]

¹²⁴ Skills England, 5 November 2025, *Assessment of priority skills to 2030*. Available online at: <https://www.gov.uk/government/publications/assessment-of-priority-skills-to-2030/assessment-of-priority-skills-to-2030> [Accessed 18.11.25]

¹²⁵ Skills England, 2 June 2025, *Skills England: skills for growth and opportunity*. Available online at: <https://www.gov.uk/government/publications/skills-england-skills-for-growth-and-opportunity> [Accessed 18.11.25]

■ construction	
River Basin Planning Guidance (2021)¹²⁶	
This report aims to give guidance on practical implementation of the Water Environment (Water Framework Directive (WFD) (England and Wales) Regulations 2017 as amended by the Floods and Water (Amendments etc.) (EU Exit) Regulations 2019. The river basin planning process involves setting environmental objectives for all groundwater and surface waters (including estuaries and coastal waters) within the river basin district, and devising programmes of measures to meet those objectives.	Water (Quality and Quantity)
Plan for Water: our integrated plan for delivering clean and plentiful water (2023)¹²⁷	
This plan sets out how the government intend to integrate water management in the country taking a systematic, local, catchment-based approach, in a coordinated and collaborative way, using both nature-based solutions and investment in infrastructure. The government have legislated through the Environment Act 2021 for stronger powers for our regulators, to ensure transparency and tackle pollution. Key actions for managing supply and pollution pressures across catchments are: ■ delivering catchment action plans backed up with new funding to improve all water bodies in England; and ■ more funding for catchment groups and catchment-scale partnerships that coordinate action and investment where rivers need it most. This approach will be supported by streamlined policy and legal frameworks and smarter regulation, key actions for this include: ■ better integrating water and flood planning, and targeting actions where they will deliver the greatest impact for water quality, flood management, and nature recovery; ■ giving the Environment Agency the power to issue bigger penalties to water companies when they pollute; ■ enabling Ofwat, through the new powers of the Environment Act 2021, to link water company dividend pay-outs to environmental performance; and ■ supporting Ofwat's changes to ensure that shareholders, not customers, will pay for water company executive bonuses where these companies are unable to demonstrate their pay award decisions reflect performance expectations.	Water (Quality and Quantity)
Environment Agency (2025) National Framework for Water Resources 2025: water for growth, nature and a resilient future¹²⁸	
The national framework outlines a strategic approach to securing sustainable water resources across England to meet future demand. It emphasizes integrated regional planning, investment in infrastructure, and environmental protection to balance water supply with the needs of people, agriculture, industry, and ecosystems. The framework addresses challenges such as climate change, population growth, and environmental degradation, promoting collaboration among water companies, regulators, and stakeholders to ensure resilience and long-term water security.	Water (Quality and Quantity)

¹²⁶ DEFRA, September 2021, *River Basin Planning Guidance*. Available online at: https://assets.publishing.service.gov.uk/media/614b35f3d3bf7f718faab64e/River_basin_management_planning_ministerial_guidance.pdf [Accessed 27.10.25]

¹²⁷ DEFRA, 4 April 2023, *Plan for Water: our integrated plan for delivering clean and plentiful water*. Available online at: <https://www.gov.uk/government/publications/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water> [Accessed 27.10.25]

¹²⁸ Environment Agency, 17 June 2025, *National Framework for Water Resources 2025: water for growth, nature and a resilient future*. Available online at: <https://www.gov.uk/government/publications/national-framework-for-water-resources-2025-water-for-growth-nature-and-a-resilient-future>. [Accessed 17.11.25]

The framework also sets out a number of criteria that the plans must fulfil as well as things that the plans should or could achieve or include.	
National Policy Statement for water resources infrastructure (2023)¹²⁹	
This policy statement sets out the need and government's policies for, development of nationally significant infrastructure projects for water resources in England.	Water (Quality and Quantity)
Living Waterways Transform Places & Enrich Lives: Our 10 Year Strategy (2015)¹³⁰	
The strategy sets out goals for the organisation for the next ten years. These are themed under: ■ Waterways, including: 'To encourage and grow the number of people boating, using and enjoying the waterways' and 'To look after the heritage and wildlife on our canals and rivers for people to enjoy now and in the future'; ■ Place, including: 'To provide havens for people to escape to away from the pressures of modern life' and 'Enhance wildlife habitats and the natural landscape'; ■ Prosperity, including: 'Our waterways to drive and be a catalyst for regeneration and developments that make a difference to the local area' and 'To contribute to local economies and to provide opportunities and livelihoods for local people'; and ■ People, including: 'Communities to feel ownership of, and get involved with caring for, their local waterway' and 'To offer something for everyone to enjoy'. These are in addition to goals relating to Influence and Resources	Water (Quality and Quantity)
Water Resources Act (1991)¹³¹	
The Water Resources Act applies to England and Wales and established the National Rivers Authority (now the Environment Agency) to regulate water pollution, water resources, flood defence, fisheries and navigation. The Act covers water abstraction and impounding and discharges to surface and ground waters and coastal waters.	Water (Quality and Quantity)
The Water Supply (Water Quality) Regulations (2016)¹³²	
These regulations aim to ensure appropriate water supply (and water quality) in England. They reflect EU requirements for water intended for human consumption.	Water (Quality and Quantity)
The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017¹³³	
The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 implement the EUs Water Framework Directive (WFD) in England and Wales, aiming to protect and enhance water resources. These regulations provide a framework for managing the water environment, requiring the preparation of river basin management plans and setting environmental objectives for both surface and groundwater.	Water (Quality and Quantity)

¹²⁹ DEFRA, 17 April 2023, *National Policy Statement for water resources infrastructure*. Available online at: <https://www.gov.uk/government/publications/national-policy-statement-for-water-resources-infrastructure> [Accessed 27.10.25]

¹³⁰ Canal & River Trust, April 2015, *Living Waterways Transform Places & Enrich Lives: Our 10 Year Strategy*. Available online at: <https://canalrivertrust.org.uk/media/document/8R3a-iNep0ACbzqhXwH3Ew/SnD0LNy8Fe9Df8-4yKwEP3CjrPZ7jeIcHFuSoideurs/aHR0cHM6Ly9jcjRwcm9kY21zdWtzMDEuYmxvY15ib3JlLndpbmRvd3MubmV0L2RvY3VtZW50Lw/0189f9c6-a583-7183-b0b5-d16f0d7112ee.pdf> [Accessed 28.10.25]

¹³¹ HM Government, 1991, *Water Resources Act*. Available online at: <https://www.legislation.gov.uk/ukpga/1991/57/contents> [Accessed 29.10.25]

¹³² HM Government, 26 May 2016, *The Water Supply (Water Quality) Regulations 2016*. Available online at: <https://www.legislation.gov.uk/uksi/2016/614> [Accessed 28.10.25]

¹³³ HM Government, 10 April 2017, *The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017*. Available online at: <https://www.legislation.gov.uk/uksi/2017/407/regulation/13> [Accessed 28.10.25]

Drought: how it is managed in England – proposed updated response framework (2024)¹³⁴	
This framework sets out: ■ how drought affects different parts of England; ■ who is involved in managing drought and how they work with the EA; ■ how the EA and others take action to manage drought; ■ how the EA monitor and measure the impacts of drought to advise senior management and government on the prospects and possible action; and ■ how the EA report on drought and communicate with others.	Water (Quality and Quantity)
Water abstraction plan: Environment (2020)¹³⁵	
This document sets out how the government will reform water abstraction management over the coming years and how this will protect the environment and improve access to water. The plan states that the current approach to managing abstraction has three main issues: ■ some older licences allow abstraction that can damage the environment; ■ the current approach is not flexible enough to cope with the pressures of increasing demand for water and climate change in the long term, or to allow abstractors access to additional water when it is available; and, ■ the abstraction service is outdated and paper-based The plan explains how approaches identified to address these issues will be implemented. The Government's approach to addressing these issues has three main elements: ■ making full use of existing regulatory powers and approaches to address unsustainable abstraction and move around 90% of surface water bodies and 77% of groundwater bodies to the required standards by 2021; ■ developing a stronger catchment focus – bringing together the Environment Agency, abstractors and catchment groups to develop local solutions to existing pressures and to prepare for the future. These local solutions will: • protect the environment by changing licences to better reflect water availability in catchments and reduce the impact of abstraction; and • improve access to water by introducing more flexible conditions that support water storage, water trading and efficient use. ■ supporting these reforms by modernising the abstraction service, making sure all significant abstraction is regulated and bringing regulations in line with other environmental permitting regimes.	Water (Quality and Quantity)
Areas of Water Stress: Final Classification (2021)¹³⁶	
The report is the Environment Agency's formal advice on which areas in England are of serious water stress.	Water (Quality and Quantity)

¹³⁴ Environment Agency, November 2024, *Drought: how it is managed in England – proposed updated response framework*. Available online at: <https://www.gov.uk/government/consultations/drought-how-it-is-managed-in-england-proposed-updated-response-framework> [Accessed 28.10.25]

¹³⁵ DEFRA, 27 July 2021, *Water abstraction plan: Environment*. Available online at: [Water abstraction plan: Environment - GOV.UK](https://www.gov.uk/government/publications/water-abstraction-plan-environment) [Accessed 30.10.25]

¹³⁶ DEFRA, 1 July 2021, *Water stressed areas – 2021 classification*. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed 28.10.25]

Table C-3 - Regional and sub-regional plans and programmes

Air Quality Action Plans	Relationship with SEA Topic
In areas where national air quality objectives are not being met, local authorities must declare an Air Quality Management Area (AQMA) and put together a Local Air Quality Action Plan (AQAP) to improve the air quality. These plans detail how the local authority will take action to reduce pollution to below the national targets. The Environment Act 1995 includes provisions relating to the designation of Air Quality Management Areas.	Air Quality
The London Plan (2021)¹³⁷	
The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. It is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. The London Plan's air quality policy (Policy SI 1) sets out the following: ■ Development Plans, through relevant strategic, site-specific and area-based policies, should seek opportunities to identify and deliver further improvements to air quality and should not reduce air quality benefits that result from the Mayor's or boroughs' activities to improve air quality; ■ A set of criteria for developments to meeting order to tackle poor air quality, protect health and meet legal obligations; ■ Masterplans and development briefs for large-scale development proposals subject to an Environmental Impact Assessment should use an Air Quality Positive approach; ■ Development proposals must demonstrate how they plan to comply with the Non-Road Mobile Machinery Low Emission Zone and reduce emissions during demolition and construction; and ■ Development proposals should ensure that emissions are reduce on-site to meet the requirements of Air Quality Neutral, and where they can demonstrate that emissions cannot be further reduced on-site, off-site provisions may be acceptable.	All topics
Non-Road Mobile Machinery (NRMM) Standards (2025)¹³⁸	
Non-Road Mobile Machinery (NRMM) includes mobile machines and transportable industrial equipment or vehicles, fitted with internal combustion engines but not made to transport goods or passengers on roads. The NRMM Low Emission Zone (LEZ) requires all engines with a 37 kW - 560 kW power rating to meet emission standards based on engine emission 'stages.' The standards are the same for all sites operating within Greater London: ■ Current standards are EU stage IV as a minimum. ■ Stage IV has not been directly defined for variable speed engines smaller than 56 kW. In most cases, these engines must meet stage V. ■ Stage IV has not been defined for machines with constant speed engines such as generators, these machines need to meet Stage V.	Air Quality
Air Quality Positive – London Plan Guidance (2023)¹³⁹	

¹³⁷ Mayor of London, 2021, *The London Plan 2021*. Available online at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf [Accessed 12.02.26]

¹³⁸ Mayor of London, 2025, *Non-Road Mobile Machinery (NRMM)*. Available online at: <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/nrmm> [Accessed 12.02.26]

¹³⁹ Mayor of London, 2023, *London Plan Guidance – Air Quality Positive*. Available online at: <https://www.london.gov.uk/sites/default/files/2023-02/Air%20Quality%20Positive%20LPG.pdf> [Accessed 12.02.26]

The Air Quality Positive approach is a process of identifying and implementing ways to push development beyond compliance with both the Air Quality Neutral benchmarks and the minimum requirements of an air quality assessment. To achieve this, an AQP Statement should be submitted that demonstrates how benefits to local air quality have been maximised, and how measures to minimise pollution exposure will be implemented. The Air Quality Positive Local Plan Guidance informs and advises planners, designers, architects and air quality experts on where this approach need to be taken, and how to apply it.	Air Quality
Places for Everyone Joint Development Plan Document (Greater Manchester) (2024)¹⁴⁰	
Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine districts. The plan is a joint development plan of the nine districts which determines the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. As part of the development plan for Manchester, the policies in the Plan should inform decisions on planning applications across Greater Manchester.	All topics
Together we are Manchester – Greater Manchester Strategy 2025 – 35 (2025)¹⁴¹	
The Greater Manchester Strategy sets out the collective vision of the region for the next decade, to help produce a thriving city region where everyone can live a good life. The Strategy aims to tackle inequalities, empower communities, and deliver public services that work for people. It also aims to grow an inclusive economy that creates better jobs, attracts world-class talent, and boosts wellbeing for all, not just growth for growth's sake, but growth that changes lives.	All topics
Local Biodiversity Action Plans (LBAPs), including Species and Habitats Action Plans	
Each Local Biodiversity Action Plan works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. They include targets for increasing and enhancing biodiversity. Species Action Plans set objectives with regard specific species and set out proposed actions and targets along with which agency will be responsible for carrying them out. Habitat Action Plans sets objectives with regard specific UK habitats and sets out proposed actions targets along with which agency will be responsible for carrying them out.	Biodiversity, Flora and Fauna
Local Nature Recovery Strategies (LNRS)	
These are spatial strategies, outlining priorities for nature recovery and proposing actions that could make a particular contribution to achieving these priorities. There are 48 strategy areas preparing Local Nature Recovery Strategies in England. Each of these includes a habitat map, and a written statement of biodiversity priorities. Priorities can influence the water environment, which can subsequently lead to impacts on drought. Relevant LNRS include:	Biodiversity, Flora and Fauna Water (Quality and Quantity) Landscape and

¹⁴⁰ Greater Manchester Combined Authority (GMCA) (2024), *Places for Everyone Joint Development Plan Document*. Available online at: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/> [Accessed 12.02.2026]

¹⁴¹ Greater Manchester Combined Authority (GMCA) (2025), *Together we are Greater Manchester – Greater Manchester Strategy 2025-35*. Available online at: https://togetherwearegm.co.uk/media/k1kftjiv/greater-manchester-strategy-2025-35_.pdf [Accessed 12.02.2026]

• Adlington, Cheshire East - Cheshire & Warrington LNRS, and Greater Manchester LNRS • Brabazon and the West Innovation Arc - West of England Combined Authority (WECA) LNRS • Crews Hill and Chase Park, Enfield - Greater London Authority (GLA) LNRS • Heyford Park, Cherwell - Oxfordshire County Council LNRS • Leeds - West Yorkshire Combined Authority LNRS • Manchester, Victoria North - Greater Manchester LNRS • Marcombe, East Devon - Devon County Council joint strategy for Devon, Plymouth and Torbay • Milton Keynes - Buckinghamshire & Milton Keynes Natural Environment Partnership LNRS • Plymouth - Devon County Council joint strategy for Devon, Plymouth and Torbay • Tempsford, Bedfordshire - Central Bedfordshire Council LNRS, and LNRS for Cambridgeshire and Peterborough • Thamesmead, Greenwich - Greater London Authority (GLA) LNRS • Wychavon Town - Worcestershire County Council LNRS • South Barking - Greater London Authority (GLA) LNRS	Townscape Historic Environment
Catchment Flood Management Plans	
Catchment Flood Management Plans (CFMPs) give an overview of the flood risk across each river catchment. They recommend ways of managing those risks now and over the next 50-100 years. CFMPs consider all types of inland flooding, from rivers, ground water, surface water and tidal flooding, but not flooding directly from the sea, (coastal flooding), which is covered in Shoreline Management Plans. They also take into account the likely impacts of climate change, the effects of how we use and manage the land, and how areas could be developed to meet our present day needs without compromising the ability of future generations to meet their own needs. The CFMPs are grouped by river basin district, of which the below are relevant: 1. Adlington, Cheshire East - North West River Basin District 2. Brabazon and the West Innovation Arc - Severn River Basin District 3. Crews Hill and Chase Park, Enfield - Thames River Basin District 4. Heyford Park, Cherwell - Thames River Basin District 5. Leeds - Humber River Basin District 6. Manchester, Victoria North - North West River Basin District 7. Marcombe, East Devon - South West River Basin District 8. Milton Keynes - Anglian River Basin District 9. Plymouth - South West River Basin District 10. Tempsford, Bedfordshire - Anglian River Basin District 11. Thamesmead, Greenwich - Thames River Basin District 12. Wychavon Town - Severn River Basin District 13. South Barking - Thames River Basin District	Water (Quality and Quantity) Flood Risk
Public Rights of Way Improvement Plans (ROWIPs)	
Most local authorities have a rights of way improvement plan. The plan must explain how improvements made by the local authority to the public rights of way network in their area will provide a better experience for these users: ■ walkers ■ cyclists ■ horse riders ■ horse and carriage drivers ■ people with mobility problems ■ people using motorised vehicles, e.g. motorbikes	Population Health and Wellbeing

Objectives include those associated with each local authority's rights of way improvement plans.	
World Heritage Site Management Plans	
World Heritage Site Management Plans are a formal requirement of both UNESCO and the UK Government for managing World Heritage Sites. They are public documents which outline the aims, policies and priority objectives for managing World Heritage Sites. They also outline the reasons for the World Heritage designation of sites and how they are protected and managed.	Historic Environment
Conservation Area Appraisal and Management Plans	
Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts from time to time. Regularly reviewed appraisals, or shorter condition surveys, identifying threats and opportunities can be developed into a management plan that is specific to the area's needs. In turn, this can channel development to conserve the conservation area's special qualities. Historic England recommends carrying out Conservation Area Appraisals that allow for a full assessment of the characteristics of existing and proposed Conservation Areas. Appraisals are intended to highlight the implications for future preservation and enhancement of Conservation Areas and provide a useful basis for publication of proposals for their preservation and enhancement.	Historic Environment
AONB/National Landscape Management Plans	
Each AONB/National Landscape is required to produce a management plan. The management plans contain actions to ensure the protection and enhancement of the landscape. Plans typically contains a comprehensive summary of the key issues facing the landscape, and the management policies and actions needed to conserve and enhance the area.	Landscape and Townscape
National Park Management Plans	
The following National Parks are present within 15km of the New Towns locations: 1. Adlington, Cheshire East – Peak District National Park Management Plan 2. Manchester Victoria North – Peak District National Park Management Plan 3. Marlcumbe – Dartmoor National Park Management Plan 4. Plymouth – Dartmoor National Park Management Plan The management plans for National Parks contain actions to ensure the protection and enhancement of the landscape and natural environment of these areas.	Landscape and Townscape Biodiversity, Flora and Fauna Historic Environment
Natural England National Character Area (NCA) Profiles	
There are number of NCAs within the New Towns locations. Each of these have individual objective relating to specific landscapes, habitats and species. Generalised objectives for each of these include: ■ Conserve characteristic historic structures; ■ Protect the area's rich and diverse archaeology; ■ Protect the area's high levels of tranquillity; ■ Protect, manage and enhance the good rights of way network;	Landscape and Townscape Land use, geology and soils Historic Environment

■ Manage and enhance existing habitats; ■ Encourage the maintenance of traditional land management practices; ■ Protect, and encourage sympathetic management; ■ Protect and manage geological features; and ■ Plan for climate change mitigation and adaptation	
Landscape Recovery Projects (various)	
Landscape Recovery Projects aim to deliver various outcomes, with a focus on net zero, biodiversity and water quality. They can enable farmers and land managers to enact environmental and climate outcomes at a landscape scale, ultimately contributing to national policy priorities.	Landscape and Townscape Historic Environment
Waste and Mineral Plans	
Waste and Mineral plans are local or regional plans that guide the management of waste and extraction of minerals. A local authority or unitary authority is responsible for mineral planning, including deciding planning applications and are known as Mineral Planning Authority (MPA). Relevant waste and mineral plans include: 1. Adlington, Cheshire East - Cheshire East Council Minerals and Waste Plan 2. Brabazon and the West Innovation Arc – West of England Combined Authority Joint Waste Core Strategy 3. Crews Hill and Chase Park Hill, Enfield - North London Waste Plan 4. Heyford Park, Cherwell – Oxfordshire Minerals and Waste Plan (2042) 5. Leeds – Leeds City Council Adopted Natural Resources and Waste Local Plan 6. Manchester, Victoria North – Greater Manchester Combined Authority Greater Manchester Joint Minerals Development Plan 7. Marlbcombe, East Devon - Devon County Council Devon waste Plan and Devon County Council Devon Minerals Plan 2011-2033 8. Milton Keynes – Milton Keynes City Council Minerals Policy 9. Plymouth - Plymouth Council Waste Development Plan 10. Tempsford, Bedfordshire - Central Bedfordshire Council Minerals and Waste Development Framework 11. Thamesmead, Greenwich – Royal Borough of Greenwich Reduction and Recycling Plan (RRP) April 2023 to March 2025, and East London Joint Waste Plan 2012 to 2021 12. Wychavon Town - Worcestershire County Council the Adopted Minerals Local Plan 13. South Barking - East London Joint Waste Plan 2012 to 2021	Materials and Waste
Local Plans and Neighbourhood Plans	
Councils are required to produce a Local Plan to outline a framework for development in the future. Plans typically sets out the future land use and planning policies for the area and identifies the need for new homes and jobs, and the services and infrastructure to support them, and guides where this development should happen. Relevant local plans include: 1. Adlington, Cheshire East – Cheshire East Local Plan Strategy 2010 – 2030 (Adopted July 2017) 2. Brabazon and the West Innovation Arc - South Gloucestershire Local Plan 2006 – 2027 (Adopted December 2013) and Bristol City Council Local Plan (Adopted June 2011) 3. Crews Hill and Chase Park, Enfield - Enfield Local Plan 2010 - 2025 (Adopted November 2010)	Population Health and Wellbeing

4. Heyford Park, Cherwell - Cherwell Local Plan 2011 – 2031 (Adopted December 2016) 5. Leeds - Leeds Local Plan 2033 (Adopted November 2014) 6. Manchester, Victoria North - Manchester City Council Local Plan 2012 – 2027 (Adopted July 2012) 7. Marlcombe, East Devon - East Devon Local Plan 2013 – 2031 (Adopted January 2016) 8. Milton Keynes - Plan: MK 2016-2031 (Adopted March 2019) 9. Plymouth - Plymouth and South West Devon Joint Local Plan 2014 – 2034 (Adopted 2019) 10. Tempsford, Bedfordshire - Central Bedfordshire Local Plan 2015 to 2035 (Adopted July 2021) 11. Thamesmead, Greenwich - Royal Borough of Greenwich Local Plan 2028 (Adopted July 2014), and London Borough of Newham - Newham Local Plan 2018 (Adopted December 2018) 12. Wychavon Town - South Worcestershire Development Plan (SWDP) 2021 – 2041 (Adopted February 2016) 13. South Barking – London Borough of Barking and Dagenham – Local Plan 2020-2037 (Adopted September 2024) Neighbourhood plans, introduced by the Localism Act, sit alongside local plans to form development plans for local authorities. The plans act as a tool for local people to plan for the types of development to meet their community's needs and help ensure that the needs and ambitions of the community is aligned with the strategic needs and priorities of the wider local area.	
Local Transport Plans (LTPs)	
Local Transport Plans are produced by local councils to maintain and improve transport in the area. The strategic document typically outlines the council's vision and plans for improving transport in the area, including measures that lead to improvements to public transport, highways, and active transport infrastructure. Relevant LTPs include: 1. Adlington, Cheshire East – Cheshire East Council LTP 2019 – 2024 (Adopted October 2019) 2. Brabazon and the West Innovation Arc – WECA Joint LTP 2020 – 2036 (Adopted March 2020) 3. Crews Hill and Chase Park, Enfield – Enfield Transport Plan 2019 – 2041 (Adopted 2019), London Mayor's Transport Strategy (adopted 2018) 4. Heyford Park, Cherwell – Cherwell District Council Local Transport and Connectivity Plan 2022 – 2050 (Adopted July 2022) 5. Leeds – Connecting Leeds Transport Strategy 2040 (Adopted October 2021) 6. Manchester, Victoria North – Greater Manchester Local Transport Plan 2040 (Adopted February 2017, updated January 2021) 7. Marlcombe, East Devon – Devon and Torbay Local Transport Plan 4, 2025-2040 (Adopted July 2025) 8. Milton Keynes – Milton Keynes Council LTP4 2018 – 2036 (Adopted October 2019) 9. Plymouth - Plymouth Plan 2014 – 2034 (Adopted January 2021) 10. Tempsford, Bedfordshire – Central Bedfordshire LTP3 2011 – 2026 (Adopted 2011) 11. Thamesmead, Greenwich – Royal Borough of Greenwich Transport Strategy 2022 – 2032 (Adopted 2022), and London Borough of Newham Sustainable Transport Strategy (Adopted July 2024), London Mayor's Transport Strategy (adopted 2018) 12. Wychavon Town – Worcestershire County Council LTP4 2018 – 2030 (Adopted November 2017) 13. South Barking - Barking and Dagenham Borough-Wide Transport Priorities: 2021-2037 (Adopted October 2021)	Population Health and Wellbeing
Water Resources Management Plans	

Water companies are required to prepare Water Resource Management Plans (WRMPs) every five years. WRMPs lay out how water companies intend to manage water resources in their area and meet the requirements of the Water Industry Act 1991. These plans also need to be compliant with the Water Framework Directive (WFD). The plan must set out how a water company intends to maintain the balance between supply and demand for water over a minimum of a 25-year period. This is complemented by a water company drought plan, which sets out the short- term operational steps a company will take as a drought progresses. The relevant Water Resource Management Plans are: 1. Adlington, Cheshire East – United Utilities WRMP 2. Brabazon and the West Innovation Arc – Bristol Water WRMP 3. Crews Hill and Chase Park, Enfield – Thames Water WRMP 4. Heyford Park, Cherwell – Thames Water WRMP 5. Leeds – Yorkshire Water WRMP 6. Manchester, Victoria North – United Utilities WRMP 7. Marcombe, East Devon – South West Water WRMP 8. Milton Keynes – Anglian Water WRMP 9. Plymouth – South West Water WRMP 10. Tempsford, Bedfordshire – Anglian Water WRMP 11. Thamesmead, Greenwich – Thames Water WRMP 12. Wychavon Town – Severn Trent Water WRMP 13. South Barking - Thames Water WRMP There are five regional water resources groups in England, made up of the 17 English water companies. Under the National Framework for Water Resources, set out by the Environment Agency, each of these regional groups are expected to produce a Regional Water Resources Plan (RWRP). The purpose of the plans is to understand and address the environmental and water resource needs of a region. The plans intend to: ■ improve resilience to extreme droughts ■ ensure we are prepared for the future impacts of climate change ■ serve a growing population and thriving economy ■ mark a transition to longer term planning to protect and improve the environment Relevant WRWRPs include: 1. Adlington, Cheshire East – Water Resources West (WRW) RWRP 2. Brabazon and the West Innovation Arc – Water Resources South West (WRSW) RWRP 3. Crews Hill and Chase Park, Enfield – Water Resources South East (WRSE) RWRP 4. Heyford Park, Cherwell – Water Resources South East (WRSE) RWRP 5. Leeds – Water Resources North (WRN) RWRP 6. Manchester, Victoria North – Water Resources West (WRW) RWRP 7. Marcombe, East Devon – Water Resources South West (WRSW) RWRP 8. Milton Keynes – Water Resources East (WRE) RWRP 9. Plymouth – Water Resources South West (WRSW) RWRP 10. Tempsford, Bedfordshire – Water Resources East (WRE) RWRP 11. Thamesmead, Greenwich – Water Resources South East (WRSE) RWRP 12. Wychavon Town – Water Resources West (WRW) RWRP 13. South Barking - Water Resources South East (WRSE) RWRP	Water (Quality and Quantity)
Water Company (various) Drought Plans	
Drought Plans set out the steps that each water company will take through the stages of developing drought, drought, severe drought and recovery from drought to ensure their	Water (Quality and Quantity)

supply of water resources. Drought Plans must be produced by all water companies to fulfil their requirements under the Water Act 2003. The relevant Drought Plans are: The relevant Water Resource Management Plans are: 1. Adlington, Cheshire East – United Utilities DP 2. Brabazon and the West Innovation Arc – Bristol Water DP 3. Crews Hill and Chase Park, Enfield – Thames Water DP 4. Heyford Park, Cherwell – Thames Water DP 5. Leeds – Yorkshire Water DP 6. Manchester, Victoria North – United Utilities DP 7. Marcombe, East Devon – South West Water DP 8. Milton Keynes – Anglian Water DP 9. Plymouth – South West Water DP 10. Tempsford, Bedfordshire – Anglian Water DP 11. Thamesmead, Greenwich – Thames Water DP 12. Wychavon Town – Severn Trent Water DP 13. South Barking - Thames Water DP	
Water Company (various) Drainage and Wastewater Management Plans	
Drainage and Wastewater Management Plans (DWMPs) set out a 25 year plan for a water company to manage its drainage and wastewater system. They aim to address challenges posed by issues such as climate change and population growth, ensuring appropriate capacity and resilience of the system now and into the future. The first cycle of DWMPs were not statutory, but following the commencement of section 79 of the Environment Act 2021, preparation, publication and maintenance of a DWMP is a statutory requirement under section 94A of the Water Industry Act 1991, with each of the UK's 13 water and sewerage companies being required to prepare a DWMP in cycle 2. The relevant DWMPs are: 1. Adlington, Cheshire East – United Utilities DWMP 2. Brabazon and the West Innovation Arc – Wessex Water DWMP 3. Crews Hill and Chase Park, Enfield – Thames Water DWMP 4. Heyford Park, Cherwell – Thames Water DWMP 5. Leeds – Yorkshire Water DWMP 6. Manchester, Victoria North – United Utilities DWMP 7. Marcombe, East Devon – South West Water DWMP 8. Milton Keynes – Anglian Water DWMP 9. Plymouth – South West Water DWMP 10. Tempsford, Bedfordshire – Anglian Water DWMP 11. Thamesmead, Greenwich – Thames Water DWMP 12. Wychavon Town – Severn Trent Water DWMP 13. South Barking - Thames Water DWMP	Water (Quality and Quantity)
River Basin Management Plans	
River Basin Management Plans (RBMPs) set out how the water environment will be managed and provide a framework for more detailed decisions to be made. RBMPs set out a more integrated approach to river basin management based on the following principles: ■ Integrate and streamline plans and processes; ■ Set out a clear, transparent and accessible process of analysis and decision-making; ■ Focus at the river basin district level; ■ Work in partnership with other regulators; ■ Encourage active involvement of a broad cross-section of stakeholders; ■ Make use of the alternative objectives to deliver sustainable development;	Water (Quality and Quantity)

■ Use Better Regulation principles and consider the cost-effectiveness of the full range of possible measures; ■ Seek to be even handed across different sectors of society and sectors of industry; ■ Seek to be even handed and transparent in the management of uncertainty; and ■ Develop methodologies and refine analyses as more information becomes available. RBMPs must be reviewed and updated every 6 years. The previous cycle (cycle 2) of reviews/updates to the RBMPs took place in 2015 and the current RBMPs were published in 2022.	

Appendix D – Baseline Characteristics

Introduction

This appendix presents the relevant information in line with these the SEA requirements. It sets out the current and future baseline characteristics for England and the broad locations (both preferred and alternative). This reflects the scale and scope of the draft programme, which is a national level programme with a locationally-specific focus. This proportionate approach is aligned with the scope and strategic nature of the draft programme, recognising that further assessment will be undertaken of the spatial planning frameworks that will be established for each new town. The review of baseline characteristics has taken into account comments received on the Scoping Report and reflect the spatial extent of the new town broad locations as identified in the draft programme.

Baseline information is presented for the following topics in-turn, which include all those required by Schedule 2 (6) of the SEA Regulations:

- Air Quality;
- Biodiversity, Flora and Fauna;
- Land Use, Geology and Soils;
- Climate Change including Mitigation and Adaptation;
- Flood Risk;
- Health and Wellbeing;
- Historic Environment;
- Landscape and Townscape;
- Materials and Waste;
- Population ; and
- Water including Water Quality and Water Quantity.

Current Baseline

Air quality

England

Air quality refers to the mixture and concentrations of gases in the air, including the level of pollutants such as nitrogen oxides (NO_x) and particulate matter (PM). Major pollutants include nitric oxide (NO), nitrogen dioxide (NO₂) and PM. According to the World Health Organisation (WHO), air quality is one of

the greatest environmental risks to human health¹⁴². Atmospheric pollution also has impacts on the environment, including biodiversity, and is therefore an important consideration for the achievement of sustainable development.

Poor air quality is a significant public health issue¹⁴³ and there is clear evidence that PM has a contributory role in mortality. Each year in the UK, between 28,000 and 36,000 deaths are attributed to long-term exposure to poor air quality¹⁴⁴. Air pollution can also be linked to cardiovascular disease¹⁴⁵, diabetes¹⁴⁶, and dementia¹⁴⁷. Sufferers of chronic respiratory diseases such as Chronic Obstructive Pulmonary Disease (COPD) and asthma are especially vulnerable to the effects of air pollutants. Air pollution has also been shown to have an increased health impact on those in lower socio-economic groups.

Poor air quality also contributes to the deterioration of ecological receptors. Ecosystems are negatively impacted by air pollution, and in the UK, this has caused widespread change to sensitive ecosystems¹⁴⁸. Nitrogen compounds (e.g. ammonia and nitrogen oxides) cause significant damage to sensitive ecosystems, with deposition of high quantities of these pollutants causing a reduction in plant species richness and diversity^{149,150}. This is particularly concerning for designated sites of biological importance. These pollutants also lead to the unfavourable conditions of sensitive SSSIs and can lead to the degradation of important habitats over time. Many designated sites already exceed their critical loads, which can be defined as "*a quantitative estimate of an exposure to one or more pollutants below which significant harmful effects on specified sensitive elements of the environment do not occur according to present knowledge*". As of 2021, between 75.4% and 81% of the designated sites in England were exposed to more than 1 µg m⁻³ concentration of ammonia¹⁵¹.

Air pollution and dust also directly damage the leaves of plants and affects their ability to photosynthesis and respire. Air pollution can also be a toxin to plants through changes to pH or increased heavy metal concentration.

Poor air quality also affects the conservation of built heritage in particular with harmful effects from high concentrations of SO_x in particular contributing to acid erosion of limestone masonry and particulates causing blackening of structures more generally. This has required very expensive repair to some of our most precious historic buildings, as well as affecting the attractiveness of towns and cities as destinations and places to live and work. This also has an impact on the wellbeing of communities where deteriorated condition of heritage can be seen as emblematic of broader decline.

Air pollution is monitored throughout England, with numerous monitoring stations across the country that are updated daily. Air Quality Management Areas (AQMA) are areas in the UK that do not meet the national air quality objectives¹⁵²; there are currently 372 AQMAs across England¹⁵³. Of these, 348

¹⁴² World Health Organisation, 2025, *WHO strategic approach on air quality, energy access and health*. Available online at: <https://iris.who.int/server/api/core/bitstreams/42ce49d3-1501-474c-a860-bf71752a2113/content> [Accessed 30/10/2025].

¹⁴³ Department for Environment Food and Rural Affairs, undated, *Air Quality: Public Health Impacts and Local Actions*. Available online at: [https://laqm.defra.gov.uk/documents/air_quality_note_v7a-\(3\).pdf](https://laqm.defra.gov.uk/documents/air_quality_note_v7a-(3).pdf) [Accessed 30/10/25].

¹⁴⁴ Gov.uk, 2019, *Public Health England publishes air pollution evidence review*. Available online at: <https://www.gov.uk/government/news/public-health-england-publishes-air-pollution-evidence-review> [Accessed 30/10/25].

¹⁴⁵ Lee BJ, Kim B, Lee K, 2014, *Air pollution exposure and cardiovascular disease*. *Toxicol Res.* 2014 Jun;30(2):71-5. Available online: <https://pmc.ncbi.nlm.nih.gov/articles/PMC4112067/> [Accessed 30/10/25].

¹⁴⁶ Ying-Ying Meng, Yu Yu, Susan H. Babey, Jason Su, 2023, *Long-term air pollution exposures on type 2 diabetes prevalence and medication use*. Available online: <https://www.sciencedirect.com/science/article/pii/S2773049223000181>. [Accessed 30/10/25].

¹⁴⁷ UKRI MRC Epidemiology Unit, July 25 2025, *Long-term exposure to outdoor air pollution linked to increased risk of dementia*. Available online: <https://www.mrc-epid.cam.ac.uk/blog/2025/07/25/long-term-exposure-air-pollution-dementia/> [Accessed 30/10/25].

¹⁴⁸ Joint Nature Conservation Committee, July 31 2023, *Air Pollution*. Available online at: <https://jncc.gov.uk/our-work/air-pollution/> [Accessed 30/10/25].

¹⁴⁹ Defra, 2025, *Emissions of air pollutants in the UK – Nitrogen oxides (NO_x)*. Available online at: <https://www.gov.uk/government/statistics/emissions-of-air-pollutants/emissions-of-air-pollutants-in-the-uk-nitrogen-oxides-nox> [Accessed 30/10/25].

¹⁵⁰ Defra, 2025, *Emissions of air pollutants in the UK – Ammonia (NH₃)*. Available online at: <https://www.gov.uk/government/statistics/emissions-of-air-pollutants/emissions-of-air-pollutants-in-the-uk-ammonia-nh3> [Accessed 30/10/2025].

¹⁵¹ Defra, 2024, *Air Pollution Trends Report 2024: Critical Load and Critical Level exceedances in the UK*. Available online at: https://uk-air.defra.gov.uk/assets/documents/reports/cat05/2509291027_Air_Pollution_Trends_Report_2024_V3.pdf [Accessed 13/02/2026].

¹⁵² Defra, undated, *Air Quality Management Areas (AQMA)*. Available online at: <https://uk-air.defra.gov.uk/aqma/summary> [Accessed 30/10/25].

¹⁵³ Defra, undated, *Summary AQMA Data*. Available online at: <https://uk-air.defra.gov.uk/aqma/summary> [Accessed 27/10/25].

exceed NO₂ objectives, 20 exceed particulate matter (PM₁₀) objectives and four exceed sulphur dioxide (SO₂) objectives. The main contributor to poor air quality in these areas is emissions from road traffic. It is noted that fine particulate matter (PM_{2.5}) arising from the wear of brakes, tyres and road surfaces is also an important issue as a result of increased traffic volumes and heavier vehicles on the road¹⁵⁴.

The rise of electric vehicles (EVs), improvements to car fuel efficiency, and introduction of more sustainable travel options are likely to have contributed to improved air quality across the England.

New town broad locations

The number of AQMAs which overlap with the new town broad locations and the number of AQMAs within 15km of the new town broad locations are presented in **Table D-1** below.

Table D-1 - AQMAs within new town broad locations

	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
AQMAs within new town broad location	0	1	1	0	0	1	0	0	0	6	1	3	0
AQMAs within 15km of new town broad location	13	4	21	3	13	9	3	8	2	46	3	43	2

Biodiversity, flora and fauna

England

Biodiversity is the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity as well as providing ecosystem services.

The National Site Network was established following the UK's departure from the EU and covers existing and new SACs and SPAs. Government policy¹⁵⁵ states that Ramsar sites (international important

¹⁵⁴ DfT (2025) Review of PM_{2.5} reduction technologies for on-road transport. Available online:

<https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

¹⁵⁵ Ministry of Housing, Communities and Local Government (2024) *National Planning Policy Framework*, Paragraph 194. Available on line: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf [Accessed 01/12/2025].

wetland sites), potential SPAs, possible SACs and compensation sites should be given the same protections as SPAs and SACs.

There are currently 73 Ramsar sites¹⁵⁶ and one proposed Ramsar site in England (Teesmouth and Cleveland Coast)¹⁵⁷. In relation to SPAs, there are currently 84 onshore in England; however, the total is brought to 88 when including SPAs which are located offshore, and those which cross into Wales and Scotland¹⁵⁸. Regarding potential SPAs, there is currently only one located in England (Solway Firth)¹⁵⁹. The number of onshore SACs in England is 242; however, including offshore SACs and those which cross into Scotland and Wales, the total number of SACs in England increases to a total of 256¹⁶⁰. There are currently two possible SACs located off the shore of England (Bristol Channel Approaches, and Southern North Sea)¹⁶¹.

There are over 4,100 Sites of Special Scientific Interest (SSSIs) in England, which cover more than 1.1 million hectares, approximately 8% of England's area¹⁶². As of 2024, 35% of SSSIs, by area, were recorded as being in favourable condition; this figure has remained relatively unchanged since 2016 (38%), however, the proportion of SSSIs in unfavourable recovering condition has decreased over the same period, from 57% in 2016 to 49% in 2024¹⁶³. Data also shows that as of 2024, 40% of SSSIs by feature are recorded to be in favourable condition¹⁶³.

The number of National Nature Reserves (NNRs) in England is currently 224 and span 116,000 hectares, or 0.8% of England's area¹⁶⁴.

There are currently 91 Marine Conservation Zones (MCZs) in waters around England, which has remained the same since a tranche of MCZs were designed in May 2019¹⁶⁵. Marine Protected Areas (MPAs) are areas that protect habitats, species, and ecosystems in the ocean. There are 178 MPAs in English waters¹⁶⁶.

Natural England reports that there are over 52,000 Ancient Woodlands in England¹⁶⁷, in addition to 1,710 Local Nature Reserves (LNRs)¹⁶⁸. It is recognised that there are also a range of locally designated sites for biodiversity, such as Local Wildlife Sites, Local Nature reserve, and Local Geological Sites, that play an important role in the protection and enhancement of biodiversity through emerging Local Nature Recovery Strategies (LNRS). There are 48 strategy areas that have prepared, or are preparing, LNRSs in England. There are 10 LNRSs relevant to the 12 broad New Town locations and as of January 2026, 6 of these strategies are published while 4 are in-preparation. There are also currently 197 Biodiversity Gain Sites on the Biodiversity Gain Sites Register.

There are approximately 2,000 non-native species established in Britain¹⁶⁹, with the majority in the terrestrial environment and smaller numbers in marine and freshwater environments. Non-native

¹⁵⁶ Gov.uk, 2025, *Dataset – Ramsar site*. Available online at: <https://www.planning.data.gov.uk/dataset/ramsar> [Accessed 29/10/25].

¹⁵⁷ Natural England, 2025, *Proposed Ramsar (England)*. Available online at: <https://naturalengland-defra.opendata.arcgis.com/datasets/proposed-ramsar-england/explore?location=54.647242%2C-1.148310%2C11.61> [Accessed 29/10/25].

¹⁵⁸ Joint Nature Reserve Committee (JNCC), 2025, *Special Protection Areas (SPAs)*. Available online at: <https://jncc.gov.uk/our-work/special-protection-areas/> [Accessed 29/10/25].

¹⁵⁹ Defra (2025), *Defra PGC Preview*. Available online at: <https://environment.data.gov.uk/explore/b54f9a71-8ef7-4ffb-a85f-7d4e65fbd294?download=true> [Accessed 29/10/25].

¹⁶⁰ Joint Nature Reserve Committee (JNCC), 2025, *Special Areas of Conservation*. Available online at: <https://jncc.gov.uk/our-work/special-areas-of-conservation/> [Accessed 29/10/25].

¹⁶¹ MAGIC, 2025, *MAGIC maps*. Available online at: <https://magic.defra.gov.uk/MagicMap.html> [Accessed 29/10/25].

¹⁶² Gov.uk, 2023, *Investing in Sites of Special Scientific Interest (SSSIs)*. Available online at: <https://naturalengland.blog.gov.uk/2023/08/24/investing-in-sites-of-special-scientific-interest-sssis/> [Accessed 29/10/25].

¹⁶³ Defra, 2025, *Extent and condition of protected areas*. Available online at: <https://www.gov.uk/government/statistics/england-biodiversity-indicators/1-extent-and-condition-of-protected-areas--2> [Accessed 14/11/25].

¹⁶⁴ Gov.uk, 2025, *National Nature Reserves in England*. Available online at: <https://www.gov.uk/government/collections/national-nature-reserves-in-england> [Accessed 29/10/25].

¹⁶⁵ Gov.uk, 2019, *Marine Conservation Zone Designations in England*. Available online at: <https://www.gov.uk/government/collections/marine-conservation-zone-designations-in-england> [Accessed 29/10/25].

¹⁶⁶ Gov.uk, 2023, *Marine Protected Areas (MPAs)*. Available online at: <https://www.gov.uk/guidance/marine-protected-areas-mpas> [Accessed 04/12/25].

¹⁶⁷ Natural England, 2024, *Ancient Woodland (England)*. Available online at: <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::ancient-woodland-england/about> [Accessed 29/10/25].

¹⁶⁸ Natural England, 2025, *Local Nature Reserves (England)*. Available online at: <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::local-nature-reserves-england/about> [Accessed 29/10/25].

¹⁶⁹ Gov.UK, 2023, *Invasive species: the silent threat to our ecosystems*. Available online at: <https://aphascience.blog.gov.uk/2023/05/15/invasive-species-the-silent-threat/> [Accessed 04/12/25].

species cause significant adverse impacts, including out-competing native species and spreading disease.

New town broad locations

Table D-2 sets out the numbers of designated nature conservation sites which overlap with the new town broad locations, whilst **Table D-3** sets out the number of designated nature conservation sites within 15km of the new town broad locations.

Table D-2 Designated conservation sites within new town broad locations

Designation	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
SAC	0	0	0	0	0	0	0	0	0	0	0	0	0
SPA	0	0	0	0	0	0	0	0	0	0	0	0	0
Ramsar	0	0	0	0	0	0	0	0	0	0	0	0	0
MCZ	0	0	0	0	0	0	0	0	0	0	0	0	0
SSSI	0	2	0	2	0	0	0	0	3	0	8	0	2
NNR	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancient Woodland	5	6	7	4	0	0	1	41	0	0	16	0	3
LNR	0	1	0	0	0	0	0	0	0	5	0	0	0

Table D-3 - Designated Nature Conservation Sites within 15km of new town broad locations

Designation	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
SAC	1	6	2	1	0	3	3	0	4	1	2	1	2
SPA	1	1	1	0	0	1	2	1	1	1	0	1	0
Ramsar	2	1	1	0	0	0	1	1	0	1	0	1	0
MCZ	0	0	0	0	0	0	1	0	3	1	0	1	0
SSSI	22	55	28	47	17	13	20	36	24	30	39	27	71
NNR	2	2	1	0	1	1	2	2	1	1	0	1	2
Ancient Woodland	197	219	159	247	113	97	128	241	170	186	100	137	265
LNR	37	28	53	7	28	56	10	19	14	56	23	57	14

Table 4 provides detail on the specific National Site Network and Ramsar sites for which the numbers set out in the tables above relate to.

Table D-4 - National Site Network and Ramsar site names

New Town Broad Location	Within new town broad locations - Ramsar site names	Within 15km of new town broad locations - Ramsar site names	Within new town broad locations - SAC names	Within 15km of new town broad locations - SAC names	Within new town broad locations - SPA names	Within 15km of new town broad locations - SPA names
Adlington	N/A	Midland Meres & Mosses - Phase 1, Rostherne Mere	N/A	South Pennine Moors	N/A	Peak District Moors (South Pennine Moors Phase 1)
Brabazon and the West Innovation Arc	N/A	Severn Estuary (all geographically spaced out)	N/A	Avon Gorge Woodlands, Severn Estuary, River Wye, Bath & Bradford on Avon Bats, Wye Valley Woodlands, Wye Valley & Forest of Dean Bat Sites	N/A	Severn Estuary
Crews Hill and Chase Park	N/A	Lee Valley (all geographically spaced out)	N/A	Wormley-Hoddesdonpark Woods, Epping Forest	N/A	Lee Valley
Heyford Park	N/A	N/A	N/A	Oxford Meadows	N/A	N/A
Leeds South Bank	N/A	N/A	N/A	N/A	N/A	N/A
Manchester Victoria North	N/A	N/A	N/A	Rochdale Canal, Manchester Mosses, South Pennine Moors	N/A	Peak District Moors (South Pennine Moors Phase 1)
Marlcombe	N/A	Exe Estuary	N/A	East Devon Pebblebed Heaths, Dawlish Warren, Sidmouth to West Bay	N/A	Exe Estuary, East Devon Heaths
Milton Keynes	N/A	Upper Nene Valley Gravel Pits	N/A	N/A	N/A	Upper Nene Valley Gravel Pits
South Barking	N/A	Lee Valley	N/A	Epping Forest	N/A	Lee Valley
Plymouth	N/A	N/A	N/A	Plymouth Sound & Estuaries, Blackstone Point, South Dartmoor Woods, Dartmoor	N/A	Tamar Estuaries Complex
Tempsford	N/A	N/A	N/A	Eversden and Wimpole Woods, Portholme	N/A	N/A
Thamesmead	N/A	Lee Valley	N/A	Epping Forest	N/A	Lee Valley
Wychavon Town	N/A	N/A	N/A	Lyppard Grange Ponds, Bredon Hill	N/A	N/A

Climate change (adaption and mitigation)

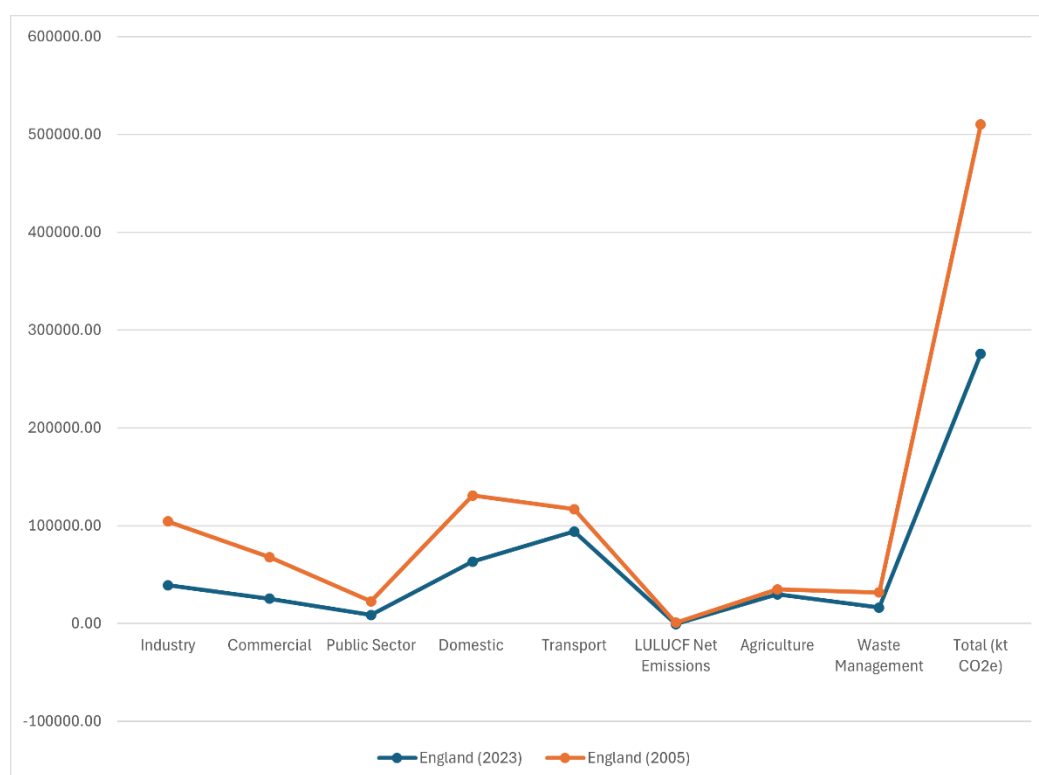
England

The Intergovernmental Panel on Climate Change (IPCC) defines climate change as “a change in the state of the climate that can be identified (e.g., by using statistical tests) by changes in the mean and/or the variability of its properties and that persists for an extended period, typically decades or longer. Climate change may be due to natural internal processes or external forcings such as modulations of the solar cycles, volcanic eruptions and persistent anthropogenic changes in the composition of the atmosphere or in land use”¹⁷⁰.

Climate change is one of the most significant environmental problems facing the UK. The effects of climate change are likely to include increased variability in precipitation and drought patterns, sea level rise, and an increased risk of flooding.

Greenhouse gases such as carbon dioxide (CO₂) emitted from human activities are the leading driver of anthropogenic climate change. The amount of CO₂e emitted in England as of 2023, by sector, is shown in **Figure D-1**.

Figure D-1 - ktCO₂e emissions as split by sector in England (2005 – 2023)



In 2023, a total of 275,589.3 kt CO₂e emissions were generated in England, with the largest contribution being from the transport sector (93,951.8 kt CO₂e), followed by domestic emissions (63,148.1 kt CO₂e) and industrial emissions (39,084.4 kt CO₂e). Total emissions have reduced by 46% since 2005, principally due to significant reductions in emissions from the industry, commercial and domestic sectors.

On a per capita basis, in 2023, 4.8 tCO₂ per person were emitted. This is a 53% decrease compared to levels in 2005 (10.1 tCO₂ per person).

¹⁷⁰ IPCC, 2018, *Special Report: Global Warming of 1.5 °C Glossary*. Available online: [https://www.ipcc.ch/sr15/chapter/glossary/#:~:text=Climate%20model,Earth%20system%20\(ESM\)](https://www.ipcc.ch/sr15/chapter/glossary/#:~:text=Climate%20model,Earth%20system%20(ESM).). [Accessed 31/10/25].

Overall, England has seen a significant and steady year-on-year decrease in greenhouse gas emissions over the past 20 years. This is largely attributable to the phasing out of coal power and shift towards more renewable energy sources¹⁷¹. Through the Climate Change Act 2008 (amended), the UK has set itself a target of reducing greenhouse gas emissions by at least 100% compared to 1990 levels by 2050 ('net zero').

Increasing the amount of renewable energy generation is one response to reduce CO₂ emissions, and England has shown a steady year-on-year increase in renewable electricity generation. The most recent data from the Department for Business, Energy and Industrial Strategy (BEIS)¹⁷² shows that in 2024, England generated a total of 94,109.0 GWh electricity from renewable sources, an increase of 1,471% compared to 2003 (5,990.4 GWh). In 2024, England had a total renewable energy installed capacity of 37,195.3 MWe¹⁷³.

Climate change adaptation describes actions that can be taken or measures that can be put in place to help adapt to the projected changes in the climate. It is projected that changes, such as increased temperatures, droughts, heatwaves, and intense periods of rainfall and flooding, will become more likely.

As required by the Climate Change Act 2008, the Government produces a Climate Change Risk Assessment (CCRA) every five years, with the first UK CCRA being published in 2012. The CCRA considers sixty-one UK-wide climate risks and opportunities cutting across multiple sectors of the economy. The UK CCRA3 (2022)¹⁷⁴ summarises how the climate in England has already changed:

- annual temperatures have seen an increase of 0.9°C from the mid-1970s to mid-2010s;
- annual mean rainfall has increased by 4.5% from the mid-1970s to mid-2010s;
- sunshine has seen an increase of 9.2% from the mid-1970s to mid-2010s;
- there has been a UK-wide increase in extreme heat events, however, there is currently little evidence on changes in extreme rainfall; and
- there has been a UK-wide ~1.4mm sea level rise per year since 1901 (16cm to date).

The Government has committed to significantly increasing efforts to respond to these risks and opportunities. In 2023, the UK published its Third National Adaptation Programme (NAP3)¹⁷⁵ which sets out the actions that the Government and others will take to adapt to the impacts of climate change from 2023 to 2028.

Examples of the Government's approach to climate adaptation include:

- building new flood defences (and including natural flood management approaches) to protect against rising sea levels, river levels and surface water flood risk;
- planning for more green spaces in urban areas to help keep them cool and planting more drought-resistant crops; and
- building infrastructure that can withstand expected climate impacts such as extreme heat and flooding.

¹⁷¹ Department for Energy Security and Net Zero, 2024, *UK First major economy to half emissions*. Available online: <https://www.gov.uk/government/news/uk-first-major-economy-to-halve-emissions#:~:text=New%20official%20statistics%20confirm%20UK,already%20slashed%20emissions%20by%2050%25>. [Accessed 31/10/25].

¹⁷² Department for Energy Security and Net Zero, 2025, *Regional Statistics 2003-2024: Generation*. Available online: <https://www.gov.uk/government/statistics/regional-renewable-statistics> [Accessed 30/10/15].

¹⁷³ Department for Energy Security and Net Zero, 2025, *Regional Statistics 2003-2024: Installed Capacity*. Available online: <https://www.gov.uk/government/statistics/regional-renewable-statistics> [Accessed 30/10/15].

¹⁷⁴ UK Climate Risk, 2022, *Evidence for the third UK Climate Change Risk Assessment (CCRA3)*. Available online: <https://www.ukclimaterisk.org/wp-content/uploads/2021/06/CCRA-Evidence-Report-England-Summary-Final.pdf> [Accessed 14/11/25].

¹⁷⁵ Defra, 2023, *Third National Adaptation Programme (NAP3)*. Available online at: <https://www.gov.uk/government/publications/third-national-adaptation-programme-nap3> [Accessed 31/10/25].

New town broad locations

Location-specific climate change information is limited to national information as set out above. Information relating to climate change impacts for new town broad locations is covered in topics such as Flood Risk, and Water (Quality and Quantity) below.

Flood risk

England

Flood risk considers the probability of an area experiencing flooding and the potential consequences of it. Flood risk impacts existing communities and can affect future locations for any proposed growth, where new development could either be directly affected or, if unmanaged, cause effects elsewhere. Climate change is likely to exacerbate flood risk, with more extreme flood events likely to occur more frequently in the future.

In England, an increase in the frequency and intensity of rainfall has been observed over recent years alongside a number of extreme flooding events such as in Somerset, Cumbria, Yorkshire and elsewhere, severely affecting cities and communities¹⁷⁶. The latest State of the UK Climate report indicates that the UK as a whole has become wetter over the last few decades, with 2011-2020 being 9% wetter than 1961-1990¹⁷⁷.

The National Flood and Coastal Erosion Risk Management Strategy for England¹⁷⁸, published by the Environment Agency in 2020, provides the overarching framework for action by all risk management authorities (e.g. the Environment Agency, Lead Local Flood Authorities and water and sewage companies) to tackle all sources of flooding and coastal change, including surface water. The first National Flood and Coastal Erosion Risk Management Strategy for England was published in 2011, and during flooding in winter 2019/20, the protection measures that were in place helped to prevent a much greater economic loss.

The National Flood and Coastal Erosion Risk Management Strategy highlights the importance of considering flood risk during spatial planning and national and local planning policies seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. The Environment Agency is the risk management authority that comments on flood risk during the determination of planning applications. Between April 2024 and March 2025, 96% of all planning applications were decided upon in line with the Environment Agency advice on flood risk¹⁷⁹.

New town broad locations

Table D-5 identifies the percentage of the area within each of the new town broad locations that falls within Flood Zone 2 and Flood Zone 3¹⁸⁰.

Table D-5 – Percentage of area within new town broad locations falling within Flood Risk Zones 2 and 3

¹⁷⁶ HM Government, 2016, *National Flood Resilience Review*. Available online at: <https://assets.publishing.service.gov.uk/media/5a7f973de5274a2e8ab4d1af/national-flood-resilience-review.pdf> [Accessed 14/11/2025].

¹⁷⁷ Met Office, undated, *UK and Global extreme events – Heavy rainfall and floods*. Available online at: <https://www.metoffice.gov.uk/research/climate/understanding-climate/uk-and-global-extreme-events-heavy-rainfall-and-floods> [Accessed 14/11/2025].

¹⁷⁸ Environment Agency, 2020, *National Flood and Coastal Erosion Risk Management Strategy for England*. Available online at: <https://www.gov.uk/government/publications/national-flood-and-coastal-erosion-risk-management-strategy-for-england--2> [Accessed 14/11/2025].

¹⁷⁹ Environment Agency, 2025, *Flood and coastal erosion risk management report: 1 April 2024 to 31 March 2025*. Available online at: <https://www.gov.uk/government/publications/flood-and-coastal-risk-management-national-report/flood-and-coastal-erosion-risk-management-report-1-april-2024-to-31-march-2025> [Accessed 04/12/25].

¹⁸⁰ The Environment Agency categorises land based on its likelihood of flooding. Flood Zones represent an annual probability of flooding from rivers and the sea.

Flood Zone	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
Flood Zone 2	10	5	5	1	20	4	17	12	10	59	9	87	3
Flood Zone 3	7	3	4	1	5	2	13	10	10	57	7	84	2

Health and wellbeing

England

Health is defined by the World Health Organisation (WHO) as a “*state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity*”¹⁸¹. The 2010 Marmot Review¹⁸² analysed the causes of health inequalities in England and what needed to be done to address them. Consistent with the WHO definition of health, it highlighted that health inequalities result from social inequalities in terms of the conditions in which people are born, grow, live, work and age.

The 2021 Census provides information on self-reported general health within the population¹⁸³. The data shows that 48.5% of people in England report themselves to be of ‘very good’ health. It also shows that 33.7% report ‘good’ health, 12.7% report ‘fair’ health, 4.0% report ‘bad’ health and 1.2% report themselves to be in ‘very bad’ health.

In relation to disability, figures from the 2021 Census show that 17.3% of people in England are disabled under the Equalities Act, with 7.3% reporting that their day-to-day activities are limited a lot; the remaining 10.0% report that their day-to-day activities are limited a little.

Life expectancy is used as a broad measure of the health of an area and where a person is born largely influences how long they will live. The three-year average (2021-2023) of life expectancy at birth in England was 79.1 years for males and 83.1 years for females¹⁸⁴.

Mortality profiles can be a useful indicator of the health of a population. The under 75 years mortality rate from all causes (persons, 1-year range) in 2023 was 341.6 per 100,000, which is a decrease from 461.6 per 100,000 in 2001¹⁸⁵. The infant mortality rate between 2021 and 2023 was 4.1 per 1,000 live births and there has been an overall decline in infant mortality rate since 2001¹⁸⁶.

¹⁸¹ World Health Organisation (WHO), 1946, *Constitution of the World Health Organisation*. Available online at: <https://apps.who.int/gb/bd/PDF/bd47/EN/constitution-en.pdf> [Accessed 28/20/25].

¹⁸² Marmot, M. et al, 2010, *Fair Society, Health Lives: The Marmot Review*. Available online at: <https://www.parliament.uk/globalassets/documents/fair-society-healthy-lives-full-report.pdf> [Accessed 28/10/25].

¹⁸³ ONS, 2021, *TS037 – General Health*. Available online at: <https://www.nomisweb.co.uk/datasets/c2021ts037> [Accessed 28/10/25].

¹⁸⁴ Department of Health and Social Care, 2025, *Public health profiles – Public Health Outcomes Framework*. Available online at: <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/1/qid/1000049/ati/15/iid/90362/age/1/sex/1/cat/-1/ct/-1/yr/3/cid/4/tbm/1/page-options/car-do-0> [Accessed 29/10/25].

¹⁸⁵ Department of Health and Social Care, 2025, *Mortality Profile*. Available online at: <https://fingertips.phe.org.uk/profile/mortality-profile/data> [Accessed 18/11/25].

¹⁸⁶ Office for Health Improvement and Disparities, 2025, *Child maternal health profiles, statistical commentary*. Available online at: <https://www.gov.uk/government/statistics/child-and-maternal-health-profiles-march-2025-update> [Accessed 18/11/25].

With regard to self-reported mental wellbeing¹⁸⁷, for the period of 2022/23, 5.6% of people in England had a 'low satisfaction score', an increase on previous years. Data also shows that for the same period, 4.4% of people possessed a 'low worthwhile score', 8.9% had a 'low happiness score', and 23.3% had a 'high anxiety score', all of which have not changed significantly in comparison to data from the previous time period.

As of May 2024, NHS England reports that there are 1,140 hospitals and 7,500 primary care sites across the UK¹⁸⁸. Interweave Healthcare reports that approximately 704 of these hospitals are located in England¹⁸⁹. The total number of GPs in England (as of June 2025) is 37,720, a 4,129 increase since June 2018. However, 28,271 of GPs are fully qualified, which is 304 fewer than figures from June 2016; the remaining 9,450 GPs are currently in training grades, which is more (4,433) than were in training in June 2018¹⁹⁰, an increase of 88.4%.

As of June 2025, the number of patients per GP stands at 1,691, a decrease of 67 since June 2018. However, in relation to fully qualified GPs, the ratio of patients to GPs stands at 2,257, an increase of 190 since June 2018¹⁹¹.

Regarding travel time to hospital, data from 2019 suggests that the average travel time to hospital via car in England was 20 minutes¹⁹².

Regarding access to green and blue infrastructure, Natural England's Accessible Greenspace Standard¹⁹³ aims to ensure access for everyone to green spaces and sets target on the proximity and size for nearby green spaces. The main aim of the Standards is to ensure everyone has access to quality green/blue space within a 15-minute walk from home. Some of the standards set by Natural England include:

- Doorsteps standards: A 0.5-hectare site within 200m from home;
- Local Standards: A 2-hectare site within 300m from home; and
- Neighbourhood Standards: A 10-hectare site within 1km from home.

Under Natural England's Doorstep standard, it is estimated that 15% of households have access to green space whilst a previous estimate published by Natural England was 33%. Under Natural England's Local standard, an estimated 12% of households have access to green space compared to a previous estimate of 25% published by Natural England. Under Natural England's Neighbourhood standard, an estimated 33% of households have access to green space. This is a reduction compared to the estimate previously published by Natural England (49%), as shown in other scenarios¹⁹⁴.

New town broad locations

Table D-6 provides a summary of the deciles of all of the Lower layer Super Output Areas (LSOAs) - that fall within the broad area for each of the new town locations¹⁹⁵ - for the health deprivation and disability domain of the Indices of Deprivation (IoD25). The health deprivation and disability domain of the IoD25

¹⁸⁷ Department of Health and Social Care, 2025, *Public health profiles – Mental health and wellbeing JSNA*. Available online at: <https://fingertips.phe.org.uk/profile-group/mental-health/profile/mh-jsna/data#page/1/gid/1938133409/ati/15/iid/22301/age/164/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1> [Accessed 28/10/25].

¹⁸⁸ NHS England, 2024, *A Changing Landscape*. Available online at: <https://www.england.nhs.uk/blog/a-changing-landscape/> [Accessed 28/10/25].

¹⁸⁹ Interweave Healthcare, 2023, *How many hospitals in the UK [Updated August 2023]*. Available online at: <https://www.interweavetextiles.com/how-many-hospitals-uk/> [Accessed 28/10/25].

¹⁹⁰ UK Parliament, 2025, *Constituency data: GPs and GP practices*. Available online at: <https://commonslibrary.parliament.uk/constituency-data-gps-and-gp-practices/> [Accessed 28/10/25].

¹⁹¹ Ibid.

¹⁹² LG Inform, 2021, *Travel time in minutes to nearest hospital by car in England*. Available online at: <https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10240&mod-area=E92000001&mod-group=E92000001&mod-type=area&mod-period=1> [Accessed 28/10/25].

¹⁹³ Natural England, 2026, *Accessible Greenspace Standard*. Available online at: <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/AccessibleGreenspaceStandard.aspx> [Accessed 13/02/2026]

¹⁹⁴ Defra, 2025, *Access to green space in England*. Available online at: <https://www.gov.uk/government/statistics/access-to-green-space-in-england/access-to-green-space-in-england> [Accessed 13/02/2026]

¹⁹⁵ Where more than one LSOA falls within the same decile, the decile is only listed once.

measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain is comprised of four separate indicators measuring: illness and disability; premature mortality; acute morbidity; and mental health¹⁹⁶. The number 1 represents the most deprived decile and 10 represents the least deprived decile.

Table D-6 - Health and disability deciles in new town broad locations

Health Deprivation and Disability Deciles of LSOAs	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
1 (most deprived)	-	1	-	-	1	1	-	1	1	1	-	-	-
2	-	1	-	-	1	1	-	1	1	1	-	1	-
3	-	1	-	-	1	1	-	1	1	1	1	1	-
4	-	1	1	-	1	1	-	1	1	1	1	1	-
5	1	1	1	-	1	-	-	1	1	1	1	1	-
6	-	1	-	-	1	-	-	1	1	1	1	1	1
7	1	1	1	1	1	-	-	1	1	1	1	1	-
8	-	1	1	1	-	-	1	1	-	1	1	1	1
9	1	1	1	1	-	-	1	1	-	1	1	-	1
10 (least deprived)	1	1	1	-	-	-	1	1	-	1	1	-	1
Total Number of LSOAs in each new town broad location	4	10	6	3	7	4	3	10	7	10	8	7	4

Historic environment

England

¹⁹⁶ Ministry of Housing, Communities and Local Government, 2025, *English indices of deprivation 2025: statistical release*. Available online at: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025/english-indices-of-deprivation-2025-statistical-release> [Accessed 17/11/2025].

The historic environment concerns all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora¹⁹⁷. Historic setting is also a key component of the historic environment.

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites (WHSs). The value of each heritage asset is assessed individually based on features that are valued as heritage, which may include historic, archaeological, architectural and artistic interests.

WHSs are regarded as being universally important and “*belonging to all the peoples of the world, irrespective of the territory on which they are located*”. They are listed by United Nations Educational, Scientific and Cultural Organization (UNESCO). As reported by UNESCO, the number of WHSs in the UK and its overseas territories is 35, with 19 of these being located in England¹⁹⁸.

Scheduled monuments are nationally important archaeological sites. They can be above or below ground and may be remains of structures as well as structures still in use. They are conserved for their historic importance¹⁹⁹. Historic England’s records identify that there are currently 19,998 scheduled monuments in England²⁰⁰.

Listed buildings are buildings that have legal protection due to historic or architectural significance²⁰¹. Historic England records that there are currently 379,607 listed buildings across the country, comprising of 9,344 Grade I, 22,107 Grade II*, and 348,156 Grade II listed buildings²⁰⁰.

Registered parks and gardens are designed landscapes that are the result of work by either private individuals or public bodies over many years. These designed landscapes are heritage assets that make a special contribution to the historic environment of England and are therefore protected as registered parks or gardens²⁰². Historic England reports there to be 1,720 in England, with 146 being Grade I, 461 being Grade II*, and 1,113 being Grade II listed²⁰⁰.

Registered battlefields are locations of significant historical battles identified by Historic England which have historic and national importance. Battlefields and the remains beneath them are limited and can be damaged easily and these locations are therefore identified by Historic England to encourage appropriate protection²⁰³. Historic England reports there to be 47 registered battlefields across England²⁰⁰.

Conservation areas are created where a local planning authority identifies an area of special architectural or historic interest, that needs to be protected to conserve or enhance the character of the area. They are often places in villages, towns and cities which are especially valued by people for their historic character and appearance²⁰⁴. There are currently over 10,000 conservation areas across England according to Historic England²⁰⁴, which as of 2017 is reported to span 2.2% of the country’s area. In the same year, it is reported that 59% of conservation areas are rural, while the remaining 41% are urban²⁰⁵.

¹⁹⁷ Ministry of Housing, Communities and Local Government, 2024, *National Planning Policy Framework Annex 2: Glossary*. Available online at: https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf [Accessed 29/10/25].

¹⁹⁸ UNESCO, 2025, *UNESCO World Heritage Sites in the UK and Overseas Territories*. Available online at: <https://unesco.org.uk/our-sites/world-heritage-sites> [Accessed 29/10/25].

¹⁹⁹ Historic England, 2025, *What Are Scheduled Monuments?* Available online at: <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/> [Accessed 29/10/25].

²⁰⁰ Historic England, 2025, *The List – Advanced Results*. Available online at: <https://historicengland.org.uk/listing/the-list/advanced-search/> [Accessed 29/10/25].

²⁰¹ Historic England, 2025, *What are Listed Buildings?* Available online at: <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/> [Accessed 29/10/25].

²⁰² Historic England, 2025, *What Are Registered Parks and Gardens?* Available online at: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/> [Accessed 29/10/25].

²⁰³ Historic England, 2025, *What are Registered Battlefields?* Available online at: <https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/> [Accessed 29/10/25].

²⁰⁴ Historic England, 2025, *Designating and Managing a Conservation Area*. Available online at: <https://historicengland.org.uk/advice/planning/conservation-areas/> [Accessed 29/10/25].

²⁰⁵ Historic England, 2017, *What is a Conservation Area?* Available online at: <https://heritagecalling.com/2017/09/28/what-is-a-conservation-area/> [Accessed 29/10/25].

Historic England's Heritage at Risk (HAR) programme helps understanding of the overall state of England's heritage sites. It identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. The Heritage at Risk Register reports that there are currently 4,891 heritage assets across England at risk of being lost²⁰⁶.

Historic England defines non-designated heritage assets as locally-identified "*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*"²⁰⁷. Historic England notes that some non-designated heritage assets are equivalent to designated heritage assets in terms of their significance. In line with this, Historic England states that recognising non-designated heritage assets is beneficial to the planning of areas and allows developers to fully understand the local contexts of the areas in which their projects are located.

New town broad locations

Table D-7 identifies the numbers of designated heritage assets and features within the new town broad locations, whilst **Table D-8** identifies the number of designated heritage assets and features within 15km of the new town broad locations.

²⁰⁶ Historic England, 2025, *Heritage at Risk Register Search Results*. Available online at: <https://historicengland.org.uk/listing/heritage-at-risk/search-register/results/?advsearch=1&searchtype=harsearch> [Accessed 29/10/25].

²⁰⁷ Historic England, 2021, *Local Heritage Listing: Identifying and Conserving Local Heritage*. Historic England Advice Note 7. Available online at: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/> [Accessed 29/10/25].

Table D-7 - Designated heritage assets within the new town broad locations

Designation	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
World Heritage Site	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Areas	0	3	0	4	0	2	2	12	0	4	9	0	2
Registered Parks and Gardens	1	1	1	1	0	1	1	4	4	0	4	0	1
Scheduled Monuments	3	1	3	5	0	0	0	24	9	1	20	0	1
Registered Battlefields	0	0	0	0	0	0	0	0	0	0	0	0	0
Protected Wrecks	0	0	0	0	0	0	0	0	1	0	0	0	0
Listed Buildings	109	54	60	37	422	31	142	417	421	26	567	3	46
Heritage at Risk	1	2	7	1	4	2	2	4	6	5	1	1	0

Table D-8 – Designated heritage assets within 15km of the new town broad locations

Designation	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
World Heritage Site	1	1	0	1	1	0	1	0	1	3	0	3	0
Conservation Areas	101	109	258	102	43	131	50	105	24	420	108	398	70
Registered Parks and Gardens	18	34	75	18	26	25	16	22	8	91	30	74	12
Scheduled Monuments	94	147	92	95	71	26	126	122	260	134	195	119	122
Registered Battlefields	0	1	1	0	1	0	0	1	0	0	0	0	2
Protected Wrecks	0	0	0	0	0	0	0	0	4	0	0	0	0
Listed Buildings	2,559	7,409	10,224	3,208	3,481	2,636	4,069	3,714	1,721	11,294	3,783	9,779	4,081
Heritage at Risk	36	47	274	16	55	84	32	28	92	306	38	285	31

Table D-9 provides a breakdown of the number of listed buildings and registered parks and gardens by their respective grade.

Table D-96-1 - Breakdown of the grades of listed buildings and registered parks and gardens

New Town Broad Location	Grades of listed buildings within new town broad locations	Grades of listed buildings within 15km of the new town broad locations	Grades of registered parks and gardens within new town broad locations	Grades of registered parks and gardens within 15km of the new town broad locations
Adlington	I - (2) II - (99) II* - (8)	I - (29) II - (2,377) II* - (153)	II* - (1)	II - (13) II* - (5)
Brabazon and the West Innovation Arc	II - (49) II* - (5)	I - (209) II - (6,696) II* - (504)	II - (1)	I - (2) II - (19) II* - (13)
Crew Hill and Chase Park	II - (58) II* - (2)	I - (228) II - (9,325) II* - (671)	II - (1)	I - (7) II - (52) II* - (16)
Heyford Park	I - (2) II - (32)	I - (48) II - (3,007) II* - (153)	II - (1)	I - (3) II - (9) II* - (6)
Leeds South Bank	I - (9) II - (378) II* - (35)	I - (62) II - (3,262) II* - (157)	0	I - (2) II - (20) II* - (4)
Manchester Victoria North	II - (25) II* - (6)	I - (38) II - (2,425) II* - (173)	II - (1)	II - (23) II* - (2)
Marlcombe	I - (5) II - (130) II* - (7)	I - (71) II - (3,722) II* - (276)	II - (1)	I - (2) II - (10) II* - (4)
Milton Keynes	I - (17) II - (369) II* - (31)	I - (107) II - (3,444) II* - (163)	II - (2) II* - (2)	I - (3) II - (17) II* - (2)

Plymouth	I - (16) II - (363) II* - (42)	I - (51) II - (1,534) II* - (136)	II - (3) II* - (1)	I - (2) II - (3) II* - (3)
South Barking	I - (4) II - (20) II* - (2)	I - (426) II - (9,993) II* - (875)	0	I - (8) II - (67) II* - (16)
Tempsford	I (5) II - (532) II* - (30)	I - (79) II - (3,493) II* - (211)	II - (3) II* - (1)	I - (3) II - (20) II* - (7)
Thamesmead	II - (2) II* - (1)	I - (376) II - (8,641) II* - (762)	0	I - (6) II - (55) II* - (13)
Wychavon Town	II - (44) II* - (2)	I - (71) II - (3,801) II* - (209)	II* - (1)	I - (1) II - (5) II* - (6)

Landscape and townscape

England

Landscape is defined by The European Landscape Convention as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”²⁰⁸. This definition is stated as covering natural, rural, urban and peri-urban (i.e. the urban-rural fringe) and includes land, inland water and marine areas. Townscape refers to areas where buildings and related infrastructure are the dominant landscape elements.

National Parks are areas of relatively undeveloped and scenic landscape. Designation as a National Park may include substantial settlements and human land uses which are often integral parts of the landscape. Land within a National Park remains largely in private ownership. England currently has 10 designated National Parks, namely, Broads, Dartmoor, Exmoor, Lake District, New Forest, Northumberland, North York Moors, Peak District, South Downs and Yorkshire Dales²⁰⁹.

National Landscapes, formerly known as Areas of Outstanding Natural Beauty (AONBs), are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes, in the national interest. England has 34 designated National Landscapes. The

²⁰⁸ Council of European Landscape Convention, 2025, *Definition and legal recognition of landscapes*. Available online at: <https://www.coe.int/en/web/landscape/definition-and-legal-recognition-of-landscapes#:~:text=Landscape%20Day-Definition%20and%20legal%20recognition%20of%20landscapes,and%20For%20human%20factors%E2%80%9D> [Accessed 29/10/25].

²⁰⁹ National Parks UK, 2025, *What is a National Park?* Available online at: <https://www.nationalparks.uk/what-is-a-national-park/#:~:text=One%20big%20family,out%20where%20National%20Parks%20began> [Accessed 29/10/25].

National Landscapes Association states that 66% of people living in England are within half an hour's journey of a National Landscape²¹⁰.

Natural England has identified areas with similar landscape character as National Character Areas (NCAs). These integrate a wide range of environmental information to create a 'profile' for each of England's 159 major landscape areas. These areas explore the characteristic landscape, wildlife, cultural and geological features to be found, and provide information on how the landscape is changing, how it supports economic activity, and what are the local environmental opportunities for the future²¹¹.

New town broad locations

Table D-10 identifies the numbers and names of designated landscapes within 15km of the new town broad locations. There are no national parks or national landscapes within, or overlapping with, the new town broad locations.

Table D-10 - Designated landscapes within 15km of new town broad locations

New Town Broad Location	National Park	National Landscape
Adlington	1 (Peak District National Park)	0
Brabazon and the West Innovation Arc	0	2 (Wye Valley, Cotswolds)
Crew Hill and Chase Park	0	0
Heyford Park	0	1 (Cotswolds)
Leeds South Bank	0	1 (Nidderdale)
Manchester Victoria North	1 (Peak District National Park)	0
Marlcombe	1 (Dartmoor National Park)	2 (East Devon, Blackdown Hills)
Milton Keynes	0	1 (Chilterns)
Plymouth	1 (Dartmoor National Park)	3 (South Devon, Cornwall, Tamar Valley)
South Barking	0	1 (Kent Downs)
Tempsford	0	0
Thamesmead	0	1 (Kent Downs)
Wychavon Town	0	2 (Cotswolds, Malvern Hills)

²¹⁰ National Landscapes Association, 2025, *National Landscapes*. Available online at: <https://national-landscapes.org.uk/national-landscapes> [Accessed 29/10/25].

²¹¹ Defra, 2024, *National Character Area profiles: information for local decision making*. Available online at: <https://www.gov.uk/guidance/national-character-area-profiles-information-for-local-decision-making> [Accessed 29/10/25].

Land use, geology and soils

England

According to the European Environment Agency, land use is defined as “areas used for residential, industrial or commercial purposes, for farming or forestry, for recreational or conservation purposes, etc.”²¹².

Land uses in England are classified across 28 land use categories which are aggregated into 13 land use groups and split between ‘developed’ and ‘non-developed’ land use types. **Table D-11** shows the area and percentage split of land use in England according to the 13 land use groups as at 2022.

Table D-11 - Land use in England (2022)²¹³

Land Use	Area (ha)	Proportion (%)
Developed:		
Community service	95,690	0.7
Defence	127	0.0
Industry and commerce	48,654	0.4
Minerals and landfill	9,499	0.1
Residential	164,212	1.3
Transport and utilities	573,316	4.4
Unknown developed use	245,863	1.9
Developed Use Total	1,137,361	8.7
Non-developed:		
Agriculture	8,235,029	63.1
Forest, open land and water	2,622,532	20.1
Outdoor recreation	272,752	2.1
Residential gardens	642,330	4.9
Undeveloped land	111,090	0.9
Non-developed Total	11,883,733	91.1
Vacant	25,076	0.2
Grand Total	13,046,170	100.0

The Agricultural Land Classification (ALC) System developed by Defra provides a method for assessing the quality of farmland, principally for use in land use planning. The system determines the characteristics of agricultural land, using a combination of climate, topography and soil characteristics²¹⁴. The system divides the quality of land into five categories, as well as non-agricultural and urban. The ‘best and most versatile land’ is generally defined as the agricultural land which falls into Grades 1, 2 and 3a, with lower quality agricultural land falling into Grades 3b, 4 and 5. National planning policy set out in the NPPF promotes the effective use of land and states that, where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

²¹² European Environment Agency, undated. *Land use*. Available online at: <https://www.eea.europa.eu/help/glossary/eea-glossary/land-use> [Accessed 29/10/25].

²¹³ Ministry of Housing, Communities and Local Government (2022), *Statistical data set - Live tables on land use England 2022*. Available online at:

<https://www.gov.uk/government/statistics/land-use-in-england-2022> [Accessed 30/10/25].

²¹⁴ Natural England, 2021, *Guide to assessing development proposals on agricultural land*.

Available online at: <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land> [Accessed 30/10/25].

According to data from Natural England, as of 2024, there is 354,585 hectares (ha) of Grade 1 land in England, approximately 3.1% of the total land included in the ALC. Natural England also reports there to be 1,849,074 ha of Grade 2 land (16.2%), 6,290,210 ha of Grade 3 (55.0%), 1,840,050 ha of Grade 4, and 1,100,734 ha of Grade 5 land²¹⁵.

A total of 511 sites had been reported to the Environment Agency as 'contaminated land' as of April 2016²¹⁶. In a 2005 report, the Environment Agency estimated that 300,000 ha of land across 325,000 sites in England and Wales potentially contain contamination, approximately 2% of land use. Roughly 296,000 ha of the total estimated 300,000 ha is based in England. According to the Environment Agency, the number of sites actually determined as contaminated land is unknown as all councils hold their own information²¹⁷.

England's landscape is closely associated with its underlying geology. The topography of England is varied, with the southern part of the country predominantly lowland and the more mountainous terrain being north-west of the Tees-Exe line (the Lowland-Upland divide across England), which includes the Cumbrian Mountains of the Lake District, the Pennines and limestone hills of the Peak District²¹⁸.

In 2022, Natural England reported that there were 1,150 SSSIs designated for their geodiversity features²¹⁹. As of 2008, there were 1,704 Geological Conservation Review (GCR) sites (which identified nationally important features of geological interest) covered by SSSIs in England²²⁰. Many SSSIs have more than one GCR feature and some GCR features extend over more than one SSSI, this gives a combination of SSSIs and GCRs, known as geo-features. The proportion of GCRs in favourable/recovering status varied between 76-94% depending on category (each category is reported separately)²²⁰.

There are no statutory international designations for geodiversity sites equivalent to the SPA and SAC designations for biological features, although the geodiversity of the Dorset and East Devon Coast is recognised through designation as a World Heritage Site.

England contains three Global Geoparks: the Black Country in the West Midlands; English Riviera in Devon; and the North Pennines National Landscape²²¹. These are areas considered by UNESCO to be of international importance for geological heritage that should be safeguarded and sustainably managed.

New town broad locations

Table D-12 identifies the percentage of land falling within each ALC category within each of the new town broad locations (as a percentage of the total area of each location).

Table D-12 - Agricultural Land Classification within the new town broad locations (percentage of total area)

²¹⁵ Natural England, 2024, *Provisional Agricultural Land Classification (ALC) (England)*. Available online at: <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::provisional-agricultural-land-classification-alc-england/explore?location=52.731705%2C-2.141583%2C6.47> [Accessed 30/10/25].

²¹⁶ Environment Agency, 2016, *Dealing with contaminated land in England*. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/513158/State_of_contaminated_land_report.pdf [Accessed 14/11/25].

²¹⁷ UK Health Security Agency, 2024, *Contaminated land in residential settings: factsheet*. Available online at: <https://www.gov.uk/government/publications/use-of-potentially-contaminated-residential-land-gardens-and-allotments/contaminated-land-in-residential-settings-factsheet#:~:text=Although%20sites%20which%20might%20have,land%20in%20the%20legal%20sense.> [Accessed 14/11/25].

²¹⁸ Natural England, 2008, *State of the Natural Environment 2008 (NE85)*. Available online at: <https://publications.naturalengland.org.uk/publication/31043?category=118044> [Accessed 14/11/25].

²¹⁹ Natural England, 2022, *International Geodiversity Day – a world first*. Available online at: <https://naturalengland.blog.gov.uk/2022/10/06/international-geodiversity-day-a-world-first/> [Accessed 14/11/25].

²²⁰ Natural England, 2008 *State of the Natural Environment 2008 (NE85) Chapter 2: Landscapes*. Available online at: <https://publications.naturalengland.org.uk/publication/31043?category=118044> [Accessed 14/11/25].

²²¹ UNESCO, 2025, *List of UNESCO Global Geoparks and Regional Networks*. Available online at: <https://www.unesco.org/en/igpp/geoparks> [Accessed 14/11/25].

ALC Grade	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
Grade 1	0	1	0	0	0	0	10	0	0	0	5	0	0
Grade 2	0	1	0	7	0	0	1	18	0	0	55	0	21
Grade 3	91	61	78	75	0	0	82	75	0	0	22	0	79
Grade 4	7	5	0	0	0	0	8	5	0	0	8	0	0
Grade 5	1	0	0	0	0	0	0	0	0	0	0	0	0
Urban	0	22	17	0	100	100	0	2	100	7	3	100	0
Non-agricultural	0	10	6	18	0	0	0	0	0	93	6	0	0

The 'Coordination of information on the environment' (CORINE) is an inventory of European land cover split into 44 different land cover classes²²². **Table D-13** identifies the percentage of land within the new town broad locations falling within the various CORINE land cover types²²³.

²²² European Environment Agency, 2024, *What is CORINE land cover?* Available online at: <https://www.eea.europa.eu/en/about/contact-us/faqs/what-is-corine-land-cover> [Accessed 18/11/25].

²²³ In some cases the column totals equal less than 100(%) as the new town broad locations are partially overlapping with the sea, whilst in some cases the column totals equal more than 100(%), due to rounding of individual values in the table.

Table D-13 – Percentage of Land within New Town Broad Locations within CORINE Land Cover Types

Land Cover Type	Adlington	Brabazon and the West Innovation Arc	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
Broad-leaved Forest	4	1	6	1	0	0	0	1	0	0	2	0	1
Coniferous Forest	0	0	0	1	0	0	0	0	0	0	1	0	0
Construction Sites	1	3	0	1	0	0	1	1	0	2	0	0	0
Continuous Urban Fabric	0	0	0	0	21	23	0	0	28	0	0	0	0
Discontinuous Urban Fabric	6	35	17	4	38	76	2	26	24	47	7	25	0
Dump Site	0	0	0	0	0	0	0	0	0	1	0	4	0
Green Urban	0	1	0	0	2	0	0	5	8	8	1	0	0
Industrial or Commercial Units	1	14	4	0	39	1	3	10	4	31	1	43	0
Land principally occupied by agriculture, with significant areas of natural vegetation	0	0	0	0	0	0	0	0	0	0	0	0	0
Mineral Extraction Sites	0	2	0	2	0	0	0	0	0	0	0	0	0
Non-irrigated Arable Land	3	6	42	54	0	0	67	36	0	0	74	0	69
Port Area	0	0	0	0	0	0	0	0	14	1	0	4	0
Road and Rail Networks and Associated Land	0	1	0	0	0	0	0	0	0	0	0	0	1
Sport and Leisure Facilities	4	7	14	0	0	0	3	5	0	1	5	0	2
Airports	2	5	0	19	0	0	5	0	0	0	0	0	0
Estuaries	0	0	0	0	0	0	0	0	0	8	0	25	0
Pastures	79	26	17	17	0	0	20	15	0	0	7	0	26
Other	0	0	0	0	0	0	0	0	0	0	0	0	0

Materials and waste

England

Materials and waste will impact new development and may have implications for how development is designed, particularly regarding material re-use into the future. Resources are likely to become more scarce into the future, therefore making materials and waste important considerations for the achievement of sustainable development. Materials and waste include energy, minerals and materials, as well as waste in England. Waste management in this context is defined as the processing, recycling or disposal of a range of waste types including municipal, commercial and industrial, construction, excavation and demolition and hazardous wastes.

In 2023, energy consumption by source in England continued to reflect direct (and indirect) reliance on hydrocarbons with most energy coming from petroleum (40.84%) and natural gas (33.41%). In 2023, energy use in England was split relatively evenly between domestic 31.59%, transport 34.22% and industrial, commercial and other 34.18%²²⁴.

Mineral resources are natural bodies of rock or concentrations of minerals that are, or could be, of potential economic interest due to their inherent properties²²⁵. In the UK, the largest materials flow is for construction minerals, such as crushed rock and sand and gravel aggregates²²⁶. Aggregate reserves in Great Britain at the end of 2023 stood at 5,106 million tonnes (Mt), consisting of 4,589 Mt (90%) of crushed rock, and 518 Mt (10%) of sand and gravel²²⁷.

The 'material footprint' or raw material consumption is the allocation of global primary raw material extraction to final domestic demand for goods and services by a country's residents. It captures the full upstream raw material inputs entering often complex and international supply chains for the goods and services we consume. In 2022, England's material footprint was estimated to be 1,142 Mt, equivalent to 84% of the UK's material footprint. This is also equal to 20 Mt per capita²²⁸.

In 2020, the UK produced 191.2 Mt of waste. Of this, 162.8 Mt (or 85%) was generated by England alone. Of England's 162.8 Mt of waste, 33.7 Mt (21%) was commercial and industrial (C&I) waste, and 53.9 Mt (33%) was non-hazardous construction and demolition (C&D) waste, of which 50.3 Mt was recovered. In 2022, England generated 63.0 Mt of non-hazardous C&D waste, of which 59.4 Mt was recovered, a recovery rate of 94.3%²²⁹. In 2023, England generated 32.6 Mt of C&I waste. There are currently no figures for C&I waste recovery²²⁹.

England's recycling rate from households was 43.4% in 2022. Provisional figures for 2023 show that England's recycling rate has increased to 44.0%²²⁹. Household waste recycling rates in England increased significantly, from approximately 11% to 45%, between 2000/ 2001 and 2018, however since then have plateaued²³⁰.

²²⁴ Department for Energy Security & Net Zero, 2025, *Subnational total final energy consumption, UK, 2005 to 2023*. Available online at: <https://www.gov.uk/government/statistics/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2023> [Accessed 04/11/2025].

²²⁵ HM Government, 2014, *Guidance – Minerals*. Available online at: <https://www.gov.uk/guidance/minerals> [Accessed 30/10/25].

²²⁶ HM Government, 2019, *Extractive industries in the UK*. Available online at: <https://www.gov.uk/government/publications/extractive-industries-transparency-initiative-payments-report-2018/extractive-industries-in-the-uk> [Accessed 30/10/25].

²²⁷ MPA, 2025, *Government-funded report triggers call for action on falling aggregate reserves*. Available online at: <https://mineralproducts.org/News/2025/release27.aspx#:~:text=The%20BGS%20report%20shows%20that,Mt%20of%20sand%20and%20grave> [Accessed 30/10/2025].

²²⁸ Defra, 2025, *England's Material Footprint*. Available online at: <https://www.gov.uk/government/statistics/englands-material-footprint/englands-material-footprint> [Accessed 30/10/25].

²²⁹ Defra, 2025, *UK statistics on waste*. Available online at: <https://www.gov.uk/government/statistics/uk-waste-data/uk-statistics-on-waste> [Accessed 30/10/25].

²³⁰ HM Government, 2018, *Our Waste, Our Resources: A Strategy for England*. Available online at: <https://assets.publishing.service.gov.uk/media/5c18f11740f0b60bbe0d827/resources-waste-strategy-dec-2018.pdf> [Accessed 30/10/25].

In England, as of April 2025, there are 19,839 historic landfill sites²³¹ which have been identified by the Environment Agency, while the number of permitted landfill sites stands at 1,514 as of June 2025²³².

New town broad locations

Table D-14 sets out the number of permitted waste sites, historic landfill sites and mineral extraction sites which are situated within the new town broad locations, whilst **Table D-15**, sets out the number of such sites which are situated within 15km of the new town broad locations.

Table D-14 – Permitted waste sites, historic landfill sites and mineral extraction sites within new town broad locations

	Adlington	Brabazon and the West Innovation Area	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
Permitted Waste Sites	1	1	0	1	0	0	1	8	0	1	2	1	0
Historic Landfill Sites	6	9	0	6	13	4	4	31	5	16	22	4	2
Mineral Extraction Sites	0	1	0	1	0	0	0	0	0	0	2	0	0

Table D-15 - Permitted waste sites, historic landfill sites and mineral extraction sites within 15km of new town broad locations

	Adlington	Brabazon and the West Innovation Area	Crew Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
Permitted Waste Sites	11	27	27	10	34	26	8	28	8	26	18	22	2
Historic Landfill Sites	268	223	438	88	593	1,026	67	221	99	368	139	338	107
Mineral Extraction Sites	7	10	3	2	6	2	2	7	6	3	5	2	2

²³¹ Environment Agency, 2025, *Historic Landfill Sites - Quarterly Summary*. Available online at: <https://www.data.gov.uk/dataset/aa35a23f-f837-4d94-a91d-35b7cc14de38/historic-landfill-sites-quarterly-summary> [Accessed 14/11/25].

²³² Environment Agency, 2025, *Environmental Permitting Regulations - Landfill Sites Quarterly Summary*. Available online at: <https://www.data.gov.uk/dataset/f32df1eb-e571-440c-8d1c-75a5233f92f5/environmental-permitting-regulations-landfill-sites-quarterly-summary> [Accessed 14/11/25].

Population

England

Population refers to the official estimates of the number of usual residents in England. It includes reference to the key characteristics of the population including age, gender and ethnicity. They are a benchmark or point of reference for many other comparators.

The 2021 Census reported that in England the usual resident population was 56,490,048²³³. In 2014, England had an estimated population of 54,370,319 which grew to an estimated 58,620,101 in 2024, an increase of 4,249,782 or 7.8%.

The 2021 Census reported that of the usual resident population in England, 27,656,336 (49%) were male, whilst 28,833,712 (51%) were female²³⁴. Of the estimated 2024 population, 28,724,339 (49%) are male and 29,895,762 (51%) are female²³⁵.

In 2021, the working age population (those aged between 16 and 64 years) stood at 35,605,651 (63%)²³⁶, of which 28,001,502 (78.6%) were economically active²³⁷. As of 2024, the working age population stood at 36,870,761²³⁵. ONS data for 2024 also reports that population density for England is 450 people per square kilometre²³⁸.

As at the 2021 Census 18.6% (10,483,094) of the population were aged 0-15, whilst those aged 16-64 made up 63% (35,605,651) and those aged 65+ made up 18.4% (10,401,300) of the population^{236,236}. In 2024, those aged 0-15 years made up 18.4% of the total population, while those aged 16-64 made up 62.9%, and those aged 65+ comprised 18.7%. The category of young adults (those aged 18-24) made up 8.4% of England's population²³⁵. Since 2014, the proportion of all of these age groups has decreased other than for those aged 65+, which grew from 17.5% in 2014 to 18.7% in 2024. Data for 2014 shows that those aged 0-15 years made up 18.9% of the population, while those aged 16-64 made up 63.7%, both proportions of which have decreased over the last decade. The proportion of young adults between ages 18-24 has also decreased from 9.1% in 2014 to 8.4% in 2024.

In terms of ethnicity, the breakdown of the population as of the 2021 Census was 81.0% 'White', 9.6% 'Asian, Asian British or Asian Welsh', 4.2% 'Black, Black British, Black Welsh, Caribbean or African', 3.0% 'Mixed or Multiple', and 2.2% 'Other'²³⁹.

Regarding migration, figures from ONS shows that in 2024, 948,000 people migrated to the UK, while 513,000 emigrated from it, meaning a net migration of 431,000²⁴⁰, lower than the net figure of 860,000 from the previous year²⁴¹. As of 2021, 82.6% of those who lived in England were born in the UK, 7.2%

²³³ ONS, 2022, *Population and household estimates, England and Wales: Census 2021, unrounded data*. Available online at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationandhouseholdestimateenglandandwales/census2021unroundeddata> [Accessed 18/11/25].

²³⁴ ONS, 2023, *Census 2021, Sex (TS008)*. Available online at: <https://www.ons.gov.uk/datasets/TS008/editions/2021/versions/4> [Accessed 18/11/25].

²³⁵ ONS, 2025, *Population estimates - local authority based by five year age band*. Available online at: <https://www.nomisweb.co.uk/query/construct/summary.asp?reset=yes&mode=construct&dataset=31&version=0&anal=1> [Accessed 27/10/2025].

²³⁶ ONS, 2023, *Census 2021, Age by single year (TS007)*. Available online at: <https://www.ons.gov.uk/datasets/TS007/editions/2021/versions/3> [Accessed 18/11/25].

²³⁷ ONS, 2023, *Census 2021, Economic activity status (TS066)*. Available online at: <https://www.ons.gov.uk/datasets/TS066/editions/2021/versions/6> [Accessed 18/11/25].

²³⁸ ONS, 2025, *Population density*. Available online at: <https://www.ons.gov.uk/explore-local-statistics/indicators/population-density> [Accessed 28/10/25].

²³⁹ ONS, 2021, *England Country 2021 Census Area Profile*. Available online at: https://www.nomisweb.co.uk/sources/census_2021/report?compare=E92000001#section_5 [Accessed 28/10/25].

²⁴⁰ UK Parliament, 2025, *Migration statistics*. Available online at: <https://commonslibrary.parliament.uk/research-briefings/sn06077/> [Accessed 28/10/25].

²⁴¹ ON, 2025, *Long-term international migration, provisional: year ending December 2024*. Available online at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/internationalmigration/bulletins/longterminternationalmigrationprovisional/yearendingdecember2024> [Accessed 28/10/25].

were born elsewhere in Europe, 2.8% were born in Africa, 5.7% were born in the Middle East or Asian, 1.4% in the Americas and the Caribbean, and 0.3% in Antarctica and Oceania, or others²⁴².

The New Towns Taskforce Report highlights that the historic undersupply of housing in England has resulted in a slowdown in economic growth and higher housing costs *“which mean that many people cannot afford to live near where jobs are created, commuting times increase, businesses struggle to grow, public services face staffing shortages, and communities become fragmented”*. The average house price in the UK in Jan 2025 was £266,284, which is a significant increase from an average house price of £77,950 in Jan 2000²⁴³. It also identifies the social impacts of housing shortages, including (*inter alia*) housing insecurity and a failure to meet the needs of the population, including the elderly.

The latest data from the IoD2025 shows that the proportion of local authority districts (LADs) with at least one neighbourhood in the most deprived decile has increased since 2004; the proportion in 2004 was 48%, increasing to 61% in 2019 and 65% in 2025. 82% of neighbourhoods which were in the most deprived decile in 2019 are also within the most deprived decile in 2025.

Relative deprivation, as measured by the IoD2025 is more concentrated in the north of England, particularly the north west in areas such as Blackburn, Burnley and Liverpool. Much of the south and Midlands see lower levels of deprivation; however, areas such as Birmingham, Walsall, and Wolverhampton, as well as parts of north London such as Haringey, Brent, and Newham, also experience higher levels of deprivation. Pockets of deprivations can also be seen along the east coast of England in authorities such as Great Yarmouth, Tendring, Swale and Thanet.

In 2023, the gross domestic product (GDP) of England was roughly £2.3 trillion, which made up roughly 85.6% of the total GDP of the UK. GDP per head in England was £40,382 in 2023, which was higher than the UK average of £39,403²⁴⁴.

Between July 2025 and September 2025, the unemployment rate in England was 5.1%, which is slightly higher than the UK average of 5.0%. The proportion of economically active people within England during the same period was 82.7%²⁴⁵, compared to 79.0% across the UK. Economically active in this context is defined as those persons of working age who are employed or looking to be employed²⁴⁵.

In 2023, England had a gross value added (GVA) per head of £36,632, slightly higher than that of the UK, which stood at £36,103. In 2023, England had an overall GVA of roughly £2.1 trillion²⁴⁶.

Employment across England accounts for approximately 31,567,000 employee jobs (June 2025). Among all sectors, the Human Health and Social Work Activities sector represents the largest share of employment, with 4,290,000 jobs (13.6%), followed closely by the, Wholesale and Retail Trade; Repair of Motor Vehicles sector with approximately 3,976,000 jobs (12.6%)²⁴⁵. This is in line with the trends seen for the whole of the UK.

Table D-16 employment between sectors across England is broadly similar to the UK as a whole.

²⁴² NOMIS, 2021, *2021 Census Profile for areas in England and Wales – England Country*. Available online at: https://www.nomisweb.co.uk/sources/census_2021/report?compare=E92000001#section_5 [Accessed 28/10/25].

²⁴³ UK House Price Index, 2025, House Price Statistics. Available online at: <https://landregistry.data.gov.uk/app/ukhpi/> [Accessed 18/11/25].

²⁴⁴ ONS, 2025, *Regional economic activity by gross domestic product, UK: 1998 to 2023*. Available online at: <https://www.ons.gov.uk/economy/grossdomesticproductgdp/bulletins/regionaleconomicactivitybygrossdomesticproductuk/1998to2023> [Accessed 04/11/2025].

²⁴⁵ ONS, 2025, *Nomis. Labour Market Profile – England*. Available online at: <https://www.nomisweb.co.uk/reports/lmp/gor/2092957699/report.aspx> [Accessed 18/11/25].

²⁴⁶ ONS, 2023, *Regional gross value added (balanced) per head and income components*. Available online at: <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/nominalregionalgrossvalueaddedbalancedperheadandincomecomponents> [Accessed 18/11/2025].

Table D-16 - Workforce Jobs by Industry (Standard Industrial Classification (SIC) 2007) - seasonally adjusted (June 2025)

Industry	England (Level)	England (%)	United Kingdom (Level)	United Kingdom (%)
A: Agriculture, forestry and fishing	232,000	0.7	358,000	1
B: Mining and quarrying	20,000	0.1	45,000	0.1
C: Manufacturing	2,140,000	6.8	2,555,000	6.9
D: Electricity, gas, steam and air conditioning supply	108,000	0.3	143,000	0.4
E: Water supply; sewerage, waste management and remediation activities	205,000	0.6	247,000	0.7
F: Construction	1,883,000	6	2,209,000	6
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	3,976,000	12.6	4,646,000	12.6
H: Transportation and storage	1,674,000	5.3	1,891,000	5.1
I: Accommodation and food service activities	2,282,000	7.2	2,701,000	7.3
J: Information and communication	1,429,000	4.5	1,587,000	4.3
K: Financial and insurance activities	1,030,000	3.3	1,171,000	3.2
L: Real estate activities	648,000	2.1	718,000	1.9
M: Professional, scientific and technical activities	3,128,000	9.9	3,482,000	9.4

N: Administrative and support service activities	2,621,000	8.3	2,975,000	8.1
O: Public administration and defence; compulsory social security	1,410,000	4.5	1,755,000	4.8
P: Education	2,649,000	8.4	3,089,000	8.4
Q: Human health and social work activities	4,290,000	13.6	5,125,000	13.9
R: Arts, entertainment and recreation	956,000	3	1,121,000	3
S: Other service activities	840,000	2.7	974,000	2.6
T: Activities of households as employers; undifferentiated goods- and services-producing activities of households for own use	47,000	0.1	56,000	0.2

Table D-17 presents the highest level of qualifications achieved by the working age population (16-64 years) in England and comparison with the UK²⁴⁵. It shows that 46.8% of the working age population in England hold a degree (or equivalent) or higher, whilst 6.6% hold no formal qualifications. These figures and those seen across the other individual and composite levels in the table below, are comparable to those experienced across the whole of the UK.

Table D-17 – Qualifications (Jan 2024-Dec 2024)

	England (level)	England (%)	United Kingdom (level)	United Kingdom (%)
Individual levels				
RQF4 ²⁴⁷ and above	16,117,900	46.8	19,244,600	47.1
RQF3 ²⁴⁸	7,064,000	20.5	8,338,900	20.4
RQF2 ²⁴⁹	6,610,900	19.2	7,736,500	18.9

²⁴⁷ RQF/NVQ 4 equivalent and above (e.g. HND, Degree and Higher Degree level qualifications or equivalent).

²⁴⁸ RQF/NVQ 3 equivalent (e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent).

²⁴⁹ RQF/NVQ 2 equivalent (e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent).

RQF1 ²⁵⁰	889,500	2.6	989,200	2.4
Other qualifications ²⁵¹	1,510,900	4.4	1,729,400	4.2
No qualifications ²⁵²	2,269,100	6.6	2,831,900	6.9
Composite levels				
RQF4 and above	16,117,900	46.8	19,244,600	47.1
RQF3 and above	23,181,900	67.3	27,583,500	67.5
RQF2 and above	29,792,700	86.5	35,320,000	86.4
RQF1 and above	30,682,300	89	36,309,200	88.8

New town broad locations

Table D-18 sets out an approximate total population of each of the new town broad locations (based on LSOA data), in addition to a breakdown by age.

²⁵⁰ RQF/NVQ 1 equivalent (e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent).

²⁵¹ Includes foreign qualifications and some professional qualifications.

²⁵² No formal qualifications held.

Table D-18 – Approximate Total Population of New Town Broad Locations and Breakdown by Age

	Adlington	Brabazon and the West Innovation Arc	Crews Hill and Chase Park	Heyford Park	Leeds South Bank	Manchester Victoria North	Marlcombe	Milton Keynes	Plymouth	South Barking	Tempsford	Thamesmead	Wychavon Town
Total Population	14,186	88,805	46,616	7,536	74,501	36,161	19,094	190,412	63,703	241,454	73,128	35,446	9,460
Total Population 16-59	7,192	54,287	26,745	4,294	54,416	26,336	10,160	114,998	44,625	146,222	41,396	23,522	5,102
% Aged 16-59	50.7	61.1	57.4	57.0	73.0	72.8	53.2	60.4	70.1	60.6	56.6	66.4	53.9
Total Population 60+	4,721	17,009	11,089	1,653	7,572	3,291	5,356	32,734	10,369	29,256	17,862	2,578	2,714
% Aged 60+	33.3	19.2	23.8	21.9	10.2	9.1	28.1	17.2	16.3	12.1	24.4	7.3	28.7

Water (quality and quantity)

England

Water is the sources of water that can be used by people for various purposes, such as drinking water and irrigation and are also key components of the natural environment and contribute to ecosystem services. Water quality and quantity can provide insight into issues such as the chemical and physical characteristics of water resources as well as the availability and suitability of water supply, which are important considerations for the achievement of sustainable development. Water scarcity is when the demand for water resources exceeds the sustainable supply from the environment, driven by factors including climate change and population growth.

Waterbodies in the UK are split into river basin districts (RBDs) that cover an entire river system, including river, lake, groundwater, estuarine and coastal water bodies. Each RBD has a River Basin Management Plan²⁵³ produced by the Environment Agency, in line with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (the WFD Regulations)²⁵⁴, to protect and improve the quality of the water environment. There are currently 10 RBDs in England, these are: Anglian; Dee; Humber; North West; Northumbria; Severn; Solway Tweed; South; South West; and Thames²⁵⁵. Each district is broken down into 'management catchments'. Across England there are a total 117 management catchments, which are also split into 'operational catchments'²⁵⁵.

In the UK, the quality of surface water is assessed for ecological status and chemical status²⁵⁶. A range of quality elements are assessed in each waterbody and ecological status has a range of possible scores ('Bad', 'Poor', 'Moderate', 'Good' or 'High'); chemical status can be classed as 'Good' or 'Fail'. Groundwater quality is assessed for quantitative and chemical status; which can be classed as 'Good' or 'Poor'. For a waterbody to achieve 'Good' status, every element assessed must be at 'Good' status or better. Heavily modified (or artificial) surface water bodies are assessed against objectives for ecological potential and chemical status²⁵⁶, and transitional and coastal waterbodies (e.g. estuaries) are assessed for chemical and ecological status²⁵⁷.

Shellfish Water Protected Areas are designated under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. These areas are designated in order to protect or develop economically significant shellfish production²⁵⁸. There are currently 143 Shellfish Water Protected Areas in England²⁵⁹.

Designated Bathing Waters are officially recognised coastal, lake, or river sites which are designated under the Bathing Water Regulations 2013²⁶⁰. Sites are designated if they received a significant number of bathers, possess adequate facilities, and are easily accessible. Every year sites are assessed in terms of their bathing water quality obtaining ranks of either 'Excellent', 'Good', 'Sufficient', or 'Poor'. As of the latest assessments in 2025, there are 451 bathing waters in England, 297 (66.1%) of which are ranked as 'Excellent', the highest number since the current standards were introduced in 2015.

²⁵³ Environment Agency, 2022, *Anglian river basin district river basin management plan: updated 2022*. Available online at: <https://www.gov.uk/guidance/anglian-river-basin-district-river-basin-management-plan-updated-2022> [Accessed 31/10/25].

²⁵⁴ HM Government, 10 April 2017, *The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017*. Available online at: <https://www.legislation.gov.uk/uksl/2017/407/contents> [Accessed 18/11/25].

²⁵⁵ Environment Agency, 2025, *England River basin districts*. Available online at: <https://environment.data.gov.uk/catchment-planning> [Accessed 31/10/25].

²⁵⁶ Environment Agency, 2022, *River basin management plans, updated 2022: current condition and environmental objectives*. Available online at: <https://www.gov.uk/government/publications/river-basin-management-plans-updated-2022-current-condition-and-environmental-objectives/river-basin-management-plans-updated-2022-current-condition-and-environmental-objectives> [Accessed 31/10/25].

²⁵⁷ Environment Agency, 2025, *Estuaries and coasts: challenges for the water environment*. Available online at: <https://www.gov.uk/government/publications/estuaries-and-coasts-challenges-for-the-water-environment> [Accessed 04/12/25].

²⁵⁸ Defra, 2022, *Water Framework Directive: shellfish protected areas*. Available online at: <https://www.gov.uk/government/publications/water-framework-directive-shellfish-protected-areas#:~:text=Details,District%20Regulations%202004%20as%20amended>. [Accessed 10/02/2026]

²⁵⁹ Defra, 2022, *List of shellfish water protected areas in England*. Available online at: <https://www.gov.uk/government/publications/water-framework-directive-shellfish-protected-areas/list-of-shellfish-water-protected-areas-in-england> [Accessed 10/02/2026]

²⁶⁰ The Outdoor Swimming Society, 2025, *Designated Bathing Waters explained*. Available online at: <https://www.outdoorswimmingsociety.com/designated-bathing-waters-explained/> [Accessed 10/02/2026]

Together, sites ranked ‘Excellent’, ‘Good’, or ‘Sufficient’ made up 92.9% (417) of the total sites, up from 91.8% in 2024. Figures for sites ranked ‘Poor’ in 2025 were down from the previous year with 32 sites (7.1%) compared to 37 sites in 2024²⁶¹.

The WFD Regulations state that the default objective is to achieve good status or potential for all water bodies by 2015. In some cases, where specific conditions are met, water bodies can be set alternative objectives. These either involve taking an extended time period to reach the target status (for example, ‘Good’ by 2027) or achieving a target status less than ‘Good’ (for example, ‘Moderate’ by 2015). Most of the monitored waterbodies are ‘main rivers’ that are under the jurisdiction of the Environment Agency. In 2019, only 16% of surface waterbodies assessed under the WFD Regulations were in ‘High’ or ‘Good’ ecological status and no surface water bodies met ‘Good’ chemical status²⁶². In 2019, 73% of groundwater bodies met ‘Good’ quantitative status and 45% met ‘Good’ chemical status²⁶³. In 2021, 19% of estuarine and 45% of coastal waterbodies achieved ‘Good’ ecological status, and none achieved ‘Good’ chemical status²⁵⁷.

In terms of water quantity, the Environment Agency controls how much water is taken with a permitting system using the Catchment Abstraction Management Strategy (CAMS) process and Abstraction Licensing Strategies (ALS) for the catchments within England. The CAMS process set out how water resources will be managed in each catchment and provides information on how existing abstraction licences are managed and the availability of water for further abstraction.

Within each CAMS, river flows and groundwater levels are monitored and assessed at significant points. This data is used to determine the water availability for each waterbody. Water availability falls into the following categories:

- Water available for licensing: There is more water than required to meet the needs of the environment. New licences can be considered depending on local and downstream impacts.
- Restricted water available for licensing: If all licensed water is abstracted there will not be enough water left for the needs of the environment. No new consumptive licences would be granted and restrictions may be in place. Trading from an existing licence holder can occur.
- Water not available for licensing: Waterbody flows are below the indicative flow requirement to help support ‘Good’ ecological status. No further consumptive licences will be granted. Trading from an existing licence holder can occur.

New town broad locations

The Environment Agency’s water stressed areas classifications 2021²⁶⁴ show that the following new town broad locations are under “serious” water stress:

- Tempsford;
- Milton Keynes;
- Heyford Park;
- Crews Hill and Chase Park;

²⁶¹ Environment Agency, 2025, *2025 Bathing Waters Classifications*. Available online at: <https://environmentagency.blog.gov.uk/2025/11/25/2025-bathing-waters-classifications/> [Accessed 10/02/2026]

²⁶² Defra, 2025, *Surface water status*. Available online at: <https://www.gov.uk/government/statistics/england-biodiversity-indicators/21-surface-water-status> [Accessed 31/10/25].

²⁶³ Environment Agency, 2025, *State of the water environment indicator B3: supporting evidence*. Available online at: <https://www.gov.uk/government/publications/state-of-the-water-environment-indicator-b3-supporting-evidence/state-of-the-water-environment-indicator-b3-supporting-evidence#groundwater-ecological-and-chemical-classification> [Accessed 04/12/25].

²⁶⁴ Environment Agency (2021) Water stressed areas – 2021 classification. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed 11/12/25].

- Thamesmead; and
- Wychavon Town.

The new town broad locations for Leeds South Bank, Manchester Victoria North, Adlington, Brabazon and the West Innovation Arc, Marcombe and Plymouth do not fall within a water stressed area as identified by the Environment Agency.

Nutrient neutrality is a requirement for development to ensure there is no increase in nutrient pollution (such as nitrogen and phosphorous) into waterways that can negatively impact specific protected sites. Natural England has designated 27 nutrient neutrality catchments across England²⁶⁵. None of the 12 new town broad locations fall within nutrient neutrality catchments²⁶⁶.

There are no Shellfish Water Protected Areas within any of the new town broad locations. Only the new town broad location for Plymouth contains Design Bathing Waters with a total of 3 sites, all of which are ranked as being 'Excellent' quality (Plymouth Hoe East, Plymouth Hoe West, and Plymouth Firestone Bay).

Table D-19 provides a summary of the RBDs, management catchments and operational catchments which the new town broad locations fall within, alongside counts and types of the waterbodies which overlap with the new town broad locations and a summary of the status of those waterbodies.

²⁶⁵ Natural England (2024) Using the nutrient neutrality calculators. Available online at: <https://www.gov.uk/guidance/using-the-nutrient-neutrality-calculators#nutrient-neutrality-catchments> [Accessed 11/12/25].

²⁶⁶ Natural England (2025) Nutrient Neutrality Catchments (England) – ArcGIS. Available online at: <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::nutrient-neutrality-catchments-england/explore?location=51.364480%2C-0.489763%2C7.33> [Accessed 11/12/25].

Table D-19 – Summary of River Basin Districts, Management Catchments, Operational Catchments and WFD Waterbodies within the New Town Broad Locations

New Town Broad Location	River Basin Districts	Management Catchments	Operational Catchments	Waterbody Types and Counts	Waterbody Overall Status
Adlington	North West	Mersey Upper	Bollin Dean Mersey Upper	River (No. 3)	Moderate, Poor
Brabazon and the West Innovation Arc	Severn	Avon Bristol and Somerset North Streams	Avon Bristol Urban, Severn Lower Vale	River (No. 9)	Moderate, Poor, Bad, Good
Crews Hill and Chase Park	Thames	London	Lee Lower Rivers and Lakes	River (No. 3)	Poor, Moderate
Heyford Park	Anglian, Thames	Ouse Upper and Bedford, Cherwell and Ray	Great Ouse Upper, Oxon Ray, Cherwell	River (No. 4)	Moderate, Poor
Leeds South Bank	Humber	Aire and Calder	Aire Lower	River (No. 3)	Moderate
Manchester Victoria North	North West	Irwell	Roch Irk Medlock, Croal Irwell	River (No. 4)	Moderate, Poor
Marlcombe, East Devon	South West	Devon East	Clyst and Culm	River (No. 7)	Poor, Bad, Moderate
Milton Keynes	Anglian	Ouse Upper and Bedford	Ouzel and Milton Keynes, Great Ouse Upper, Great Ouse Bedford	River (No. 12)	Moderate, Good, Poor

Plymouth	South West	South West TraC	Tamar Estuary	Transitional Water (No. 1)	Moderate
South Barking	Thames	Roding Beam and Ingrebourne, London, Thames TraC	Roding Beam and Ingrebourne, Marsh Dykes, Tidal Thames	River (No. 5), Transitional Water (No. 1)	Moderate, Bad, Poor
Tempsford	Anglian	Ouse Upper and Bedford	Great Ouse Lower	River (No. 13)	Good, Moderate, Poor
Thamesmead	Thames	London, Thames TraC	Marsh Dykes, Tidal Thames	Transitional Water (No. 1), River (No. 2)	Moderate
Wychavon Town	Severn	Avon Warwickshire, Severn Vale	Avon - Midlands West, Severn River and Trib	River (No. 7)	Moderate, Poor

Future Baseline

Air quality

In the UK there is strong air quality legislation. This, alongside de-industrialisation and technological improvements such as lower emission vehicles, is likely to result in decreasing levels of the majority of air pollutants.

It is forecast that there will be an increase in the number of privately owned vehicles and the total distance travelled, reflecting long term trends in car ownership and mobility. As a result, air pollution from road traffic is likely to increase in the short-term which may have negative impacts on sensitive ecosystems and biodiversity²⁶⁷ as well as human health. However, with the requirement for 100% of new cars and vans to be zero emissions by 2035²⁶⁸ it is expected that the share of petrol and diesel vehicles will reduce over time. It is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035²⁶⁹. The 2022 National Road Traffic Projections²⁷⁰ show an increase in distance travelled from 2025 to 2060 under all scenarios; however, NO_x, PM₁₀ and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Over the long-term, this could have positive effects on air quality, and the associated ecological and public health outcomes if current trends continue.

Biodiversity, flora and fauna

The 2023 State of Nature Report²⁷¹ highlights the general decrease in biodiversity in the UK. Since 1970, species abundance has decreased by 19%. Of the 10,008 species that have been assessed using the International Union for Conservation of Nature (IUCN) Regional Red List criteria, 16% are currently threatened with extinction and 2% are already extinct in Great Britain.

The UK's National Biodiversity Strategy and Action Plan for 2030²⁷² contains the UK Government's commitment to implement the four goals and 23 targets for biodiversity of the GBF (Global Biodiversity Framework) set out in December 2022. This includes the target to halt the decline in species' abundance by 2030.

Under the Environment Act 2021, the Government set three targets for species²⁷³. These are:

- halt the decline in species abundance by 2030;
- increase species abundance so that by 2042 it is greater than in 2022, and at least 10% greater than 2030; and
- improve the Red List Index for England for species extinction risk by 2042, compared to 2022 levels.

²⁶⁷ Natural England, 2024, *Natural England's Impact Risk Zones for Sites of Special Scientific Interest*. Available online at: https://magic.defra.gov.uk/metadata_for_magic/ssi%20irz%20user%20guidance%20magic.pdf [Accessed 31/10/25].

²⁶⁸ Department for Transport, 2024, *Pathway for zero emission vehicle transition by 2035 becomes law*. Available online at: <https://www.gov.uk/government/news/pathway-for-zero-emission-vehicle-transition-by-2035-becomes-law> [Accessed 31/10/25].

²⁶⁹ Department for Transport, 2025, *Guidance Forthcoming change: operating cost parameters*.

Available online at: <https://www.gov.uk/government/publications/tag-forthcoming-changes> [Accessed 31/10/25].

²⁷⁰ Department for Transport, 2022, *National Road Traffic Projections 2022*. Available online at: <https://assets.publishing.service.gov.uk/media/6698c4f90808eaf43b50d193/national-road-traffic-projections-2022.pdf> [Accessed 31/10/25].

²⁷¹ The State of Nature Partnership, 2023, *State of Nature Report 2023*. Available online at: https://stateofnature.org.uk/wp-content/uploads/2023/09/TP25999-State-of-Nature-main-report_2023_FULL-DOC-v12.pdf [Accessed 03/11/25].

²⁷² Department of Agriculture, Environment and Rural Affairs (DAERA), Scottish Government, Welsh Government and UK Government, 2025, *Blueprint for Halting and Reversing Biodiversity Loss: the UK's National Biodiversity Strategy and Action Plan for 2030*. Available online at: https://uk.chm-cbd.net/sites/gb/files/2025-02/UK_National_Biodiversity_Strategy_and_Action_Plan.pdf [Accessed 03/11/25].

²⁷³ Environment Agency, 2025, *Statutory species targets Environment Act target delivery plan*. Available online at: <https://www.gov.uk/government/publications/statutory-species-targets-environment-act-target-delivery-plan/statutory-species-targets-environment-act-target-delivery-plan> [Accessed 04/12/25].

Under the Environment Act 2021, the Government set one target for habitats²⁷⁴. This is:

- restore or create in excess of 500,000ha of a range of wildlife-rich habitats outside protected sites by 2042.

In the Biodiversity Strategy 2020²⁷⁵, the Government has outlined an aspiration to maintain at least 95% of SSSIs in favourable or unfavourable recovering condition and a range of measures are included in SSSI management plans to contribute towards either maintaining or improving the conditions of each site. Further to this, there are several legislative instruments, including the Habitats Regulations and the UK's Restoring Sustainable Abstraction programme, which should contribute towards future improvements to the quality of habitats in England.

There has been an increase in the number of non-native species arriving in Britain over recent decades, as well as in the numbers of invasive species being established²⁷⁶. The UK Government 2023 strategy on invasive non-native species²⁷⁷ builds on previous strategies to provide a framework for coordinated action to prevent spread and work to eradicate species across the UK.

Climate change is anticipated to have an impact on wildlife in the future by exacerbating existing pressures such as changes to the timing of seasonal activity, and water scarcity. The IPCCs²⁷⁸ current projections state that global temperature increase is likely to exceed 1.5°C during the 21st Century. This increase in temperature is expected to impact water availability, lead to increases in flooding events, and create changes to ecosystem structures. There is, therefore, a need to allow wildlife to adapt to climate change, in line with the Government's ambition for the reversal of the decline in native species and increase in wildlife-rich habitats²⁷⁹. The Strategic Framework for International Climate and Nature Action²⁸⁰ recognises the link between climate change and biodiversity loss and aims to have built resilience to climate impacts and halt and reverse nature loss by 2030. Development across England may exacerbate pressures on biodiversity resulting from climate change, such as reducing water availability and exacerbating flooding events (e.g. from increased urban land coverage). Rising population and urbanisation of natural areas can further exacerbate habitat fragmentation and decreases in biodiversity if not carefully planned and managed.

The Environment Act 2021²⁸¹ specifies a mandatory 10% increase in biodiversity net gain (BNG) for new developments. This currently applies to developments that fall under the Town and Country Planning Act 1990²⁸², though may also apply to nationally significant infrastructure projects (NSIPs) in the future. This increase in biodiversity may be provided through on site enhancement, or through off-site compensation.

The Environment Act 2021 also requires the production of Local Nature Recovery Strategies (LNRSs) where the Secretary of State for Environment, Food and Rural Affairs has appointed 48 responsible authorities, with other organisations and partners, to produce an LNRS for their area. These 48 LNRSs

²⁷⁴ Environment Agency, 2025, *Habitat creation and restoration Environment Act target delivery plan*. Available online at: <https://www.gov.uk/government/publications/habitat-creation-and-restoration-environment-act-target-delivery-plan/habitat-creation-and-restoration-environment-act-target-delivery-plan> [Accessed 04/12/25].

²⁷⁵ Defra, 2020, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*. Available online at: <https://assets.publishing.service.gov.uk/media/5a78c263ed915d04220651ea/pb13583-biodiversity-strategy-2020-111111.pdf> [Accessed 03/11/25].

²⁷⁶ Defra, 2012, *Non-Native Species in Great Britain: establishment, detection and reporting to inform effective decision making*. Available online at: <https://www.brc.ac.uk/sites/default/files/biblio/Roy%20et%20al.%202012%20-%20Defra%20project%20report%20-%20Non-native%20species%20in%20Great%20Britain.pdf> [Accessed 03/11/25].

²⁷⁷ Defra, 2023, *The Great Britain Invasive Non-Native Species Strategy*. Available online at: <https://www.nonnativespecies.org/assets/Uploads/The-Great-Britain-Invasive-Non-Native-Species-Strategy-2023-to-2030-v2.pdf> [Accessed 03/11/25].

²⁷⁸ IPCC, 2023, *Summary for Policymakers. In: Climate Change 2023: Synthesis Report*. Available online at: https://www.ipcc.ch/report/ar6/syr/downloads/report/IPCC_AR6_SYR_SPM.pdf [Accessed 03/11/25].

²⁷⁹ Defra, 2019, *Annexes to the Environment Bill Impact Assessment*. Available online at: <https://publications.parliament.uk/pa/bills/cbill/58-01/0009/Environment%20Bill%20IA%20ANNEXES.pdf> [Accessed 03/11/25].

²⁸⁰ HM Government, 2023, *2030 Strategic Framework for International Climate and Nature Action*. Available online at: <https://assets.publishing.service.gov.uk/media/642a9b717de82b000c313473/2030-strategic-framework-for-international-climate-and-nature-action.pdf> [Accessed 03/11/25].

²⁸¹ The Environment Act, 2021. Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted> [Accessed 03/11/25].

²⁸² Town and Country Planning Act, 1990. Available online at: <https://www.legislation.gov.uk/ukpga/1990/8/section/106> [Accessed 03/11/25].

will cover the whole of England with no gaps or overlaps. Each strategy must agree priorities for nature's recovery, map the most valuable existing areas for nature, and map specific proposals for creating or improving habitat for nature and wider environmental goals.

Climate change (adaption and mitigation)

The UK Climate Projections (UKCP) provide the following predictions of future climate in the UK (based on low and maximum emission scenarios with 10, 50% and 90% probability). The predictions indicate that by the end of the 21st Century²⁸³:

all areas of the UK are projected to be warmer, more so in summer than in winter;

- rainfall patterns across the UK are not uniform and vary on seasonal and regional scales and will continue to vary in the future.

By 2070 using the high emissions scenario, the following changes may be observed:

- Winter temperature: an increase of 0.6 °C to 3.8 °C.
- Summer temperature: an increase of 1.3 °C to 5.1 °C.
- Winter precipitation: a change of -3% to +39% in winter (where a negative change indicates less precipitation and a positive change indicates more precipitation).
- Summer precipitation: a change of -45% to +5%.

According to allowances by the Environment Agency, by 2125, sea levels around England will have risen by at least 1.0m. **Table D-20** below shows the sea level allowances by River Basin District for each epoch between 2000 and 2125.

Beyond that, in the UKCP18 Marine Report, the Met Office provides projections for rising sea levels in the UK up to the year 2300, showing the best-case scenario (RCP2.6) and worst-case scenario (RCP8.5). This is shown in **Table D-21**.

Table D-20 – Sea level allowances by river basin district for each epoch in mm for each year (based on a 1981 to 2000 baseline) – the total sea level rise for each epoch is in brackets²⁸⁴

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
Anglian	High central	5.8 (203)	8.7 (261)	11.6 (348)	13 (390)	1.20
Anglian	Upper end	7 (245)	11.3 (339)	15.8 (474)	18.1 (390)	1.60
South East	High central	5.7 (200)	8.7 (261)	11.6 (348)	13.1 (393)	1.20
South East	Upper end	6.9 (242)	11.3 (339)	15.8 (474)	18.2 (546)	1.60
South West	High central	5.8 (203)	8.8 (264)	11.7 (351)	13.1 (393)	1.21

²⁸³ Defra, BEIS, Met Office, 2022, *UK Climate Projections: Headline Findings*. Available online at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18_headline_findings_v4_aug22.pdf [Accessed 30/10/25].

²⁸⁴ Environmental Agency (2022), *Flood risk assessments: climate change allowances*. Available at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#contents> [Accessed 16/02/2026]

South West	Upper end	7 (245)	11.4 (342)	16 (480)	18.4 (552)	1.62
Northumbria	High central	4.6 (161)	7.5 (225)	10.1 (303)	11.2 (336)	1.03
Northumbria	Upper end	5.8 (203)	10 (300)	14.3 (429)	16.5 (495)	1.43
Humber	High central	5.5 (193)	8.4 (252)	11.1 (333)	12.4 (372)	1.15
Humber	Upper end	6.7 (235)	11 (330)	15.3 (459)	17.6 (528)	1.55
North West	High central	4.5 (158)	7.3 (219)	10 (300)	11.2 (336)	1.01
North West	Upper end	5.7 (200)	9.9 (297)	14.2 (426)	16.3 (489)	1.41

Table D-21 – Rising Sea Level Projections up to 2300 in the UK (in m)²⁸⁵

	Year	Best Case Scenario (RCP2.6)	Intermediate Case Scenario (RCP4.5)	Worst Case Scenario (RCP8.5)
UKCP18 21st century projections	2100	0.29 - 0.67	0.38 - 0.79	0.56 - 1.12
Extended Projections	2100	0.30 - 0.68	0.36 - 0.79	0.53 - 1.12
	2200	0.5 - 1.5	0.7 - 1.8	1.3 - 2.9
	2300	0.6 - 2.2	0.9 - 2.6	1.7 - 4.5

The changes in average temperatures and rainfall as a result of climate change are likely to cause hotter, drier summers which will potentially result in:

- increased maximum summer temperatures that are likely to lead to increased thermal discomfort in buildings;
- increased health problems in the summer, including heat related deaths and those linked to high air pollution. Elevated summer temperatures cause health problems both directly and indirectly, via elevated levels of air pollutants;
- increased summer water shortages as summer rainfall decreases;
- growth in summer tourism;
- increased likelihood of wildfire; and
- changes to the natural environment including impacts on habitats and species associated with changing temperatures and water availability (in both summer and winter).

²⁸⁵ Met Office (2018), *UKCP19 Marine report*. Available online at: <https://www.metoffice.gov.uk/pub/data/weather/uk/ukcp18/science-reports/UKCP18-Marine-report.pdf> [Accessed 16/02/2026]

Milder wetter winters are expected to result in:

- a reduction in the number and severity of annual frosts and snowfall, caused by the likely increased temperatures during the winter months which could lead to longer growing seasons for suitable crops and grasslands;
- less cold weather transport disruption;
- reduced demand for winter heating;
- less cold weather related illnesses;
- increased river and urban flooding, due to the increased incidence and severity of extreme rainfall events;
- increased pressure on sewer systems with associated water quality impacts; and
- increased localised flooding as a result of pressures on the sewerage/drainage network due to exceeded capacity.

The Carbon Budget and Growth Delivery Plan²⁸⁶ sets out how the UK will continue to reduce emissions in a way that lowers bills and secures good jobs, in line with the 2008 Climate Change Act. One of the key plans is to invest in clean energy to deliver energy security and lower bills. The government is investing in renewable and nuclear energy to reduce reliance on fossil fuels and the high prices associated with them and onto clean, homegrown power²⁸⁷.

Flood risk

The Environment Agency's Programme of Flood and Coastal Erosion Risk Management (FCERM) Schemes²⁸⁸ aims to reduce the risks of flooding and erosion to people's homes and the economy in England. The programme commits a record two-year investment of £2.65 billion to flood and coastal erosion risk management over the period of April 2024 to March 2026, helping to protect over 52,000 homes and non-residential properties. This will create more sustainable flood risk management schemes, often with significant additional environmental and social benefits. This approach will be used together with traditionally constructed hard defences to increase the resilience of communities to extreme events. It is recognised that there is a need for climate adaptation at the proposed New Town locations, including mitigation from potential 'coastal squeeze' at locations situation near the coast such as Plymouth, South Barking and Thamesmead.

The UK Climate Change Projections (2018) predict sea levels to rise by over a meter by 2100²⁸⁹. Climate change is expected to cause more frequent and more severe flooding in the UK, in winter and summer. The future implications of climate change projections include increased surface water and fluvial flooding which could lead to: damage to property and disruption to economic activity; water shortages; and higher incidence of damage to transportation, utilities, property and communications infrastructure caused by an increase in the number of extreme weather events (e.g., heat, high winds, and flooding). It is expected that changing climate patterns will have an impact on the level of flood risk from all sources across England.

²⁸⁶ Department for Energy Security and Net Zero, 29 October 2025, *Carbon budget and growth delivery plan*. Available online at: <https://www.gov.uk/government/publications/carbon-budget-and-growth-delivery-plan-2025> Accessed 17.11.25].

²⁸⁷ Department for Energy Security and Net Zero, 29 October 2025, *Climate plan captures clean energy benefits and boost investment*. Available online at: <https://www.gov.uk/government/news/climate-plan-captures-clean-energy-benefits-and-boosts-investment> [Accessed 18/11/25].

²⁸⁸ Environment Agency, 31 July 2025, *Programme of flood and coastal erosion risk management (FCERM) schemes*. Available online at: <https://www.gov.uk/government/publications/programme-of-flood-and-coastal-erosion-risk-management-schemes> [Accessed 10/02/26].

²⁸⁹ Environment Agency, 14 July 2020, *National Flood and Coastal Erosion Risk Management Strategy for England*. Available online at: https://assets.publishing.service.gov.uk/media/5f6b6da6e90e076c182d508d/023_15482_Environment_agency_digitalAW_Strategy.pdf [Accessed 13/11/25].

UKCP18 projections²⁹⁰ highlight several observations and projections relevant to flooding:

- the period between 2009-2018 has been on average 1% wetter than 1981-2010 and 5% wetter than 1961-1990 for the UK overall;
- total rainfall from extremely wet days (days exceeding the 99th percentile of the 1961-1990 rainfall) increased by around 17% between 2008-2017, for the UK overall;
- there will be increases in the intensity of summer rainfall which will impact the frequency and severity of surface water flooding, particularly in urban areas; and
- there is expected to be a change in the seasonality of extremes, with increases in heavy hourly rainfall intensity into the autumn.

The National Assessment of Flood and Coastal Erosion Risk in England 2024²⁹¹ identified that, by the mid-century, 8 million properties (1 in 4) could be at risk of flooding from rivers and sea or surface water, due to the effects of climate change. By 2069 an estimated 3.1 million properties will be in areas at risk of flooding from rivers and sea. By 2060 an estimated 6.1 million properties will be in areas at risk of flooding from surface water.

Health and wellbeing

Population projections for England show that the population is set not only to increase, but to trend further towards an ageing population. These demographic changes are likely to result in an overall increase in the demand for health and social care services (and demand for new health services) as well as the range of other services related to health and wellbeing, such as housing, open space, recreation and transport.

The projections for health in England in 2040²⁹² set out the following main findings:

- life expectancy is projected to increase further over the next 20 years;
- the number of people living with a major illness is projected to increase by 2.5 million by 2040, with the average age that people are expected to be living with a major illness staying constant at 70 years;
- the share of the adult population living with a major illness is projected to reach 1 in 5 in 2040 (increasing from 1 in 6 in 2019); and
- the number of people living with a major illness is projected to increase by 37% by 2040, but the number of working age people (20-69 year olds) is projected to grow just 4% in this timeframe.

There have been positive trends (i.e. reductions) in the prevalence of smoking, cholesterol and blood pressure. However, this has been counteracted by rising levels in obesity in the population, resulting in a largely stable incidence of illness by age. Obesity has almost doubled in England between 1993 and 2019. If this trend continues, it is likely to result in increases in long term health conditions associated with obesity, such as heart disease. The prevalence of people living into old age, having spent a

²⁹⁰ Defra, Met Office, August 2022, *UK Climate Projections: Headline Findings*. Available online at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18_headline_findings_v4_aug22.pdf [Accessed 13/11/25].

²⁹¹ Environment Agency, 2025, *National assessment of flood and coastal erosion risk in England 2024*. Available online at: <https://www.gov.uk/government/publications/national-assessment-of-flood-and-coastal-erosion-risk-in-england-2024/national-assessment-of-flood-and-coastal-erosion-risk-in-england-2024#the-context-flooding-and-coastal-erosion-risk-in-a-changing-climate> [Accessed 04/12/25].

²⁹² The Health Foundation, 2023, *Health in 2040: projected patterns of illness in England*. Available online at: <https://www.health.org.uk/reports-and-analysis/reports/health-in-2040-projected-patterns-of-illness-in-england#:~:text=Key%20points,the%20quality%20of%20people's%20lives> [Accessed 31/10/25].

prolonged period of their life with obesity, increases the accumulated risk of these individuals developing long term illness in the future²⁹².

The UK is phasing out petrol and diesel cars, which will no longer be sold after 2030, and all new cars (and vans) will need to be zero emissions by 2035²⁹³. In the medium to long-term, this may lead to improvements in air quality as cars become less polluting with resultant positive effects on public health outcomes.

The rising cost of living, or 'Cost-of-Living Crisis', is predicted to impact those with pre-existing mental health problems, as they are among those at greatest risk²⁹⁴. It is well documented that recessions increase social inequalities, which are drivers of poor mental health²⁹⁵.

In December 2024 the Government set out missions for the UK, one of which is "Build an NHS Fit for the Future" with a milestone of "ending hospital backlogs"²⁹⁶. This makes up part of the Government's 'Plan for change'²⁹⁷ and includes commitments to reforming the NHS, improving access to health and care services and reducing health inequalities.

It is assumed that pressures on existing areas of open/ green space and recreational facilities will continue, particular within and surrounding large urban areas. New development coming forward will be expected to retain these spaces where possible and deliver new open/ green and recreational space and facilities to meet needs.

Historic environment

The protection and enhancement of the historic environment is firmly embedded in national and local planning policy, and this has been the case since 1990. Harm to the significance of heritage assets and their setting should be avoided in the first instance and any change managed appropriately.

Heritage organisations rely heavily on visitor income to offset maintenance costs, alongside public funding for heritage, which is unpredictable and short-term, with most local authority grants lasting only a year. Recent trends have seen a reduction in funding for Historic England and county and local authorities, with increased pressure on the case workload of Archaeological Officers, Conservation Officers, and Historic England advisors²⁹⁸. This can have an impact on the response times for the provision of planning advice.

Levels of funding for Historic England would also have an impact on the number of, and the scale of grants for, the historic environment and this includes grants to heritage assets at risk. Therefore, if funding decreased, these heritage assets may see a decline in their preservation, and an increase in heritage at risk that is lost.

New development and infrastructure could affect the settings of historic assets including listed buildings, scheduled monuments, registered parks and gardens, and conservation areas due to increasing levels of congestion and new infrastructure requirements²⁹⁹; new development could also impact buried archaeological remains.

²⁹³ Department for Transport, 2025, *Phasing out the sale of new petrol and diesel cars from 2030 and support for zero emission vehicle (ZEV) transition*. Available online at: <https://www.gov.uk/government/speeches/phasing-out-the-sale-of-new-petrol-and-diesel-cars-from-2030-and-support-for-zero-emission-vehicle-zev-transition> [Accessed 27/10/25].

²⁹⁴ Mental Health Foundation, 2023, *Mental health and the cost-of-living crisis report*. Available online at: <https://www.mentalhealth.org.uk/our-work/policy-and-advocacy/mental-health-and-cost-of-living-crisis-report> [Accessed 31/10/25].

²⁹⁵ Wahlbeck, K. & McDaid, D., 2012, *Actions to alleviate the mental health impact of the economic crisis*, World Psychiatry. Available online at: <https://doi.org/10.1002/j.2051-5545.2012.tb00114.x> [Accessed 31/10/25].

²⁹⁶ HM Government, 2024, *Plan for Change - Milestones for Mission-Led Government*. Available online at: <https://www.gov.uk/government/publications/plan-for-change#:~:text=Details,Parliament%20on%205%20December%202024>. [Accessed 31/10/25].

²⁹⁷ HM Government, 2024, *Plan for Change: Milestone for mission-led government*. Available online at: https://assets.publishing.service.gov.uk/media/6751af4719e0c816d18d1df3/Plan_for_Change.pdf [Accessed 18/11/25].

²⁹⁸ Historic England, 2025, *Written evidence submitted by Historic England*. Available online: <https://committees.parliament.uk/writtenevidence/136507/default/> [Accessed 03/11/25].

²⁹⁹ Historic England, undated, *Transport and the Historic Environment*. Available online: <https://historicengland.org.uk/advice/planning/infrastructure/planning-and-transport/#:~:text=Increasing%20levels%20of%20congestion%20can,direct%20damage%20to%20heritage%20assets>. [Accessed 03/11/25].

Climate change also poses a risk of harm to heritage assets, their characteristics, and settings, particularly through increased flooding, extreme heat events, and changes to energy requirements. To help combat this, Historic England has outlined guidance to achieving net zero targets and adapting the heritage environment to climate change³⁰⁰.

Protection of the historic environment will continue through statutory protections and national and local plans and policies.

Landscape and townscape

There are likely to be a range of changes to the existing baseline situation in respect of landscapes and townscapes. Key factors determining landscape and townscape change are, in particular, the planned expansion of settlements associated with the provision of housing, commercial and industrial development, road improvements and expansion, onshore windfarms and turbines, other forms of renewable energy and recreational related developments. Changes in weather patterns and soil conditions will also alter the vegetation that is an important landscape feature whilst flooding may affect landscapes and townscape character.

New development could affect directly or indirectly landscapes, townscapes, component features, assets and their settings. However, protection of landscapes and townscapes is likely to be maintained through statutory protections, national planning policies, and local plans including those for National Parks and National Landscape areas.

Responses to climate change such as the introduction of new crops and land uses may also have an impact on the visual appearance of the landscape. NCAs are likely to remain important as the basis for protecting, enhancing and managing landscape. As identified through the NCAs and individual heritage designations, there are also important historic environment consideration for both landscapes and townscapes. These may be influenced by identification in landscape, townscape and design policies in local plans and neighbourhood plans, including identification of important views or landscape features such as important hedgerows (through the Hedgerow Regulations 1997) or where features are identified locally as non-designated heritage assets. In accordance with existing policy, these would be expected to inform the design of new development.

Land use, geology and soils

Soils need to be safeguarded to protect their ability to support plants and animals, store carbon, and provide other important ecosystem services. The vision of Defra's Soils Strategy for England³⁰¹ is for all England's soils to be managed sustainably, and degradation threats tackled successfully by 2030. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.

Defra's Land Use Framework³⁰² went out to consultation in January 2025 and sets out principles to support strategic spatial planning and consideration of land use.

The Government's 25 Year Environment Plan states that England's soils must be managed sustainably by 2030, and the UK's soils must be restored. Farmers will be incentivised to work towards healthy soils³⁰³.

Key threats to soils include draining soils, intensive agriculture, changes in land management, climate change, construction, population growth, urbanisation and pollution.

³⁰⁰ Historic England, 2022, *Climate Change: Mitigation, Adaptation and Energy Measures*. Available online at: <https://historicengland.org.uk/whats-new/features/climate-change> [Accessed 03/11/25].

³⁰¹ Defra, 2009, *Safeguarding our Soils A Strategy for England*. Available online at: https://assets.publishing.service.gov.uk/media/65fd6fddf1d3a0001132adb8/CD1.I_DEFRA_Safeguarding_our_Soils_A_Strategy_for_England.pdf [Accessed 03/11/25].

³⁰² Defra, 2025, *Land Use Consultation*. Available online at: https://consult.defra.gov.uk/land-use-framework/land-use-consultation/supporting_documents/Land%20Use%20Consultation.pdf [Accessed 11/12/25]

³⁰³ HM Government, 2018, *25 Year Environment Plan*. Available online at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Accessed 03/11/25]

Loss of nitrate from agricultural soils can lead to water quality issues and contribute to eutrophication in lakes, rivers, groundwater, estuaries and the sea. Eutrophication can also be caused by excess phosphate entering waterbodies, usually via soil erosion. However, it is expected that there will be increased opportunities to protect soils and improve water quality as agricultural practices and farm management are influenced by sustainable land management schemes.

New development in England is likely to lead to a loss of greenfield and agricultural land with implications for this and other SEA topics, for example, climate change and the protection and restoration of peat as a carbon store. In addition, new development could increase pressure on geological assets. However, compliance with the planning principles of the NPPF should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Materials and waste

The growing population and associated need for development are likely to increase the use of energy, mineral resources and waste generation. The promotion of energy efficiency, demand management and increased use of low carbon energy sources is likely to lessen adverse effects. Similarly, it will be necessary to apply resource efficiency and waste management measures, including the re-use and recycling of materials and sustainable, climate change resilient remediation of soils.

Figures on mineral reserves, as of the end of 2021, show there is an estimated 5.5 billion tonnes of consented aggregate with an overall lifetime of 31 years. This equates to 12 years for sand and gravel and 39 years for crushed rock. Since 2016, reserves have fallen by close to 20% with sand and gravel reserves falling from 14.5 years and crushed rock figures falling from 49 years³⁰⁴.

Between 2020 and 2035, total municipal solid waste arisings in England are set to increase from 45.2 Mt to 51.1 Mt. Over the same period, the amount of municipal solid waste sent to residual waste treatments is forecast to decrease from 23.6 Mt to 19.4 Mt as a result of the packaging reforms introduced by Defra (assuming an 80% non-household municipal waste (NHM) capture rate)³⁰⁵.

The Government intends to introduce mandatory waste tracking from April 2026³⁰⁶ which will be run on a single UK-wide system but by devolved authorities; environmental regulators are also partners in the project. The intention of this project is to keep track of waste produced in the UK and support more effective and sustainable waste management. This is likely to improve knowledge of waste produced, promote compliant material chains and a circular economy approach, identify where interventions can improve overall value and may have a positive impact on how waste is disposed of.

The Waste and Resources Strategy for England³⁰⁷ sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the plans goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. The circular economy approach to resource and material use will be encouraged, which will involve increased recovery and reuse of materials and waste.

Population

The 2022-based National Population Projections³⁰⁸ project the UK population to have increased from an estimated 67.6 million (in 2022) to 76.6 million in mid-2047. England's population is projected to grow by

³⁰⁴ AggNet, 2022, *Aggregate Reserves in Decline*. Available online at: <https://www.agg-net.com/resources/articles/planning-development/aggregates-reserves-in-decline#:~:text=The%20headline%20figures%20are%20that,previously%20stood%20at%2049%20years.> [Accessed 04/11/25].

³⁰⁵ Defra, 2024, *Residual waste infrastructure capacity note*. Available online at: <https://www.gov.uk/government/publications/residual-waste-infrastructure-capacity-note/residual-waste-infrastructure-capacity-note> [Accessed 04/11/25].

³⁰⁶ Defra, 2025, *Mandatory digital waste tracking*. Available online at: <https://www.gov.uk/government/publications/digital-waste-tracking-service/mandatory-digital-waste-tracking> [Accessed 03/11/25].

³⁰⁷ HM Government, 2018, *Our Waste, Our Resources: A Strategy for England*. Available online at: <https://assets.publishing.service.gov.uk/media/5c18f11740f0b60bbe0d827/resources-waste-strategy-dec-2018.pdf> [Accessed 03/11/25].

³⁰⁸ ONS, 2025, *National population projections: 2022-based*. Available online at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/nationalpopulationprojections/2022based> [Accessed 28/10/25].

14.5% between 2022 and 2047. The UK's population growth between 2022 and 2047 is expected to be slower than the previous 25 years (1997-2022).

In the UK, the percentage of people aged 65 or over is projected to increase from 19% in 2022 to 27% of the population by 2072³⁰⁹. This is likely to impact the availability and provision of healthcare, housing and education. In the UK, the number of people at state pension age (67+) is projected to increase by 13.8% to 13.7 million³⁰⁸.

One of the ways to measure an ageing population is through the old age dependency ratio (OADR) which is defined as the number of people of State Pension age (SPA) per 1,000 people of working age³¹⁰. As of 2022, England's OADR stands at 275, however by 2032 it is set to increase to 287³¹⁰.

The ONS household projections show how many additional households would form if assumptions based on previous demographic trends in population growth and household formation were to be realised³¹¹. If recently observed trends continue, the change in households between 2022 and 2032 is projected to increase by 10.3% in England, or by 2.4 million.

Without intervention, the national housing shortage is expected to continue resulting in a lack of housing (including affordable housing) for the population. However, the Government's objective is to significantly boost the supply of homes, which is reflected in national planning policy which requires that housing needs, including mix, are met.

Water (quality and quantity)

In terms of water quality, the requirements of the WFD Regulations³¹² should lead to continued improvements to water quality in waterbodies. The original deadline for waterbodies to achieve 'good' ecological status was 2015. Where this was not possible and subject to criteria set out in the WFD, the aim is to achieve good chemical and ecological status in inland and coastal waters by 2027³¹³.

An increase in population and development across England is likely to impact water quality, through increased transport movements, pollution from development sites and increased pressure on wastewater treatment plants and associated sewerage networks. Increasing development and urbanisation is also likely to increase the impermeable area across England. This may have subsequent water quality impacts as natural water infiltration into the soil may be lost. However, it is expected that appropriate drainage measures such as SuDS will continue to be implemented as part of future development and that will include water filtration.

In terms of water quantity, water companies are required to prepare Water Resource Management Plans (WRMPs) every five years. WRMPs set out how water companies intend to manage water resources in their area and meet the requirements of the Water Industry Act 1991. These plans also need to be compliant with the WFD Regulations. Water companies are also required to produce Drought Plans every five years which set out the respective company's actions to secure water supply for customers during dry spells.

In terms of water quality, water companies are required to prepare Drainage and Wastewater Management Plans (DWMPs). DWMPs are long-term strategic plans that cover a 25-year period and enable water companies to plan and manage wastewater services in order to ensure that future demand, taking into account population growth and climate change, can be met while protecting the

³⁰⁹ UK Parliament, 2024, *UK's changing population*. Available online at:

<https://commonslibrary.parliament.uk/the-uks-changing-population/> [Accessed 28/10/25].

³¹⁰ ONS, 2025, *Subnational population projections for England: 2022-based*. Available online at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionforengland/2022based> [Accessed 28/10/25].

³¹¹ ONS, 2025, *Household projections for England: 2022-based*. Available online at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/householdprojectionsforengland/2022based> [Accessed 28/10/25].

³¹² Defra, 2014, *Water Framework Directive implementation in England and Wales: new and updated standards to protect the water environment*. Available online at:

<https://assets.publishing.service.gov.uk/media/5a7f00e740f0b62305b84861/river-basin-planning-standards.pdf> [Accessed 03/11/25].

³¹³ Defra, 2025, *Surface water status*. Available online at: <https://www.gov.uk/government/statistics/england-biodiversity-indicators/21-surface-water-status> [Accessed 04/11/25].

environment and reducing flood risk. Water companies should be using their statutory DWMPs and engagement with local authorities including all latest intelligence on growth, climate change and urban development to identify the capacity investment need and measures to continue to meet their obligations between 2030 – 2055 to enable sustainable growth.

The five regional water resources groups (Water Resources South East, Water Resources East, Water Resources West, West Country Water and Environment and Water Resources North) have also produced plans that cross water company boundaries to ensure solutions are in place to secure future water supplies and environmental resilience. The National Framework for Water Resources for England reflects Government policy to increase the resilience of public water supplies and defines the expectations of the regional groups³¹⁴. The regional water resources plans take a long-term strategic planning approach to protect and improve water environments of the region, taking into account challenges such as climate change, population growth, and forecast supply and demand.

The Environment Agency has projected both national and regional deficits in water supply in England, with estimates suggesting a shortfall of nearly 5 billion litres of water per day by 2050³¹⁵. Securing future water resources will be a significant challenge, and one that will increase with time.

RBMPs include consideration of current and future risks to surface and groundwaters within a river basin district. For example, changing pressures as a result of climate change and population growth, and the impact these could have on achieving water body objectives.

In water-scarce areas in England such as Sussex, Cambridgeshire, Suffolk and Norfolk, housing and business growth has already been affected by water supply availability and ageing water infrastructure. The Chartered Institute of Water and Environmental Management (CIWEM) projects that water scarcity could cost the UK economy £25 billion over the next five years due to halted housing developments, as there may not be enough water to supply new homes in water-scarce areas³¹⁶.

³¹⁴ Environment Agency, 2025, *Current and future pressures on water resources, an overview: National Framework for Water Resources 2025*. Available online at: <https://www.gov.uk/government/publications/national-framework-for-water-resources-2025-water-for-growth-nature-and-a-resilient-future/2-current-and-future-pressure-on-water-resources-an-overview-national-framework-for-water-resources-2025> [Accessed 03/11/25].

³¹⁵ UK Parliament, 2025, *Future water resources*. Available online at: <https://commonslibrary.parliament.uk/research-briefings/cbp-10248/> [Accessed 14/11/25].

³¹⁶ Ibid.

Appendix E – Definitions of Significance

Table E-1 Definitions of Significance

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
Air Quality To minimise emissions of pollutant gases and particulates and enhance air quality.	Will the draft programme: ■ reduce or minimise pollutant emissions to air? ■ maintain and improve air quality? ■ minimise emissions to air? ■ create a nuisance for people through, for example, dust or odours?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: ■ There is an opportunity for the new town location to improve air quality within an existing AQMA, which could be realised if development of the location occurred.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: ■ There is an opportunity for the new town location to improve local air quality, which could be realised if development of the location occurred.
		0	Neutral	Likely neutral effects would be identified where for example: ■ The new town location would not have any positive or negative effects on air quality.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: ■ There is the potential for emissions to air arising from the new town location to reduce local air quality.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ There is an AQMA within the new town location and/or an AQMA that could be directly affected by the emissions arising from the additional vehicle movements associated with the new town location.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				There is the potential for emissions to air arising from the new town location to significantly reduce air quality. These effects could not be reasonably mitigated.
		?	Uncertain	Likely uncertain effects would be identified where: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on air quality at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations.</i>
Biodiversity, Flora and Fauna To protect, restore and enhance biodiversity (habitats, species and ecosystems) working within environmental capacities and limits to contribute to ecosystem resilience and habitat connectivity and deliver a net biodiversity gain.	Will the draft programme: - protect, restore and/ or enhance internationally and nationally designated nature conservation sites, e.g. SACs, SPAs, Ramsar sites, MCZs, SSSIs and NNRs or those of local importance? - affect habitats or species, including those that are non-designated as well as those that are protected e.g. ancient woodland, Section 41 of the NERC act habitats and species of principal importance? - affect the structure, function and resilience of ecosystems and the services they provide?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: - There is an opportunity for the new town location to deliver a level of Biodiversity Net Gain (BNG) above the required 10% (under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). - There is an opportunity for the new town location to help to address an existing adverse effect on an internationally (SAC, SPA, Ramsar) or nationally (SSSI, NNR) designated site for nature conservation. - There is an opportunity to have a significant and sustained positive effect on an international or nationally designated site and/ or protected species. (e.g. fully supports all conservation objectives on site, long-term increase in population of designated species). - There is an opportunity to create new areas of wildlife interest with improved public access in areas where there is a high demand for access to these sites. - There is an opportunity to significantly increase ecosystem resilience.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: A BNG of 10% is delivered, in line with statutory requirements (it is assumed that any of the recommended new town locations would deliver this). [It is also assumed that the new town locations

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
	- provide opportunities to deliver biodiversity net gain? - provide opportunities to deliver green infrastructure? - promote climate change resilience of both designated and non-designated sites? - support delivery of Local Nature Recovery Strategies? - support green infrastructure standards?			proposing a standalone settlement or urban extension offer a greater opportunity to deliver on-site BNG compared to predominantly urban regeneration locations; however, there are a number of ways which developers can deliver BNG, including through mixture of on-site and off-site as well as through the purchase of statutory biodiversity credits.] - There is an opportunity to have a minor positive effect on European or national designated sites and/ or protected species (e.g. supports one of the conservation objectives on site, short-term increase in population of designated species). - There is an opportunity to have a positive effect on local biodiversity (e.g. through removal of all existing disturbance /pollutant emissions, or creation of new habitats leading to long-term improvement to ecosystem structure and function). - There is an opportunity to enhance existing public access to areas of wildlife interest in areas where there is some demand for these sites. - There is an opportunity to have a minor positive effect on ecosystem resilience.
		0	Neutral	Likely neutral effects would be identified where for example: The new town location would not have any positive or negative effects on biodiversity taking into account the presence and proximity to internationally or nationally designated nature conservation sites e.g. that there are none within, or within 15km, of the new town location and that there would be no direct or indirect effect on other designated/non designated nature conservation sites, habitats or species.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: - There is an internationally (SAC, SPA, Ramsar) or nationally (SSSI, NNR) designated nature conservation site within 15km of the new town location. - There is the potential for the new town location to result in a negative effect on locally designated nature conservation sites (e.g.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				through an increase in disturbance/ pollutant emissions, or some loss of habitat leading to temporary loss of ecosystem structure and function).
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ There is an internationally (SAC, SPA, Ramsar) or nationally (SSSI, NNR) designated nature conservation site within the new town location. ■ There is the potential for a likely significant effect on an internationally designated site as identified through the HRA screening (i.e. on the interest features and integrity of the site, by preventing any of the conservation objectives from being achieved or resulting in a long-term decrease in the population of a priority species). These effects could not be reasonably mitigated.
		?	Uncertain	Likely uncertain effects would be identified where for example: ■ Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on biodiversity at this stage. ■ The findings of either the HRA screening and/or AA identify unresolved uncertainties that prevent conclusions. ■ <i>It should be noted that there is an element of uncertainty for all recommended new town locations.</i>
Climate Change (Adaptation and Mitigation) To minimise greenhouse gas	Will the draft programme: ■ help to ensure a low carbon design solution to the construction and operation of new towns to minimise	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: ■ There is an opportunity for the new town location to result in a significant net reduction in greenhouse gas emissions (with reference to the 6th and 7th Carbon Budgets and 2024 construction sector emissions)³¹⁷.

³¹⁷ To contextualise greenhouse gas emissions associated with the new town location, consideration will be given to the potential contribution of emissions to the 6th Carbon Budget and the Climate Change Committee's recommended 7th Carbon Budget. In this regard, it is noted that IEMA guidance refers to an indicative threshold of 5% of the UK or devolved administration carbon budget at

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
emissions as a contribution to climate change and ensure resilience to any consequences of climate change.	- embodied carbon and greenhouse gas emissions? - increase resilience to the effects of climate change, including any remediation from land contamination? - adopt appropriate and robust climate change adaptation measures, to promote resilience for infrastructure, communities and nature (including for rising temperatures, more extreme weather events and sea level rise)? - promote carbon sequestration, through regenerative and restorative processes such as land improvement, planting, blue/ green infrastructure and SuDS? - integrate low carbon heating options and maximise opportunities to use waste heat or natural sources of heat? - consider wider resilience issues including overheating,			- There is an opportunity for the new town location to significantly increase resilience/decrease vulnerability to climate change effects. - There is an opportunity for the new town location to significantly reduce energy consumption or increase the amount of renewable energy being used/generated.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: - There is an opportunity for the new town location to result in a net reduction in greenhouse gas emissions (with reference to the 6th and 7th Carbon Budgets and 2024 construction sector emissions). - There is an opportunity for the new town location to increase resilience/decrease vulnerability to climate change effects. - There is an opportunity for the new town location to reduce energy consumption or increase the amount of renewable energy being used/generated. - There is an opportunity for the new town location to deliver low carbon design.
		0	Neutral	Likely neutral effects would be identified where for example: - The new town location would have no effect on greenhouse gas emissions. - The new town location neither increases nor decreases resilience/ vulnerability to climate change effects. - The new town location would have no effect on energy consumption or energy generation. - The new town location would have no effect on carbon sequestration.
		-	Minor Negative Effect	Likely negative effects would be identified where for example:

which point the magnitude of GHG emissions irrespective of any reductions is likely to be significant (see <https://www.isepglobal.org/content/iema-guide-assessing-greenhouse-gas-emissions-and-evaluating-their-significance/>). To further contextualise greenhouse gas emissions during construction, comparison will be made to emissions arising from the UK construction sector in 2024 (see <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom>).

New Towns Programme – Strategic Environmental Assessment

Environmental Report

19-03-2026 | UK-70119247.1358

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				- There is the potential for the new town location to result in an increase in greenhouse gas emissions (with reference to the 6th and 7th Carbon Budgets and 2024 construction sector emissions). - There is the potential for the new town location to significantly increase vulnerability to climate change effects. - There is the potential for the new town location to result in a reduction in carbon sequestration.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: - There is the potential for the new town location to lead to a significant increase in greenhouse gas emissions (with reference to the 6th and 7th Carbon Budgets and 2024 construction sector emissions). - There is the potential for the new town location to significantly increase vulnerability to climate change effects. - There is the potential for the new town location to significantly reduce carbon sequestration.
		?	Uncertain	Likely uncertain effects would be identified where for example: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on climate change at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations</i>
Flood Risk To reduce or manage flood risk, taking climate change into account.	Will the draft programme: direct development away from all sources of current and future flood risk through site selection and site layout?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: There is an opportunity for the new town location to significantly reduce flood risk to new or existing infrastructure or communities (currently located within Flood Zone 3).
		+	Minor Positive Effect	Likely positive effects would be identified where for example:

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
	- have the potential to help alleviate or mitigate flooding in the catchment area including to people and property now or in the future? For example, will it avoid reducing flood plain storage, or provide opportunities to improve flood risk management including through the use of natural flood management techniques? - deliver SuDS and promote investment in flood defences risk management infrastructure that reduce vulnerability to flooding? - if flood risk areas cannot be avoided, direct the most vulnerable uses to the areas at lowest risk and vice versa? - discourage new physical modifications to watercourses (e.g. culverting) and encourage river re-naturalisation (e.g. culvert removal)?			There is an opportunity for the new town location to reduce flood risk to new or existing infrastructure or communities (currently located in Flood Zone 2).
		0	Neutral	Likely neutral effects would be identified where for example: - The new town location is wholly within Flood Zone 1. - The new town location will not increase flood risk.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: - The new town location is within/partly within Flood Zone 2. - Less than 10% of the new town location is within Flood Zone 3. - There is the potential for the new town location to increase flood risk.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: - Equal to or greater than 10% of the new town location is within Flood Zone 3 - There is the potential for the new town location to significantly increase flood risk. These effects could not be reasonably mitigated.
		?	Uncertain	Likely uncertain effects would be identified where for example: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on flood risk at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations.</i>
Health and Wellbeing To protect and	Will the draft programme: protect and/or enhance the health, safety and wellbeing	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: There is an opportunity for the new town location to have strong and sustained impacts on healthy lifestyles and improve wellbeing

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
enhance the health, safety and wellbeing of communities while reducing inequalities and inequities.	of local communities and specific groups within those communities? ■ maintain and improve access to green infrastructure? ■ maintain and enhance open space, leisure and recreational facilities? ■ maintain and enhance healthcare facilities and services? ■ promote community safety? ■ reduce health, and well-being and environmental inequalities and inequities? ■ promote active travel and provide opportunities to socialise?			through physical activity, recreational activity, improved environmental quality, etc. ■ There is an opportunity for the new town location to deliver investment in existing and new healthcare facilities that meet the needs of prospective residents and existing communities. ■ There is an opportunity for the new town location to deliver investment in existing and new open space, sports and recreational facilities that meet the needs of prospective residents and existing communities.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: ■ There is an opportunity for the new town location to promote healthy lifestyles and improve wellbeing through physical activity, recreational activity, improved environmental quality, etc. ■ There is an opportunity for the new town location to deliver investment in existing and new healthcare facilities that meet the needs of prospective residents. ■ There is an opportunity for the new town location to deliver investment in existing and new open space, sports and recreational facilities that meet the needs of prospective residents. ■ There is an opportunity for the new town location to reduce crime through design and other safety measures. ■ The new town location is well located to provide easy access to an existing hospital (it is assumed that local healthcare facilities such as GP surgeries and dentists will be provided as part of new town proposals).
		0	Neutral	Likely neutral effects would be identified where for example: ■ The new town location would have no effect health and wellbeing taking into account: any changes to physical activity, recreational activity, improved environmental quality, etc.; changes to investment in existing and new healthcare facilities, new open spaces, sports and recreational facilities; changes to crime; and/or access to healthcare facilities.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
		-	Minor Negative Effect	Likely negative effects would be identified where for example: ■ There is the potential for the new town location to reduce access to / increase pressure on existing healthcare facilities. ■ There is the potential for the new town location to reduce access to / increase pressure on open space, sports and recreational facilities. ■ There is the potential for the new town location to lead to an increase in reported crime and the fear of crime. ■ There is the potential for the new town location to have effects which could cause deterioration of health. ■ The new town location is located in close proximity to unsuitable neighbouring uses which could have adverse effects on human health. ■ The new town location does not have easy access to an existing hospital (it is assumed that local healthcare facilities such as GP surgeries and dentists will be provided as part of new town proposals).
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ There is the potential for the new town location to result in the loss of healthcare facilities without replacement. ■ There is the potential for the new town location to result in the loss of formal open space, sports and recreational facilities without replacement. ■ There is the potential for the new town location to lead to a significant increase in reported crime and the fear of crime. ■ There is the potential for the new town location to have significant effects which would cause deterioration of health within the community. These effects could not be reasonably mitigated. ■ The new town location is located in close proximity to unsuitable neighbouring uses which could have significant adverse effects on human health. These effects could not be reasonably mitigated.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
		?	Uncertain	Likely uncertain effects would be identified where for example: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on health and wellbeing at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations.</i>
Historic Environment To conserve and where appropriate enhance the historic environment, including designated and non-designated heritage assets, and their setting, to ensure these contribute to the character and sense of place of new development.	Will the draft programme: - conserve or enhance internationally and nationally designated heritage assets and their settings? - conserve or enhance non-designated heritage assets, archaeological remains and their settings? - conserve or enhance heritage assets and the wider historic environment including landscapes, townscapes, buildings, structures and archaeological remains? - affect the fabric and setting of historic buildings, places or spaces that contribute to local distinctiveness, character and appearances? - improve access to, and interpretation,	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: - There is an opportunity for the new town location to enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with international or national designations (including their setting). - There is an opportunity for the new town location to result in an assets(s) being removed from the At Risk Register.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: - There is an opportunity for the new town location to enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations (including their setting). - There is an opportunity for the new town location to increase access to historical/cultural/archaeological/architectural buildings/spaces/places.
		0	Neutral	Likely neutral effects would be identified where for example: The new town location would not have any effects on designated and non-designated heritage assets or their settings.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: - The new town location is within 15km of a World Heritage Site. - There is the potential for the new town location to result in less than substantial harm to designated heritage assets.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
	understanding and appreciation of, the significance of heritage assets? ■ affect the heritage of communities? ■ tackle heritage assets identified as being ‘at risk’? ■ promote sustainable repair and reuse of heritage assets and their integration into broader development proposals? ■ promote local cultural distinctiveness? ■ improve and promote access to buildings and landscapes of historic/cultural value? ■ integrate heritage conservation with delivery for nature, people and wellbeing? ■ conserve and enhance heritage trees (ancient, veteran and other special trees)? ■ use historic land management evidence to inform nature restoration (e.g. ghost ponds, PAWS, ancient routeways, historic hedgerows, stone walls, traditional farm buildings)?			■ There is the potential for the new town location to have an adverse effect on non-designated assets or their settings.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ The new town location is within a World Heritage Site. ■ There is the potential for the new town location to result in substantial harm to, or loss of significance, of designated heritage assets. These effects could not be reasonably mitigated.
		?	Uncertain	Likely uncertain effects would be identified where for example: ■ Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on historic environment at this stage. ■ <i>It should be noted that there is an element of uncertainty for all recommended new town locations</i>

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
Landscape and Townscape To conserve, protect and enhance landscape, townscape and seascape quality and visual amenity.	Will the draft programme: - have significant visual impacts (including those at night)? - avoid adverse effects to, and enhance where possible, designated landscapes and the settings of designated landscapes (including woodlands) such as National Parks or National Landscapes? - protect and enhance the intrinsic character of local landscapes, townscapes or seascapes? - promote high quality design? - support 'Nature Towns and Cities', a new accreditation for towns and cities?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: - There is an opportunity for the new town location to significantly enhance landscape/townscape character. - There is an opportunity for the new town location to enhance the character/setting of a nationally designated landscape, for example through functional links such as shared water catchments, ecological connectivity and recreational links. - There is an opportunity for the new town location to significantly improve existing visual amenity. - There is an opportunity for the new town location to significantly improve existing tranquillity.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: - There is an opportunity for the new town location to enhance landscape/townscape character. - There is an opportunity for the new town location to enhance the character/setting of a locally designated landscape. - There is an opportunity for the new town location to promote high quality design. - There is an opportunity for the new town location to improve existing visual amenity. - There is an opportunity for the new town location to improve existing tranquillity.
		0	Neutral	Likely neutral effects would be identified where for example: The new town location would not have any effects on designated and non-designated landscapes or townscapes.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: - The new town location is within 15km of a nationally designated landscape (National Park or National Landscape). - There is the potential for the new town location to have minor effects on nationally designated landscapes.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				■ There is a locally designated landscape within the new town location. ■ There is the potential for the new town location to have minor effects on locally designated landscapes. ■ There is the potential for the new town location to result in adverse effects on visual amenity. ■ There is the potential for the new town location to result in adverse effects on landscape/townscape character. ■ There is the potential for the new town location to result in adverse effects on tranquillity.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ There is a nationally designated landscape (National Park or National Landscape) within the new town location. ■ There is the potential for the new town location to have significant effects on nationally designated landscapes, for example through functional links such as shared water catchments, ecological connectivity and recreational links. These effects could not be reasonably mitigated. ■ There is the potential for the new town location to result in significant adverse effects on landscape/townscape character. These effects could not be reasonably mitigated. ■ There is the potential for the new town location to result in significant adverse effects on visual amenity. These effects could not be reasonably mitigated. ■ There is the potential for the new town location to result in significant adverse effects on tranquillity. These effects could not be reasonably mitigated.
		?	Uncertain	Likely uncertain effects would be identified where for example: ■ Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				neutral, positive or negative on landscape and townscape at this stage. It should be noted that there is an element of uncertainty for all recommended new town locations.
Land Use, Geology and Soils To conserve and enhance soil quantity, quality and functionality and geodiversity and contribute to the sustainable use of land.	Will the draft programme: - have an effect on soil quality/function, variety, extent, and/or compaction levels? - increase the risk of, or affect known and existing, land contamination, including through remediation? - protect and/or enhance sites protected for their geology and features of wider geological interest? - affect land stability? - change patterns of land use including effects on best and most versatile agricultural land? - ensure the efficient use of land through use of previously developed land and/or reclaimed land?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: - The new town location wholly comprises of previously developed land. - There is an opportunity for the new town location to result in existing land/soil contamination being remediated. - There is the potential for the new town location to enhance sites protected for their geology and features of wider geological interest (including local geological sites and geological SSSIs).
		+	Minor Positive Effect	Likely positive effects would be identified where for example: The majority (greater than 50%) of the new town location comprises of previously developed land.
		0	Neutral	Likely neutral effects would be identified where for example: The new town location would not have any effects on land use, geology and soils.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: - There is a local geological site within the new town location. - The majority (greater than 50%) of the new town location comprises of greenfield land. - There is the potential for the new town location to result in the loss of less than 20ha³¹⁸ of Grade 1, 2 or 3 agricultural land. - There is the potential for new town location to result in adverse effects on existing land uses.

³¹⁸ Guidance produced by Natural England (see <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>) sets out that local planning authorities should only take account of 'smaller' losses of BMV land under 20ha if this is significant to the determination of an application and that Natural England should only be consulted on proposals at or above this 20ha threshold.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				There is the potential for the new town location to result in the loss of, or damage to, a local geological site.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: - There is the potential for the new town location to result in the loss of, or damage to a nationally designated geological site (including geological SSSIs). - There is the potential for the new town location to result in the loss of 20ha or more of Grade 1, 2 or 3 agricultural land. - There is the potential for the new town location to result in land contamination which cannot be reasonably mitigated. - There is the potential for the new town location to affect land stability. This effect cannot be reasonably mitigated. - There is the potential for new town location to result in significant adverse effects on existing land uses. These effects cannot be reasonably mitigated.
		?	Uncertain	Likely uncertain effects would be identified where for example: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on land use, soils and geology at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations</i>
Materials and Waste To promote circular economy principles, minimise waste using the waste hierarchy, promote reuse,	- Will the draft programme: - avoid sterilisation of mineral resources? - maximise re-use and recycling of recovered components and materials?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: - There is an opportunity for the new town location to create no additional hazardous or non-recyclable waste, whilst maximising the proportion of materials that are re-useable or recyclable. - There is an opportunity for the new town location to make best use of existing infrastructure and resources (e.g. buildings and other facilities on sites) and help conserve natural resources.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
recovery and recycling, minimise the impact of waste on the environment and communities, and contribute to the conservation and sustainable use of natural resources and material assets, including soils.	- help achieve Government targets for minimising, recovering and recycling waste? - increase the burden on limited natural resources? - make best use of existing facilities, infrastructure and resources? - facilitate or enable the circular economy at a community level within New Towns? - Handle the storage and treatment of materials and waste from New Towns as close to the new development as practicable?			There is an opportunity for the new town location to deliver new waste management infrastructure that meets demand arising from the new town itself and provides additional capacity.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: - There is an opportunity for the new town location to not create an increase in the volume of hazardous and non-recyclable wastes that require disposal. - There is an opportunity for the new town location to increase the volume of materials reused and recycled. - There is an opportunity for the new town location to make best use of existing infrastructure and resources (e.g. buildings and other facilities on sites). - There is an opportunity for the new town location to deliver new waste management infrastructure that meets demand arising from the new town itself.
		0	Neutral	Likely neutral effects would be identified where for example: - The new town location would not lead to the sterilisation of any mineral resources. - The new town location would not create an increase in the volume of hazardous and non-recyclable wastes that require disposal. - The new town location would not have any impact on existing natural resources.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: - There is the potential for the new town location to increase volumes of hazardous and non-recyclable waste that would require disposal. - There is the potential for the new town location to require the limited use of natural resources during construction and operational stages.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example:

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				■ The new town location is within a minerals safeguarding area. ■ There is an active minerals extraction site within the new town location. ■ Land is allocated within the new town location for minerals extraction. ■ There is the potential for the new town location to generate a high volume of hazardous and non-recyclable waste that would require disposal. ■ There is the potential for the new town location to impede the achievement of Government and national targets for minimising, recovering and recycling waste. ■ There is the potential for the new town location to require a significant volume of natural resources and result in the direct loss of resources. ■ There is the potential for the new town location to result in the loss of major waste management facilities without replacement. ■ Land is allocated within the new town location for waste management.
		?	Uncertain	Likely uncertain effects would be identified where for example: ■ Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on materials and waste at this stage. ■ <i>It should be noted that there is an element of uncertainty for all recommended new town locations</i>
Population To enable the sustainable growth of communities by meeting the needs for high quality, well designed homes that are well connected,	Will the draft programme: ■ ensure the appropriate provision of, and access to, community facilities and services to meet local needs? ■ affect local population demographics?	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: ■ There is the potential for the new town location to provide a significant increase to housing supply and access to good quality, affordable housing for residents with different needs. ■ There is an opportunity for the new town location to incorporate the provision of, and facilitate access to, community and social infrastructure and amenities that meet the needs of prospective residents and existing communities.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
and provide access to educational, training and employment opportunities to maintain and enhance the economic and social well-being of local communities, while reducing inequalities and inequities.	■ affect levels of deprivation in surrounding areas? ■ contribute to sustaining and growing the local and regional economy? ■ ensure the provision of good quality, well designed homes? ■ provide good quality, well paid employment opportunities that meet the needs of local people? ■ ensure the appropriate provision of, and access to, educational facilities and services? ■ reduce inequalities and inequities?			■ There is an opportunity for the new town location to provide educational services/facilities and offer long-term opportunities for skills development. ■ There is an opportunity for the new town location to generate significant direct full time equivalent (FTE) employment opportunities per annum, a large proportion of which would benefit the local community. ■ There is an opportunity for the new town location to generate significant investment in local supply chains, fostering economic growth, generating indirect employment opportunities and enhancing the robustness of the local economy (e.g. through the procurement of local contractors to undertake construction activities). ■ There is an opportunity for the new town location to significantly enhance the attractiveness of an area to existing and prospective residents and businesses (e.g. through the generation of employment opportunities). ■ There is an opportunity for the new town location to significantly reduce levels of deprivation in the surrounding area through the provision of community facilities, education facilities, good quality homes, good quality, well paid employment opportunities and training and skills opportunities.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: ■ There is the potential for the new town location to provide an increase to housing supply and access to good quality, affordable housing for residents with different needs. ■ There is an opportunity for the new town location to incorporate the provision of, and facilitate access to, community and social infrastructure and amenities that meet the needs of prospective residents. ■ The new town location is well located to provide easy access to existing urban centres that offer a range of services and facilities. ■ The new town location is well located to provide easy access to employment opportunities.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				■ There is an opportunity for the new town location to provide some educational opportunities and skills development. ■ There is an opportunity for the new town location to generate some direct FTE employment opportunities per annum which may benefit the local community. ■ There is an opportunity for the new town location to generate some limited investment in local supply chains (e.g. through the procurement of local contractors to undertake construction activities). ■ There is an opportunity for the new town location to enhance the attractiveness of an area to existing and prospective residents and businesses (e.g. through the generation of employment opportunities and provision of infrastructure). ■ There is an opportunity for the new town location to reduce levels of deprivation in the surrounding area through the provision of community facilities, education facilities, good quality homes, good quality, well paid employment opportunities and training and skills opportunities.
		0	Neutral	Likely neutral effects would be identified where for example: ■ The new town location would have no effect on: ■ investment in existing services and amenities; ■ educational opportunities and skills development; ■ direct FTE employment opportunities; ■ investment in local supply chains; ■ the attractiveness of an area; ■ the levels of deprivation in the surrounding area.
		-	Minor Negative Effect	Likely negative effects would be identified where for example: ■ There is the potential for the new town location to result in a loss of existing housing. ■ There is the potential for the new town location to cause some disruption to existing services and amenities available to local communities which is likely to be felt in the short term.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				■ There is the potential for the new town location to reduce access to / increase pressure on existing community facilities and services. ■ There is the potential for the new town location to lead to a loss of some direct FTE jobs (e.g. due to the cessation of some activities, closure of employment sites or rationalisation of activities on sites). ■ There is the potential for the new town location to reduce the resilience and diversity of the local economy (e.g. through loss of local supply chain opportunities). ■ There is the potential for the new town location to reduce local investment in an area and affect growth of the local economy. ■ There is the potential for the new town location to undermine the attractiveness of an area to existing and prospective residents and businesses (e.g. due to impacts arising from construction activities or concerns regarding operational impacts). ■ There is the potential for the new town location to undermine the quality of life of the local population (e.g. due to noise and vibration associated with HGV movements during construction or operation) such that some complaints could be expected. ■ There is the potential for the new town location to increase levels of relative deprivation in the surrounding area.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ There is the potential for the new town location to result in a significant loss of existing housing. ■ There is the potential for the new town location to result in the loss of existing services and amenities available to local communities (e.g. where development is proposed on a site in community use) without replacement. ■ There is the potential for the new town location to lead to a significant loss of direct FTE jobs (e.g. due to the loss/closure of local employment sites). ■ There is the potential for the new town location to significantly reduce the resilience and diversity of the local economy (e.g. through significant loss of local contracts and supply chain opportunities).

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				- There is the potential for the new town location to lead to a significant reduction in investment in an area that would affect the growth of local economy. - There is the potential for the new town location to significantly undermine the attractiveness of an area to existing and prospective residents and businesses (e.g. due to impacts arising from construction activities or concerns regarding operational impacts). - There is the potential for the new town location to seriously undermine the quality of life of the local population (e.g. due to noise and vibration associated with HGV movements during the construction or operation of facilities) such that the project and local authority would be likely to experience a considerable number of complaints. - There is the potential for the new town location to significantly increase levels of relative deprivation in the surrounding area.
		?	Uncertain	Likely uncertain effects would be identified where for example: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on population at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations</i>
Water Resources (Quality and Quantity) To protect, enhance and increase resilience of water quantity and quality, adopting an integrated approach	Will the draft programme: - encourage the efficient and sustainable use of water? - protect and enhance surface water, groundwater, estuarine and coastal water quality? - prevent the deterioration of WFD Regulations waterbody status (or	++	Significant Positive Effect	Likely significant positive effects would be identified where for example: - There is an opportunity for the new town location to significantly decrease the amount of waste water, surface run-off and pollutant discharges so that the quality of water receptors (including groundwater, surface water, sea water or drinking water receptors) would be significantly improved and sustained and water targets (including those relevant to chemical and ecological condition) reached and exceeded. - There is an opportunity for the new town location to significantly improve surface, ground, estuarine and coastal water quality.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
to water provision and management.	potential) for estuarine (transitional) and coastal waters? ■ support the achievement of WFD Regulations protected area objectives? ■ ensure a new activity or new physical modification does not prevent the future achievement of 'Good' status for estuarine (transitional) and coastal waters? ■ ensure that new water/wastewater management infrastructure is delivered in a timely manner?			■ There is an opportunity for the new town location to improve Water Framework Directive waterbody status (or potential). ■ There is an opportunity for the new town location to deliver new water supply infrastructure that meets demand arising from the new town itself and provides additional capacity.
		+	Minor Positive Effect	Likely positive effects would be identified where for example: ■ There is an opportunity for the new town location to decrease the amount of waste water, surface run-off and pollutant discharges so that the quality of water receptors (including groundwater, surface water, sea water or drinking water receptors) would be improved and sustained and water targets (including those relevant to chemical and ecological condition) reached. ■ There is an opportunity for the new town location to improve surface, ground, estuarine and coastal water quality. ■ There is an opportunity for the new town location to deliver water efficient development. ■ There is an opportunity for the new town location to deliver new water supply infrastructure that meets demand arising from the new town itself.
		0	Neutral	Likely neutral effects would be identified where for example: ■ The new town location would not change the amount of waste water, surface run-off and/or pollutant discharges such that the quality of water receptors would not be affected. ■ The new town location would not affect WFD waterbody status (or potential).
		-	Minor Negative Effect	Likely negative effects would be identified where for example: ■ There is the potential for the new town location to lead to minor increases in the amount of waste water, surface run-off and/or pollutant discharges so that the quality of water receptors (including groundwater, surface water, sea water or drinking water receptors) may be decreased to some level temporarily.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				■ There is the potential for the new town location to lead to a minor reduction in water supply/availability such that the risk of water shortages in an area is increased. ■ There is the potential for the new town location to lead to a minor increase in water use compared to prior to development such that the risk of water shortages in an area is increased to some level in the short term, particularly in periods of low flow, and abstraction is considered beyond sustainable levels. ■ There is the potential for the new town location to decrease (directly or indirectly) surface, ground, estuarine and coastal water quality. ■ There is a waterbody within 10m of the new town location.
		--	Significant Negative Effect	Likely significant negative effects would be identified where for example: ■ There is the potential for the new town location to lead to major increases in the amount of waste water, surface run-off and/or pollutant discharges so that the quality of water receptors (including groundwater, surface water, sea water or drinking water receptors) would be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) would not be achieved. ■ There is the potential for the new town location to lead to a major reduction in water supply/availability such that the risk of water shortages in an area is significantly increased and abstraction is not at a sustainable level in the long term. ■ There is the potential for the new town location to lead to major increases in water use compared to prior to development such that the risk of water shortages in an area is significantly increased and abstraction is significantly beyond sustainable levels. ■ There is the potential for the new town location to significantly decrease (directly or indirectly) surface, ground, estuarine and coastal water quality. ■ There is the potential for the new town location to significantly decrease WFD waterbody status (or potential) where there is a requirement to justify permitting of the option under the provisions of Article 4.7 of the WFD.

Proposed SEA objective	Proposed guide questions	Effect	Description	Illustrative guidance, including examples
				- There is a waterbody within the new town location. - There is the potential for the new town location to result in the loss of water supply infrastructure without replacement.
		?	Uncertain	Likely uncertain effects would be identified where for example: - Given the strategic nature of the assessment and information available at this time, it is not considered possible to conclude whether the new town location would have an effect, whether neutral, positive or negative on water resources at this stage. <i>It should be noted that there is an element of uncertainty for all recommended new town locations</i>

Appendix F – Assessment of Draft Programme Policy

An assessment of the planning policy has been carried out against the SEA objectives and is presented in **Table F-2**. The key to the meaning of the symbols used in the assessment matrices is presented below in **Table F-1**.

Table F-1 Qualitative Scoring

Score	Description	Symbol
Significant Positive Effect	The policy is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The policy is likely to result in a positive effect on this objective.	+
Neutral Effect	The policy is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The policy is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The policy is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of the policy on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The policy is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Table F-2 Assessment of policy statement

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	Where development proposals come forward, there is potential for adverse effects on air quality. The delivery of at least 10,000 new homes within a new town location could result in decreases in air quality as a result of construction activities that generate emissions to air including dust. In this context, the assessment of the broad locations has identified the potential for negative effects in the short and medium term. In the long term, positive effects were identified following cessation of construction activities and changes to the baseline and taking account of the phasing out petrol and diesel cars and the high degree of self-containment offered by a new town. The proposed policy does not set out the total scale of growth to be delivered across the life of the Programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement refers to the placemaking principles in Annex A, which state that new towns should: provide necessary infrastructure (employment, community/ social, health and education) to meet residents' needs from the outset; enable residents to walk to local amenities and public transport; be healthy places which promote active lives, with easily accessible green spaces and recreational facilities; be designed and delivered to embrace high environmental standards and include high quality public transport, walking and cycling networks within each town. These provisions will have indirect minor positive effects on air quality in the short, medium and long term by reducing the need to travel and encouraging a modal shift away from the private vehicle through the delivery of walkable neighbourhoods and accessible high quality public transport, including walking and cycling networks. Assumptions Any development coming forward under this policy will deliver infrastructure (employment, community/ social, health, recreation and education) to meet needs from the outset.	+	+	+	There is the opportunity to strengthen the policy mitigation provided as part of the placemaking principles. These opportunities may include: - The need to take account of, and integrate with, wider strategies and initiatives, for example, Air Quality Action Plans and Local Transport Plans. - A requirement to establish clear effective ways to engage with relevant expert bodies and Local Authorities alongside communities.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	- Any development coming forward under this policy will deliver high quality public transport and walking and cycling infrastructure and reduce the need to travel. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				
Biodiversity, Flora and Fauna	Where development proposals come forward, there is potential for adverse effects on biodiversity. The delivery of at least 10,000 new homes within a new town location could result in the loss and fragmentation of habitats, increased disturbance (noise, vibration, light and recreational) to species, changes to air quality and changes to water flow, levels and quality. In this context, the assessment of the broad locations has identified the potential for negative effects in the short, medium and long term on biodiversity. There is also the potential for a positive effect in the long term through the delivery of Biodiversity Net Gain. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the Programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement refers to the placemaking principles in Annex A, which state that new towns should be designed and delivered to embrace high environmental standards and which help to protect, restore and enhance biodiversity. This is likely to have a minor positive effect in the short, medium and long term on biodiversity. The placemaking principles also propose that new towns should: provide necessary infrastructure (community/ social, health and education) to meet residents' needs from the outset; enable residents to walk to local amenities and public transport; be healthy places which promote active lives, with easily accessible green spaces and recreational facilities; and include high quality public transport, walking and cycling	+	+	+	There is the opportunity to strengthen the policy mitigation provided as part of the placemaking principles, as well as to set more aspirational targets for the delivery of new towns. These opportunities may include, for example: - A requirement to establish clear and effective ways to engage with relevant expert bodies and regulators such as Natural England, alongside communities. - Consideration that as an exemplar development exceedance of the minimum 10% BNG could be delivered on occasion or where circumstances allow at individual locations. - A requirement to deliver BNG at a strategic landscape/ catchment scale where possible.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	networks within each town. This has the potential for indirect positive effects on biodiversity in the short, medium and long term through improved air quality (reduced reliance on the private vehicle) and reduced disturbance (reduced reliance on the private vehicle and provision of accessible alternative areas for recreation). Overall, there is the potential for the policy statement (including placemaking principles) to have a minor positive effect on biodiversity in the short, medium and long term. Assumptions - Any development coming forward under this policy will protect, restore and enhance biodiversity. - Any development coming forward under this policy will deliver accessible green spaces and recreational facilities. - Any development coming forward under this policy will deliver high quality public transport and reduce the need to travel. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				- A requirement for development to take account of and integrate with wider strategies and initiatives, for example, Local Nature Recovery Strategies and catchment scale restoration initiatives. - A requirement for further Habitats Regulations Assessment work to be carried out for individual new towns through subsequent plans and applications. - Avoid the loss of/ unacceptable adverse impacts on designated conservation sites and irreplaceable habitats.
Climate Change (Adaptation and Mitigation)	Where development proposals come forward, there is potential for adverse effects on climate change adaptation and mitigation. The delivery of at least 10,000 new homes within a new town location is likely to result in increased energy consumption and direct and indirect greenhouse gas (GHG) emissions. There would also be a permanent loss of carbon sequestration in soils where permanent (greenfield) land take occurs. In this context, the assessment of the broad locations has identified the potential for negative effects in the short, medium and long term. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the Programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations	+	+	+	There is the opportunity to strengthen the policy mitigation provided as part of the placemaking principles, as well as to set more aspirational targets for the delivery of new towns. These opportunities may include, for example: Incorporation of ambitions to support the UK's transition to net zero, for example, through commitments to providing the

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement refers to the placemaking principles in Annex A, which state that new towns should be designed and delivered to embrace high environmental standards, with buildings and neighbourhoods that are low carbon and climate resilient. This is likely to have a minor positive effect in the short, medium and long term on climate change as the policy should help to ensure that development is low carbon and resilient to climate change. The placemaking principles also propose that new towns should: provide necessary infrastructure (community/ social, health and education) to meet residents' needs from the outset; enable residents to walk to local amenities and public transport; be healthy places which promote active lives, with easily accessible green spaces and recreational facilities; and include high quality public transport, walking and cycling networks within each town. This could have indirect minor positive effects on climate change in the short, medium and long term by encouraging a modal shift away from the private vehicle and reduction in GHG emissions through the delivery of walkable neighbourhoods and accessible high quality public transport, including walking and cycling networks. Overall, there is the potential for the policy statement (including placemaking principles) to have a minor positive effect on climate change in the short, medium and long term. Assumptions - Any development coming forward under this policy will be designed and delivered with buildings and neighbourhoods that are low carbon and climate resilient. - Any development coming forward under this policy will be in accordance with relevant prevailing building standards. - Any development coming forward under this policy will deliver high quality public transport and walking and cycling infrastructure and reduce the need to travel.				necessary infrastructure to support the zero-emission vehicle (ZEV) mandate target or zero carbon homes. A requirement to establish clear and effective ways to engage with relevant expert bodies and regulators, alongside communities.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	Uncertainties The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				
Flood Risk	Where development proposals come forward, there is potential for adverse effects on flood risk. The delivery of at least 10,000 new homes within a new town location could result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to increase flood risk both onsite and offsite. There is also the potential for development to be located in areas of high flood risk. In this context, the assessment of the broad locations has identified the potential for negative effects in the short, medium and long term. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this includes infrastructure relating to flood risk. The placemaking principles in Annex A state that new towns should be designed and delivered to embrace high environmental standards, with buildings and neighbourhoods that are climate resilient. This is likely to have a positive effect on this SEA objective through ensuring the delivery of development that is designed to take account of future increases in flood risk as a result of climate change. Overall, there is the potential for the policy statement (including placemaking principles) to have a minor positive effect on flood risk in the short, medium and long term. Assumptions	+	+	+	There is the opportunity to strengthen the policy mitigation provided, as well as to set more aspirational targets for the delivery of New Towns. These opportunities may include, for example: - A requirement for more sensitive development to be located in areas of lower flood risk. - A commitment to the incorporation of flood risk measures and defences to reduce existing flood risk on and off site. - A requirement to establish clear and effective ways to engage with relevant expert bodies and regulators such as the Environment Agency, alongside communities.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	- Any development coming forward under this policy will be in accordance with relevant prevailing building standards. - Any development coming forward will be designed and delivered to be climate resilient. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				
Health and Wellbeing	Where development proposals come forward, there is potential for adverse effects on health and wellbeing. The delivery of at least 10,000 new homes within a new town location could result in the loss of existing healthcare facilities, formal open space, sports and recreational facilities, increase demand for healthcare facilities, and construction-related impacts such as noise, vibration, and air pollution. In this context, the assessment of the broad locations has identified the potential for negative effects in the short and medium term. The assessment has also noted the potential for positive effects in the medium and long term through the delivery of new health and recreational facilities as well as green/ open space. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this includes infrastructure relating to health and recreation. The placemaking principles in Annex A state that new towns should: be a well-designed and distinctive place; be built to enable residents to walk to local amenities and create active and liveable neighbourhoods; ensure access to sporting and healthcare facilities to meet resident's needs from the outset; be healthy and safe places which promote active lives for residents, with easily accessible green	++	++	++	There is the opportunity to strengthen the policy mitigation provided, as well as to set more aspirational targets for the delivery of new towns. These opportunities may include, for example: - A requirement to take account of, and integrate with, wider strategies and initiatives, for example, the Government's Environmental Improvement Plan and reference to good-quality green and blue spaces as part of new development. - A requirement to establish clear and effective ways to engage with relevant expert bodies and key stakeholders on health and wellbeing, alongside communities.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	spaces and recreational facilities; be designed and delivered to embrace high environmental standards and are climate resilient; and include high quality public transport, walking and cycling networks. Overall, it is predicted that the policy statement (including placemaking principles) could have a significant positive effect in the short, medium and long term. It seeks the creation of safe places and ensures that sufficient health infrastructure is delivered and residents have the opportunity for active travel and easily access to green spaces and recreational facilities. There is also the potential for indirect positive effects as a result of the identified positive effects on air quality through a reduced need to travel and a modal shift towards more sustainable travel modes. Assumptions - Any development coming forward under this policy will deliver healthcare and recreational facilities. - Any development coming forward under this policy will deliver accessible green spaces. - Any development coming forward under this policy will deliver high quality walking and cycling networks. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				A requirement to minimise impacts on the health and wellbeing of existing communities.
Historic Environment	Where development proposals come forward, there is potential for adverse effects on the historic environment as the delivery of at least 10,000 new homes may result in the loss of designated heritage assets, and any non-designated assets, including archaeological assets. Development may also have adverse effects on the historic character of the existing landscape. Where heritage assets are retained, there is also the potential for harm to their setting. In this context, the assessment of the broad locations has identified the potential for significant negative effects in the short, medium and long term. It also recognises the potential for positive effects through the	0	0	0	There is the opportunity for the policy to include specific reference to the to the conservation and enhancement of the historic environment. Further opportunities include: A requirement to establish clear and effective ways to engage with

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	regeneration of previously developed land and improved access to the historic environment and designated heritage assets. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy (including placemaking principles) states that to support delivery of new towns, development plans should be informed by town-wide framework masterplans, supported by town-wide design codes to ensure placemaking quality. High quality development could help to minimise impacts on the historic environment and can also have a positive effect in some situations. It also requires the delivery of high-quality public transport, including walking and cycling networks, which could improve residents' accessibility to the historic environment. While this could have indirect minor positive effects on the historic environment, it is noted that there is no direct reference to the historic environment within the policy statement or placemaking principles. Overall, it is therefore considered that the policy statement (including placemaking principles) is likely to have a neutral effect on the historic environment. Assumptions - Any development coming forward under this policy will be of a high quality design and deliver high quality public transport, including walking and cycling infrastructure. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				relevant expert bodies and regulators such as Historic England, alongside communities, local authority conservation teams, and archaeological advisors. - Avoid the loss of designated heritage assets and enhance access where possible. - A requirement to take account of, and integrate with, wider strategies and initiatives, for example, Conservation Area Management Plans.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Landscape and Townscape	Where development proposals come forward, there is potential for adverse effects on landscape and townscape as the delivery of at least 10,000 new homes may result in impacts on landscape and townscape character and visual amenity. In this context, the assessment of the broad locations has identified the potential for negative effects in the short, medium and long term. The assessment has also identified the potential for positive effects on townscape where proposals involve the redevelopment of previously developed land. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy (including placemaking principles) states that to support delivery of new towns, development plans should be informed by town-wide framework masterplans, supported by town-wide design codes to ensure placemaking quality and deliver well-designed and distinctive places. It also requires that new towns are designed and delivered to embrace high environmental standards and accessible green spaces. Whilst these requirements may help to ensure that proposals consider and seek to enhance existing landscape and townscape character, there is no reference to landscape or townscape specifically. Overall, it is considered that the policy statement (including placemaking principles) is likely to have a neutral effect on landscape and townscape. Assumptions Any development coming forward under this policy will be of a high-quality design and deliver accessible green infrastructure. Uncertainties	0	0	0	There is the opportunity for the policy to include specific reference to the to the protection and enhancement of the landscape and townscape character. Further opportunities include: - A requirement to establish of clear and effective ways to engage with relevant expert bodies and regulators such as Natural England and local landscape officers, alongside communities. - A requirement to take account of, and integrate with, wider strategies and initiatives, for example, National Park and National Landscape Management Plans. - The conservation and enhancement of National Parks and National Landscapes.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				
Land use, Geology and Soils	Where development proposals come forward, there is potential for adverse effects on land use, geology and soils. The delivery of at least 10,000 new homes within a new town location could result in the permanent loss of greenfield and agricultural land. In this context, the assessment of the broad locations has identified the potential for negative effects in the short, medium and long term for development on predominantly greenfield locations. Significant positive effects are also identified in the short and medium term for development within existing urban areas owing to the potential for the reuse of previously developed land. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement (including placemaking principles) does not include any specific references to land use, geology and soils. As part of town-wide framework masterplans, it is likely opportunities to reuse brownfield land and avoid high quality agricultural land will be explored; however, this is uncertain. At this stage, it is therefore predicted that the policy statement (including placemaking principles) will have a neutral effect on this SEA objective in the short, medium and long term. Assumptions - None identified. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.	0	0	0	There is the opportunity to strengthen the policy mitigation provided. These opportunities may include, for example the inclusion of requirements relating to: - Encouraging the reuse of previously developed land within a new town where possible. - Focusing development on poorer quality agricultural land where possible. - The remediation of contaminated land.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Materials and Waste	Where development proposals come forward, there is potential for adverse effects on materials and waste. The delivery of at least 10,000 new homes within a new town location is likely to generate construction and demolition waste, alongside municipal and commercial waste once fully built out which may indirectly affect the capacity of existing waste management facilities. Additionally, the construction of new buildings and infrastructure will require significant raw materials and minerals; however, the type and volume of materials required is not known at this stage. There is also the potential for the sterilisation of mineral resources. In this context, the assessment of the broad locations has identified the potential for negative effects in the short and medium term. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement (including placemaking principles) does not specifically reference materials/ resources or the management of waste. While it could be assumed that the requirement for new towns to be 'well-designed' and delivered to embrace high environmental standards will include consideration of these issues, this is uncertain. The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this also includes waste management. Overall, it is predicted that the policy statement (including placemaking principles) will have a neutral effect on this SEA objective in the short, medium and long term. Assumptions Any development coming forward under this policy will deliver appropriate waste management facilities. Uncertainties	0	0	0	There is the opportunity to strengthen the policy mitigation provided. These opportunities may include, for example: - A requirement for proposals to take account of, and integrate with, wider strategies and initiatives, for example, the Waste Management Plan for England. - A requirement for proposals to explore the potential for prior extraction of mineral resources where present and feasible. - A requirement for development to be delivered in line with the waste hierarchy. - Encourage the utilisation of recycled and sustainably sourced construction materials as part of new developments.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				
Population	Where development proposals come forward, there is potential for adverse effects on population. The delivery of at least 10,000 new homes within a new town location could result in impacts on community identity and existing community facilities within and surrounding the area. In this context, the assessment of the broad locations has identified the potential for negative effects in the short and medium term and minor negative effects in the long term. In the short term, medium and long term positive effects have been identified associated with the delivery of new homes and associated community infrastructure that will not only help to meet local but also wider needs. While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement (including placemaking principles) requires that new towns should provide a diverse range of high-quality housing, which includes a range of housing types and tenures to suit the needs of a balanced community. It sets a minimum target of 40% affordable housing (determined by local conditions), of which at least half should be available for social rent. The policy also requires that new towns should ensure access to jobs, schools, cultural, sporting and healthcare facilities, and other social infrastructure to meet the needs of residents' from the outset. The policy states that a long-term stewardship model should be in place from the outset, which includes clear governance and funding structures to manage and maintain communal assets over the long term. Finally, it supports the need to establish clear and effective ways to engage the local community in shaping the vision and goals for each new town.	++	++	++	There is the opportunity to strengthen the policy mitigation provided as well as set more aspirational targets for the delivery of New Towns. These may include, for example: - A requirement for new towns to consider impacts on the identity of existing communities. - A requirement to ensure that community facilities and services are accessible to existing communities.

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	There is a significant need for affordable homes across England and so the requirement for the delivery of a minimum of 40% affordable homes (determined by local conditions); at each new town will have a significant positive effect on this SEA objective. Ensuring accessibility to jobs and schools for residents at the outset will also have a positive effect on this SEA objective in the short to long term. A long-term stewardship model will have a positive effect on this SEA objective as it will help to empower residents in terms of how new towns are delivered and managed and ensures neighbourhoods will be looked after in perpetuity. It is predicted that the policy statement (including placemaking principles) will have a significant positive effect on this SEA objective in the short, medium and long term. Assumptions - Any development coming forward under this policy will deliver a minimum of 40% affordable homes (determined by local conditions), including a mix of types and tenures. - Access to jobs and schools will be provided from the outset. - A long-term stewardship model will be put in place. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				
Water Resources (Quality and Quantity)	Where development proposals come forward, there is potential for adverse effects on water resources. The delivery of at least 10,000 new homes within a new town location could increase demand for water resources in the medium and long term as well as surface run-off and/ or pollutant discharges to waterbodies during both construction and once buildings are complete. In this context, the assessment of the broad locations has identified the potential for negative effects in the short, medium and long term. The significance of the effect is dependent on if a new town location falls within an identified water stressed area.	0	0	0	There is the opportunity to strengthen the policy mitigation provided, as to well as set more aspirational targets for the delivery of New Towns. These opportunities may include, for example: A requirement to establish clear and effective ways to engage with relevant expert bodies and

SEA Objective	Assessment Commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
	While the proposed policy sets out the potential scale and criteria for the delivery of a new town, it does not propose the total scale of growth to be delivered across the life of the programme, nor does it identify specific locations for development. An assessment of the likely significant effects of development in specific broad locations has been carried out and presented separately within this Environmental Report. As a result, the identified likely significant effects are not duplicated within this assessment, which focuses on the likely significant effects of the proposed policy alone. The policy statement (including placemaking principles) does not specifically reference water use or quality. While it could be assumed that the requirement for new towns to be ‘well-designed’ and delivered to embrace high environmental standards will include consideration of these issues, this is uncertain. The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this also includes water supply and wastewater treatment infrastructure. Overall, it is predicted that the policy statement (including placemaking principles) will have a neutral effect on this SEA objective in the short, medium and long term. Assumptions - Any development coming forward under this policy will deliver appropriate water supply and wastewater treatment infrastructure. Uncertainties - The extent to which there is variability between specific Development Plan policy provision that relates to individual new towns and its consequence for implementation of the policy is uncertain at this stage.				regulators such as the Environment Agency and water companies alongside communities. - A requirement to take account of, and integrate with, wider strategies and initiatives, for example, Regional Resilience Plans, Regional Systems Planners, Drainage and Wastewater Plans and Water Resources Management Plans; - Set aspirational targets for water efficiency in new towns; and - A requirement to protect and enhance water quality.

Appendix G – Assessment of Broad Locations for New Towns

An individual assessment of each of the seven broad new town locations contained within the draft programme has been carried out against the SEA objectives and is presented within this Appendix. The qualitative scoring key provided in **Table G-1**.

It is important to remember that alongside the ‘definitions of significance’ (presented in **Appendix E**) a number of factors have underpinned the assessment of broad locations (which includes a number of core assumptions that have been applied) to ensure consistency and proportionality. These can be found in **Section 4.3**.

Table G-1 Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The delivery of a new town in this broad location is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The delivery of a new town in this broad location is likely to result in a positive effect on this objective.	+
Neutral Effect	The delivery of a new town in this broad location is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The delivery of a new town in this broad location is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The delivery of a new town in this broad location is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of development in this new town broad location on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The delivery of a new town in this broad location is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Tempsford, Bedfordshire

Figure G-1 Tempsford, Bedfordshire broad location

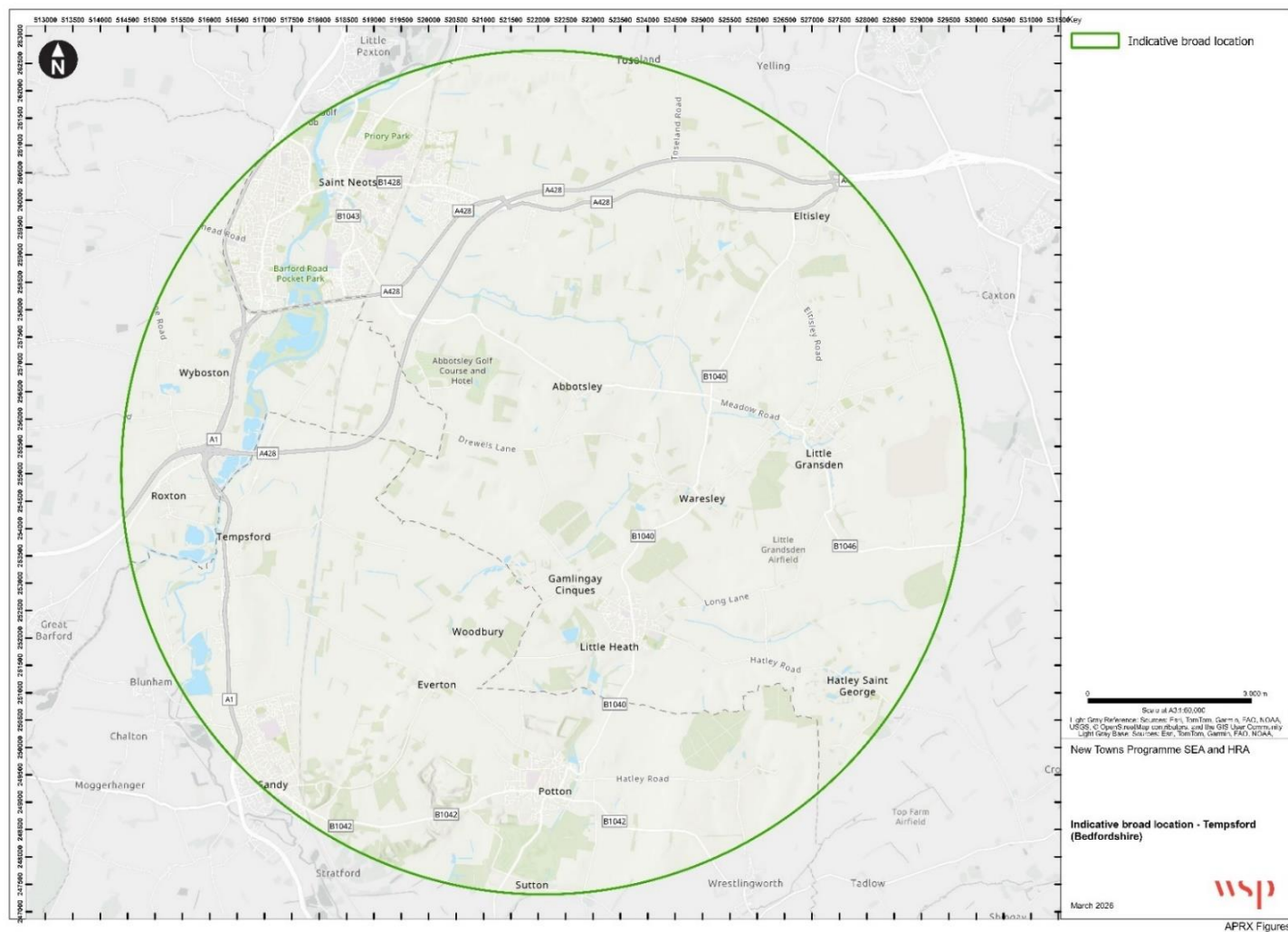


Table G-2 Assessment of Tempsford, Bedfordshire broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There is one Air Quality Management Area (AQMA) (Sandy AQMA) within the broad location, located on both sides of the A1 at the Georgetown exit, then south along the London Road A1 to the Bedford Road junction. There are three AQMAs within 15km of the broad location to the north in Huntingdon, to the east in Cambridge, and to the west in Bedford. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the broad location as well as the health of existing communities, such as Tempsford and Little Barford. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and plant. Whilst the number of construction vehicles movements is unknown at this stage, the broad location is predominantly greenfield and the introduction of a substantial number of HGVs and construction related vehicle emissions, and works creating dust, in particular are likely to have a significant negative effect on local air quality compared to the current baseline. There are also likely to be impacts more widely along key transport routes and junctions; in particular, there is the potential for air quality impacts associated with increases in the number of HGVs and vehicles travelling along the A1 (through the AQMA at Sandy), A421 towards Bedford and A428 towards Cambridge. Overall, it is considered that, without appropriate mitigation, effects in the short to medium term could be significant. In the medium to long term, the transport implications of delivering over 40,000 homes, other uses and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing the number of vehicle trips and associated emissions to air. Residents will also have access to the services and	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement..."</i> <i>Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan".</i> Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. Traffic and transport management and provision and enhancement of green infrastructure will be incorporated as

	facilities in St Neots. It is also assumed that a new town in this location would be able to take advantage of a new railway station at Tempsford that will be delivered as part of the East Coast Main Line (ECML) upgrades and it will also intersect with and serve East West Rail (EWR). It could also take advantage of the existing railway station in St Neots. A new town in this location may additionally provide services, facilities and employment opportunities for existing communities in the surrounding area including within St Neots and Sandy. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios; however, NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new settlement at this scale, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Tempsford, Bedfordshire broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions		suggested above and in paragraph 199 of the NPPF. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including the creation of links to the proposed new railway station; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the new Tempsford interchange railway station will be delivered as part of the ECML upgrades and it will serve EWR. ■ It is assumed that a stand alone settlement at this scale in this location will have a high degree of self-containment, with appropriate public transport, walking and cycling provision delivered alongside the new homes, employment and community infrastructure. ■ It is assumed that current government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure is not known.				the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces³¹⁹.
Biodiversity, Flora and Fauna	Within the broad location there are eight SSSIs and 16 Ancient Woodlands. Additionally, ten categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location there are two SACs, 39 SSSIs, 23 LNRs, 100 Ancient Woodlands. Additionally, 11 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The two SACs, Eversden and Wimpole Woods and Portholme, are situated on the periphery of the 15km buffer to the east and north respectively. The Bedfordshire Draft Local Nature Recovery Strategy³²⁰ (LNRS) identifies a number of habitats that should be protected across the broad location, as well as a number of opportunity areas for the creation of woodlands and, in the west, the areas to create new wetlands linked to the presence of the River Great Ouse. The Cambridgeshire LNRS³²¹ identifies a number of	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided,

³¹⁹ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

³²⁰ Bedfordshire Local Nature Recovery Strategy. Available online: <https://bedslocalnaturerecoverystrategy.commonplace.is/>

³²¹ Cambridgeshire Local Nature Recovery Strategy. Available online: <https://naturalcambridgeshire.org.uk/local-nature-recovery-strategy-for-cambridgeshire-and-peterborough-now-live/>

	areas within the broad location that are of particular importance to biodiversity as well as a range of areas that could become important for biodiversity, situated within and around St Neots as well as in the east and north east of the broad location. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect on the following internationally designated nature conservation sites, as a result of the following impact pathways: • Eversden and Wimpole Woods SAC: ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality • Portholme SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. The phased delivery of over 40,000 homes, other uses and associated infrastructure in this broad location is not likely to result in direct impacts or loss of any international designated sites; however, there are national designations within the broad location (eight SSSIs) that could be affected. There is the potential for the direct loss of/impacts on these SSSIs. However, it is assumed that these sites will be retained, although there remain pathways for indirect impacts (e.g. noise and emissions to air/ dust deposition), particularly during construction. In the medium to long term there is the potential for increased disturbance as a result of recreational activity. There are also clear pathways for impacts on international and nationally designated sites within 15km (as noted above). Development of a new town in this broad location could have a negative effect on habitats and species due to both the direct loss of habitat (including Ancient Woodland) and indirect adverse impacts such as noise			mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, priority habitats and ancient woodland) and provide suitable buffers where necessary;

	and emissions to air associated with the construction and occupation of new development. Owing to the scale of development on greenfield land, there is likely to be the large scale loss and fragmentation of existing habitats and this could include the loss of priority habitats. There is also the potential for impacts to existing waterbodies and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. Without appropriate mitigation, adverse effects in the short to long term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Tempsford, Bedfordshire broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. ■ It is assumed that the SSSIs present within the broad location will be retained. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with the Great Ouse and other water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.

Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³²²; and based on an average completion rate of 1,600 dwellings per annum, a total of 96,000 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.05% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.09% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.9% of the total construction sector emissions in 2024^{323,324}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that,	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"</i>. Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes;

³²² This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³²³ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³²⁴ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

	when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³²⁵. Given the current mix of generation on the national grid³²⁶ this would equate to around 0.7 tCO₂e/yr/dwelling or 1,100 tCO₂e/yr at a completion rate of 1,600 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering over 40,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this location would provide an opportunity to take advantage of a new railway station at Tempsford in this area that will be delivered as part of the East Coast Mainline upgrade as well as EWR. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that less than 10% of the broad location falls within Flood Risk Zone 2 and less than 10% falls within Flood Risk Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change				■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including the creation of links to the proposed new railway station; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³²⁵ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³²⁶ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	impacts associated with increased flood risk. Development may also increase flood risk elsewhere. Overall, the Tempsford, Bedfordshire broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO₂ per dwelling would be generated. ■ It is assumed that a build out rate of 1,600 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 9% of the broad location falls within Flood Zone 2 and 7% falls within Flood Zone 3. These higher flood risk areas are associated with the River Great Ouse and its tributaries. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at risk of flooding. The introduction of over 40,000 new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to increase flood risk both onsite and offsite.	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits

	Overall, the Tempsford, Bedfordshire broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The precise location and layout of proposed development across the broad location is not known at this stage.				wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	There are six hospitals within 15km of the broad location. The phased delivery of over 40,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and	--	-- /++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space

	could affect existing communities within and surrounding the broad location (including residents in Tempsford, Sandy, Little Barford, Chawston, Wyboston, St Neots, Pottton, Gamlingay, Great Gransden and Abbotsley) as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. The delivery of a new town in this broad location will result in the loss of large areas of greenfield land and could result in the loss of informal areas for recreation; however, the extent to which these are used regularly for recreation by existing communities or visitors is unknown at this stage. There are two golf courses in close proximity to St Neots, various football pitches and clubs throughout the broad location as well as leisure centres in St Neots and Sandy. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing communities within and surrounding the broad location. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. The Taskforce Report highlights that there is an identified need for supporting health infrastructure within the wider geography of this broad location, including a live debate about whether there is the need for a new regional hospital. While the Taskforce Report does not outline the scale of community and health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for existing communities within and surrounding the broad location. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term.			should not be developed unless (inter alia) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities; ■ the implementation of a green infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’, which includes open space provision; ■ avoiding, where possible, impacts to PRoW;

	Overall, the Tempsford, Bedfordshire broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities. ■ Provision of a new hospital to help meet regional needs; and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	There are 567 listed buildings (five Grade I, 30 Grade II* and 532 Grade II), 9 Conservation Areas, four Registered Parks and Gardens (three Grade II and one Grade II*) and 20 Scheduled Monuments within the broad location. There is one asset on the Heritage at Risk Register. Within 15km of the broad location there are 30 Registered Parks and Gardens (three Grade I, seven Grade II and 20 Grade II), 195 Scheduled Monuments and 3,783 Listed Buildings (79 Grade I, 211 Grade II* and 3,493 Grade II). A total of 38 heritage assets within 15km of the broad location are on the Heritage at Risk Register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss of, and significant erosion to, the historic character of the existing landscape.	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of

	Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Tempsford, Bedfordshire broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ adoption of heritage-led design principles where appropriate; ■ ensure sensitive development within the setting of Conservation Areas; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and,

					where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or National Landscapes within the broad location or within 15km. The closest designated landscape is the Chilterns National Landscape which lies approximately 17km away from the broad location to the south. The broad location predominantly falls within the Bedfordshire and Cambridgeshire Claylands National Character Area, which according to its profile produced by NE, <i>“is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Within it, but distinct from it, is the Bedfordshire Greensand Ridge, a contrasting narrow and elevated outcrop of Greensand, with its associated habitats on acidic soils such as grassland, heathland and woodland. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs”</i>. It also falls within the Bedfordshire and Greensand Ridge National Character Area, which according to its profile produced by NE, <i>“distinctive ridge with a north-west-facing scarp slope, formed by the underlying sandstone geology which has shaped the landscape and industry of the Ridge. Its historic landscapes, including the farmland, parklands and historic architecture, combined with small settlements, greenbelt and woodlands ancient and modern, give parts of the NCA a more timeless feel than the Bedfordshire and Cambridgeshire Claylands which surround it”</i>. The broad location itself is primarily comprised of relatively flat greenfield land and arable fields, with the A428, A421 and East Coast Mainline	-	--	--	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive

	railway (running between King's Cross and Edinburgh) passing through the broad location east to west and north to south respectively. The western area of the broad location is characterised by the presence of the River Great Ouse and associated habitats as well as the presence of the A1 and existing settlements (including Sandy and St Neots) as well as residential dwellings and employment uses. In the east of the broad location it is characterised by small villages and hamlets and agricultural land. The broad location is being affected by some existing light pollution in the west associated with the A1 and existing settlements including St Neots and Sandy. However, the majority of the broad location is subject to very little light pollution reflecting its rural nature³²⁷. The delivery of over 40,000 homes and associated infrastructure in a predominantly greenfield area will significantly change the landscape in this broad location. Given the phased nature of development, in the short term, a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a significant negative effect on landscape. Given the predominately greenfield, rural nature of the broad location, negative effects on townscape will be very limited; however, there are a number of larger settlements, such as St Neots, as well a number of small villages and hamlets, whose built form and value could be affected by the development. In terms of visual amenity, there is likely to be a significant change for residents and visitors, given the scale of proposed development in a broad location that is predominantly greenfield/ agricultural land and relatively flat with views across the area. The scale of development proposed will introduce a significant level of light pollution in a rural location with negative effects. Overall, the Tempsford, Bedfordshire broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short term and a significant negative effect in the medium and long term.				buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

³²⁷ Campaign to Protect Rural England (2016) Light pollution and dark skies map. Available online at: <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/englands-light-pollution-dark-skies-map/> [Accessed on 27/11/25]

	Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent of total land take for the development of a new town across the broad location is not known. - The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. - The layout of proposed development across the broad location is not known at this stage. - The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The majority of the broad location is greenfield/ agricultural land, with approximately 81% of the broad location covered by arable land and pastures. Approximately 5% of this location is provisionally classified as Grade 1 agricultural land, 55% is Grade 2, 22% is Grade 3 and 8% is Grade 4. In consequence, there is a substantial quantity of Best and Most Versatile (BMV) within the broad location; however, it is noted that the quantity of Grade 3a which is also BMV agricultural land is not known. The delivery of over 40,000 homes, other uses and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield agricultural land with a negative effect on this SEA objective. In the short term (as construction begins) the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of agricultural land (including BMV) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of agricultural land. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses, with 22 historic landfill sites and two mineral waste sites alongside agricultural land uses spread across the broad location. It	-	--	--	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (<i>inter alia</i>) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land

	is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will result in the loss of BMV agricultural land. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of a new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				<i>remediation (as well as potential impacts on the natural environment arising from that remediation)".</i> In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; ■ where possible, the loss of BMV land should be avoided/ minimised; ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	Within the broad location of the possible new town, there are two permitted waste management sites/ facilities and 22 historic landfill sites. There are no sites allocated for waste management uses in the Bedford Borough, Central Bedfordshire and Luton Borough Councils Minerals and Waste Local Plan: Strategic Sites and Policies (Adopted January 2014). Within 15km of the broad location, there are 18 permitted waste sites (together with 139 historic landfill sites). The Cambridge and Peterborough Minerals and Waste Plan (2021) identifies some areas of mineral safeguarded land in the east of the broad location as well as the west around St Neots. Development of a new town within this broad location has the potential to impact upon the operation of the existing permitted waste site and associated facilities. For example, there may be direct effects (i.e. the loss of the facilities due to development) or indirect effects (e.g. construction traffic or road diversions associated with the construction of a new town could impact vehicle movements associated with the operation of the waste management facilities (e.g. delays and longer travel distances). More	--	--	--	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction;

	generally, the operation of the waste management facilities may be incompatible with the development of a new town in this broad location (as impacts from the facilities could affect prospective residents due to noise, odour and litter/windblow etc.), which would require mitigation, or potentially could require the relocation/closure of the facilities. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are two existing mineral extraction sites with the broad location and a strategic minerals allocation in the Bedford Borough, Central Bedfordshire and Luton Borough Councils Minerals and Waste Local Plan: Strategic Sites and Policies (Adopted January 2014) (namely, Black Cat). However, it is noted that the A428 Black Cat to Caxton Gibbet improvements passes through this location and construction works have already begun. As a result, it is assumed that the sterilisation of the minerals resource on site has already largely occurred. In consequence, it is not predicted that there would be significant direct effects on minerals resources. The Cambridge and Peterborough Minerals and Waste Plan (2021) identifies some areas of mineral safeguarded land in the east of the broad location as well as the west around St Neots. There is the potential for any mineral safeguarded land to be lost as a result of development in this broad location with the potential for a significant negative effect in the short to long term.			■ proposals for the broad location include the prior extraction of mineral resources where feasible; and ■ it is recommended that any proposals for a new town in this broad location, seek to direct development away from the existing waste management facility (e.g. through the implementation of a buffer zone around the facility) to ensure effects from the operation of the facility (e.g. noise, odour etc.) on the new town are minimised. It may also be appropriate to implement further mitigation in this regard (e.g. screening/ green buffers to minimise noise impacts).

	The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Tempsford, Bedfordshire broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short, medium term and long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. - It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties - The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. - The type and volume of materials that would be required during construction are not known at this stage. - The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of over 40,000 homes will significantly help to meet not only the identified housing needs of Bedford Borough and Central Bedfordshire but also the wider sub-region, including Huntingdonshire District, South Cambridgeshire District and Cambridge City. It is assumed that a mix of types and tenures of new homes will provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. The New Towns Taskforce Report identifies that there may be viability challenges with reaching the 40% affordable housing gold standard	-/ +	-/ ++	-/ ++	Section 8 of the NPPF concerns the delivery of a sufficient supply of homes. Paragraph 61 states that, “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the

	in the initial phases. It also recognises that there is the potential for a new town in this broad location to relieve the housing pressures and prices in nearby Cambridge City. In terms of housing, it is considered that there is the potential for a minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and finally the broad location built out. Development of a new town in this broad location could lead to the loss of some existing homes; however, this loss, if it occurs, is not considered to be significant in comparison to the scale of new homes that a new town could deliver. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report states that, <i>“The potential scale of development provides the opportunity for Tempsford to not only contribute to the economic growth of nearby centres but also act as an economic hub in its own right, particularly through the provision of lab space for life sciences and other employment opportunities”</i>. Development of a new town in this broad location could lead to the loss of some employment, most likely related to agriculture but also some existing employment premises in the western area in proximity to the A1; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. The employment opportunities provided by a new town in this broad location could be accessible across the region through access to the new railway station at Tempsford that will be delivered as part of the East Coast Main Line (ECML) upgrades and it will also intersect with and serve East West Rail (EWR). Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. There is likely to be a substantial number of employment opportunities available within the local area related to the construction phase of the new town in the short to medium term.			<i>needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”</i> Paragraph 63 reflects on the importance of meeting the housing needs of different groups and Paragraph 66 states that for major development that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenure. Section 6 of the NPPF relates to the economy. Paragraph 85 states, that planning decisions <i>“should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”</i> In Paragraph 87 it states that <i>“Planning policies and decisions should recognise and address the specific locational requirements of different sectors”</i>. Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community

	While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. It is assumed that there residents could also access the services and facilities on offer in existing settlements, such as St Neots. At this stage no significant community (including education) infrastructure has been identified that might be lost as a result of the delivery of a new town in this broad location. The existing communities of St Neots, Sandy, Potton, Gamlingay, Great and Little Gransden, Abbotsley Tempsford village and the hamlet of Little Barford are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be lost without sensitive planning and suitable open and green space provided between new development and these existing communities. To the west, the risk of coalescence is reduced for existing communities, such as Wyboston and Chawston villages, given the presence of existing barriers such as the Ouse and the A1. As such, a minor negative effect is anticipated in the short to long term. Overall, the Tempsford, Bedfordshire broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a minor negative effect and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of coalescence and loss of community identity for any existing communities that fall within the broad location.			facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ seek to avoid the loss of existing homes and areas of employment where possible; and ■ ensure accessibility of new employment and community services/ facilities to existing communities. ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not know at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Anglian River Basin District, and Ouse Upper and Bedford Management Catchments. The Operational Catchment is the Great Ouse Lower. The broad location intersects with the boundaries of thirteen WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each of these waterbodies is either good, moderate or poor. The following WFD waterbodies directly intersect the broad location: Ouse (Newport Pagnell to Roxton), Ouse (Roxton to Earith), Kym, Begwary Brook, Colmworth Brook, Duloe Brook, Ivel (DS Langford to Roxton), Stone Brook, Bourn Brook, Millbridge and Potton Brooks and Abbotsley and Hen Brooks. The delivery of over 40,000 homes, other uses and associated employment and infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short term, with the significance of the negative	-	--	--	Future iterations of Water Resources East's Regional Resilience Plan and Anglian Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, Anglian Water's next Drainage and Wastewater Management Plan (DWMP) will need to capture the growth projections adequately and ensure provision of wastewater treatment infrastructure. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to. and

	effect increasing in the medium to long term as construction is completed and location is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency³²⁸. The Water Resources East (WRE) Regional Plan identifies that the broad location falls within an area facing a deficit of between 40 to 65 megalitres of water per day by 2050.³²⁹ The scale of growth has the potential to significantly increase demand on water resources within Anglian Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area, it is considered that there is the potential for a significant negative effect on water resources in the medium to long term. In the short term, the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the Tempsford, Bedfordshire broad location is assessed as having the potential for a minor negative effect on the Water Resources SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if possible and at a minimum, exceed existing plans for water efficiency standards of 110 litres per person per day.

³²⁸ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

³²⁹ Water Resources East (2023) Regional Water Resources Plan for Eastern England. Available online at: <https://wre.org.uk/wp-content/uploads/2023/12/WRE-Regional-Water-Resources-Plan-for-Eastern-England.pdf> [Accessed on 27/11/25]

					Seek opportunities to enhance the Ouse (Newport Pagnell to Roxton), Ouse (Roxton to Earith), Kym, Begwary Brook, Colmworth Brook, Duloe Brook, Ivel (DS Langford to Roxton), Stone Brook, Bourn Brook, Millbridge and Potton Brooks and Abbotsley and Hen Brooks.

Crews Hill and Chase Park, Enfield

Figure G-2 Crews Hill and Chase Park broad location



Table G-3 Assessment of Crews Hill and Chae Park (Enfield) broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There is currently one Air Quality Management Area (AQMA) within this broad location (Enfield AQMA), which covers the majority of the broad location. There are a further 21 AQMAs within 15km, located predominantly to the south, originating from the other London Boroughs, with others located to the north east along a stretch of the A10 in Cheshunt, and further north along key sections of the highway network in the settlement of Hertford. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities within the surrounding areas of Greater London such as Enfield, Barnet and Southgate. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements, plant and heavy machinery in the broad location and along key transport routes, including (<i>inter alia</i>) the M25, A1005 and A110 (all of which cross the broad location). There will also be emissions (dust) as a result of the demolition of any existing buildings/ infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs, plant and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the presence of the AQMA and number of receptors within/ adjacent to the broad location (existing residential, employment and community uses). However, it is noted that the broad location is within the London Ultra Low Emission Zone. In the medium to long term, the transport implications of delivering up to 21,000 homes and associated infrastructure (in terms of potential number	--	--	+	The NPPF (paragraph 199) states that: <i>“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality.

	of trips generated and impacts on the highway network and emissions to air within this broad location) are not known at this stage, although as noted above, the broad location is within an Ultra Low Emission Zone which is expected to help reduce emissions associated with vehicle traffic. It is assumed that the new town will provide facilities to meet the needs of prospective residents alongside appropriate public transport, walking and cycling provision, reducing the number of vehicle trips and associated emissions to air. A new town in this location may also provide services, facilities and employment opportunities for existing communities in the surrounding area. The broad location is served by Crews Hill, Gordon Hill and Enfield Chase railway stations as well as Oakwood London Underground Station; it is in close proximity to Cockfosters Underground Station. These services provide connections to London and to the East Coast Mainline via Stevenage. The broad location also benefits from a wide range of existing community facilities and employment associated with Enfield. The broad location's connectivity and proximity to Enfield will further help to reduce the number of vehicle trips and associated emissions to air. However, it is noted that the Taskforce Report states <i>"it is likely that the government would need to provide up-front funding to ensure delivery is at the pace and scale required for a new town. Train frequency at Crews Hill would need to be increased beyond the current 2 trains per hour during off-peak times and 4 trains per hour during peak-times. The government would need to explore options with the GLA and Transport for London (TfL), including the potential to devolve the Great Northern line, as previously happened with Greater Anglia"</i>. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have		In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including accessibility to existing railway and underground stations; ■ increasing the frequency of services running from Crews Hill; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; coordination with TfL, DfT and Highways England on early

	previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM2.5) that arise from the wear of brakes, tyres and road surfaces. Overall, the Crews Hill and Chase Park, Enfield broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				solutions to potential blockers of future growth; ■ collaboration between local authorities to maximise the shared benefits of transport infrastructure; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces³³⁰.
Biodiversity, Flora and Fauna	There are no designated nature conservation sites within the broad location. There are seven Ancient Woodlands (including some which are split across multiple smaller areas) and five categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location, there are two SACs (Epping Forest SAC (approximately 5.4km to the south east of the broad location) and Wormley-Hoddesdonpark Woods SAC (approximately 3.2km to the north of the broad location), one SPA (Lee Valley SPA), one Ramsar site (Lee Valley Ramsar), which largely cover the same areas along the Lee Valley (approximately 4km from the broad location at its closest point), 28 SSSIs, one NNR, 159 Ancient Woodlands and 53 LNRs. Additionally, 14	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to

³³⁰ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. It is noted that the Greater London Authority (GLA) draft Local Nature Recovery Strategy (LNRS) for London was available for consultation until 29 October 2025. Access to the maps identifying protected and potential opportunity areas are no longer available. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Lee Valley SPA, Lee Valley Ramsar, and Epping Forest SAC: ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. • Wormley-Hoddesdonpark Woods SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. Development in this broad location could have a negative effect on habitats and species due to both the direct loss of habitat (including Ancient Woodland) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. Owing to the scale of development on greenfield land, there could likely be the large-scale loss and fragmentation of existing habitats and this could include the loss of priority habitats. There is also the potential for impacts to existing waterbodies including brooks and lakes and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species.			biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, Ancient Woodland and priority habitats)

	Without appropriate mitigation, adverse effects in the short to medium term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this regard, the Taskforce Report notes that the Enfield Chase Landscape Recovery Project proposes a woodland and nature restoration initiative which would require careful consideration but may present an opportunity. Overall, there is considered the potential for a minor long term positive effect. In summary, the Crews Hill and Chase Park, Enfield broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards' and linked to the Enfield Chase Landscape Recovery Project; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale (for example the Enfield Chase landscape restoration project) where possible; and ■ Develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.

Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³³¹; and based on an average completion rate of 840 dwellings per annum, a total of 50,400 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.03% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.05% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.4% of the total construction sector emissions in 2024^{332,333}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"</i>. Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes;

³³¹ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³³² ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³³³ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

	when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³³⁴. Given the current mix of generation on the national grid³³⁵ this would equate to around 0.7 tCO₂e/yr/dwelling or 588 tCO₂e/yr at a completion rate of 840 dwellings/ year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy generation capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering up to 21,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a new town in this broad location will incorporate appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this broad location would benefit from existing good connectivity afforded by Crews Hill, Gordon Hill and Enfield Chase railway stations as well as Oakwood London Underground Station, providing sustainable access to employment opportunities and services and facilities across the Greater London area. It is also expected that residents will have access to employment opportunities and community facilities within Enfield and that a new town in this location may provide services, facilities and employment opportunities for existing communities in the surrounding area. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). It is also noted that only a very small proportion of the broad location is within Flood Zones 2 and 3 such				■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including accessibility to existing railway and underground stations; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³³⁴ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³³⁵ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	that it is considered unlikely that development would significantly increase flooding within the area and elsewhere. Overall, the Crews Hill and Chase Park, Enfield broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO₂e per dwelling would be generated in terms of embodied carbon ■ A build out rate of 840 dwellings per annum is assumed, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 5% of the broad location falls within Flood Zone 2 and 4% of the broad location falls within Flood Zone 3. These higher flood risk areas are associated with the Turkey Brook, Cuffley Brook, Holyhill Brook, Northhaw Brook, Salmon's Brook, Leeging Beech Gutter and Merryhills Brook. Given the small area of land at risk of flooding, it is unlikely that construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term would be significantly at a high risk of flooding. The introduction of up 21,000 new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to increase flood risk both onsite and offsite.	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These

	Overall, owing to the small area within Flood Zones 2 and 3, the Crews Hill and Chase Park, Enfield broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The layout of proposed development across the location is not known at this stage. ■ The extent of any existing flood defences is not known.				should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of up to 21,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which	--	-- /++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important

	can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location (including residents in Enfield, Enfield, Barnet and Southgate) as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. There are three hospitals within the broad location (Chase Farm Hospital, The Cavell Hospital and St Michael's Community Hospital) and there are 54 hospitals within 15km of the broad location. While the Taskforce Report does not outline the scale of healthcare facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access for existing surrounding communities. Residents within the broad location will also have access to existing healthcare facilities within and near to the broad location (such as Chase Farm Hospital). The provision of facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. The delivery of a new town in this broad location will result in the loss of large areas of greenfield land and, potentially, informal and formal areas for recreation. In this regard, the broad location includes a number of parks such as Whitewebbs Park, Hill Fields Park and Trent Park. In addition, a number of formal open space, sports and recreational facilities are located within the broad location including (for example) Botany Bay Cricket Club, Crews Hill Golf Club, Southgate Hockey Centre, Trent Park Golf Club and Enfield Golf Club. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in		for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision;

	the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Crews Hill and Chase Park, Enfield broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there will be no loss of existing healthcare facilities. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				■ avoiding, where possible, impacts to PRow; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities: and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	Within the broad location there is one Registered Park and Garden (Grade II) (Trent Park), three Scheduled Monuments, 60 listed buildings (two Grade II*, 58 Grade II). There are seven assets on the Heritage at Risk Register, within the broad location. Within 15km, there are 75 Registered Parks and Gardens (seven Grade I, 16 Grade II*, 52 Grade II), 92 Scheduled Monuments, one Registered Battlefield, 10,224 listed buildings (228 Grade I, 671 Grade II*, 9,325 Grade II). A total of 274 heritage assets are on the Heritage at Risk Register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss and erosion to the historic character of the existing	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional.

	landscape, particularly where it is within/ in close proximity to Trent Park, Clay Park and other Conservation Areas. In the short term the negative effects are likely to be minor and then become more significant in the medium and long term, reflecting the phased land-take for the development of the new town and the consequential cumulative effects on heritage assets within and proximal to the location. Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Crews Hill and Chase Park, Enfield broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ ensure sensitive development within or within the setting of Conservation Areas; ■ adoption of heritage-led design principles where appropriate; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the

					setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or National Landscapes within 15km of the broad location. The closest designated landscape is the Chilterns National Landscape which lies approximately 23km from the broad location to the west. The broad location falls within the Northern Thames Basin National Character Area, which according to its profile produced by NE is, “a diverse area. It extends from Hertfordshire in the west to the Essex coast in the east. It is separated from the North Sea and Thames Estuary by the narrow Greater Thames Estuary (NCA81). This NCA contains the suburbs of North London and historic towns and cities including St. Albans and Colchester. It also includes new and planned towns such as Welwyn Garden City, Hatfield and Basildon”. The broad location comprises a combination of relatively flat urban land and arable fields with the A1005 intersecting through the centre and the Great Northern railway line (running between King’s Cross and Peterborough) passing through the north to south of the broad location, respectively. The M25 runs east to west across the northern section of the broad location. The northern area of the broad location is characterised by open fields, the presence of the M25, areas of woodland, small scattered hamlets, the Crews Hill Golf Club and in the north east areas of residential development alongside warehousing/ greenhouses associated primarily with the various horticultural nurseries. Additionally present in the north of the broad location are Turkey Brook and Cuffley Brook, towards the western and southern parts of the area is the Salmon Brook, and towards	-	--	--/+	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’ and linked to the Enfield Chase Landscape Recovery Project; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through

	the south east is the New River and their associated habitats. The southern and eastern areas of the broad location are characterised by existing residential dwellings, with industrial and/ or commercial units. The broad location includes a number of parks (such as Whitewebbs Park, Hill Fields Park and Trent Park) and formal open space, sports and recreational facilities including (for example) Botany Bay Cricket Club, Crews Hill Golf Club, Southgate Hockey Centre, Trent Park Golf Club and Enfield Golf Club. The Taskforce Report highlights that much of the broad location is currently low value land, comprising commercial nurseries, garden centres, golf courses and lower quality greenfield land. The delivery of up to 21,000 homes and associated infrastructure in this broad location will affect landscape and townscape character and visual amenity. The development of a new town will result in the loss of large areas of greenfield land and, potentially, informal areas for recreation and formal open space, sports and recreational facilities. It would appear as a large extension of the Enfield urban area. Given the phased nature of development, in the short term a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a significant negative effect on landscape. Given the predominate greenfield nature of the broad location, negative effects on townscape are likely to be limited. However, depending on where new development is located, there may be adverse effects on the townscape of Enfield as well as a small number of small hamlets/clusters of housing, such as Botany Bay (in the central part of the broad location), housing at Trent Park (in the south west of the broad location) and a small cluster of housing at Woodgate Avenue/Oakwell Drive (in the north of the broad location). Given the scale of development proposed in the broad location and proximity to sensitive receptors (including residential dwellings, informal and formal open space, sports, PRow and recreational facilities), there is the potential for significant adverse effects on visual amenity. In the long-term following construction, there may be opportunities to enhance local townscape character in parts of Enfield. The Taskforce				screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development; and ■ support the delivery of wider landscape initiatives (for example the Enfield Chase landscape restoration project) where possible.

	Report notes that the Enfield Chase Landscape Recovery Project proposes a woodland and nature restoration initiative which would require careful consideration but may present an opportunity. Overall, there is considered the potential for a minor long term positive effect. Overall, the Crews Hill and Chase Park broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short term, significant negative effect in the medium term and a mixed significant negative and minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The buildings that might be demolished as part of the development of the new town are not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The design and layout of proposed development across the broad location is not known at this stage.				
Land use, Geology and Soils	Within the broad location, using CORINE land cover types, approximately 35% is previously developed land consisting of discontinuous urban fabric, industrial or commercial units and sport and leisure facilities. Approximately 65% is classified as greenfield land comprised of pastures and broad-leaved forest. Reflecting this, a significant proportion of the broad location is greenfield land. The agricultural land is predominantly Grade 3 so there is the potential for a proportion of the agricultural land within the broad location to be classified as Best and Most Versatile (BMV) agricultural land; however, it is noted that the quantity of Grade 3a land (which is BMV) is not known at this stage. The delivery of up to 21,000 homes and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield, agricultural land with a negative effect on this SEA objective. In the short	-/+	--/+	--	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and

	term (as construction begins) the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of greenfield and agricultural land (potentially including BMV) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of greenfield and agricultural land. As a proportion of the broad location is urban, the delivery of a new town may also have a positive effect on land use in the short and medium term should brownfield land be redeveloped. However, this is uncertain and will be dependent on where new development is located in the broad location. There is one potential Locally Important Geological Site (LIGS) within the broad location (Trent Park), which falls partially within the boundary of the broad location. Trent Park's geological interest is related to the presence of four distinct rock types and clear indicators of glacial activity approximately 400,000 years ago associated with the retreating of the Anglian ice sheet at the end of the Anglian glaciation. The site features till-capped hillocks, ravines carved by ancient meltwater, and prominent spring lines that trace lithological boundaries. The diversity of its superficial and solid geology including glacial till, Dollis Hill Gravel, and the underlying London Clay and Claygate Beds provides insights into the area's glacial and fluvial history³³⁶. Given the presence of this site within the broad location, there is the potential for development of a new town to have a negative effect. There is the potential for the presence of contaminated land given historic and current land uses, with agricultural land spread across the broad location alongside existing brownfield land. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990.			unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; ■ where possible, the loss of BMV land should be avoided/ minimised; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).

³³⁶ London Geodiversity Partnership (undated) GLA55: Trent Park, Potential LIGS. Available online at: <https://londongeopartnership.org.uk/wp/wp-content/uploads/2018/08/GLA55.pdf> [Accessed 12.12.2025]

	■ It is assumed that development could lead to the loss of BMV agricultural land given the presence of Grade 3 agricultural land. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ It is uncertain whether the development will utilise previously developed land. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				
Materials and Waste	Within the broad location of the possible new town, there are no permitted waste management sites/facilities or historic landfill sites. There is one large 'priority area for waste management' allocated within the North London Waste Plan covering all waste types from A-E (Adopted by Enfield Council July 2022) within 15km of the broad location. Within 15km of the broad location, there are also 27 permitted waste sites (together with 438 historic landfill sites). As there are no waste management facilities within the broad location, there would be no direct effects on waste management capacity. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the	--	--	-	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction.

	aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. The are no mineral extraction sites within the broad location and no known minerals safeguarding areas. As a result, it is assumed that there would be no direct effects on minerals resources. There are three mineral extraction sites within 15km of the broad location. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Crews Hill and Chase Park, Enfield broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term and a minor negative effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				

Population	The delivery of up to 21,000 homes will significantly help to meet not only the identified housing needs of Enfield where the new town is broadly located but also the wider Greater London area. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and the Taskforce Report highlights an ambition for 50% of those homes to be affordable, helping to address London's acute housing need. In this regard, the Taskforce Report highlights that the scale of housing need in London is significant and current delivery falls well below estimated need. It also highlights that the <i>“median house price in the London Borough of Enfield is well above the national average, and, as of 2024, the median house price is 10.59 times median earnings. Private renters in Enfield could expect to spend 37.3% of their income on a rented home, above the England average of 34.2%.”</i> In terms of housing, it is considered that there is the potential for a minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered. It is also important to note that the development of a new town in this broad location could lead to the loss of existing homes and communities (depending on the exact location and layout of development) that could impact community identity. The extent that existing homes and communities would be retained or could be lost is uncertain at this stage and there is, therefore, the potential for a minor negative effect in the short, medium and long term. The precise scale and nature of new employment that might be delivered as part of a new town in this broad location is not known at this stage but is expected to be substantial. The employment opportunities generated will be accessible for communities within and surrounding the broad location. Further, the Taskforce Report highlights the economic benefits associated with housing delivery in the broad location, stating that <i>“There is a strong economic case for new towns in London. London is a vital part of the UK economy, but its potential is held back by high house prices which impacts on productivity. A new town in Enfield could support London's economic growth by providing much needed housing for a workforce that could easily commute into central London, as well as offering new commercial space and employment opportunities.”</i>	-/+	- /++	- /++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible;

	There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of a new town in this broad location could lead to the loss of some employment, most likely related to agriculture but also some existing employment premises (such as garden centres/horticultural nurseries in the north east of the broad location), and golf courses and other recreational/ sports facilities; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Additionally, construction works may more generally result in disruption to local businesses (e.g. increased journey times/ traffic impacts, noise impacts etc.). Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational and housing delivery supports wider economic growth. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. There are two hospitals and several schools located within the broad location. It is assumed that these would be retained. The existing communities of Enfield, Barnet and Southgate are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be affected without sensitive planning and suitable open and green space provided				■ Ensure accessibility of new employment and community services/ facilities to existing communities; ■ Deliver sufficient community infrastructure; and ■ Explore opportunities for community ownership of land and long-term stewardship of assets.

	between new development and these existing communities. However, given that these areas are broadly continuous, the development of a new town in this location could potentially become an extension of the existing urban fabric. Overall, the Crews Hill and Chase Park broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings/facilities will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes (beyond the 50% ambition set out in the Taskforce Report) to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of any employment opportunities to be delivered is not known at this stage.				
Water Resources	The broad location falls within the Thames River Basin District and London Management Catchment. The Operational Catchment is the Lee Lower Rivers and Lakes. The broad location intersects the boundaries of three	-	--	--	Future iterations of Water Resources South East's Regional Plan and Thames Water's Water Resources

(Quality and Quantity)	WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each of these waterbodies is either moderate or poor. The following WFD waterbodies directly intersect the broad location: Salmon Brook upstream Deephams STW, and Turkey Brook and Cuffley Brook. The delivery of up to 21,000 homes, other uses and associated infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of waterbodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short term, with the significance of the negative effect increasing in the medium to long term as construction is completed and the new town is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency³³⁷. The Water Resources South East (WRSE) Regional Plan identifies that that without action, by 2040 the London Water Resource Zone (which this broad location falls within) will be facing a deficit of 200Ml/d under a 1:500 Dry Year Annual Average (DYAA) scenario³³⁸. The scale of growth has the potential to significantly increase demand on water resources within Thames Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area, it is considered that there is the potential for a significant negative effect on water resources in the medium to long term. In the short term, the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the Crews Hill and Chase Park, Enfield broad location is assessed as having the potential for a minor negative effect on the Water Resources		Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, Thames Water's next Drainage and Wastewater Management Plan (DWMP) will need to capture the growth projections adequately and ensure provision of wastewater treatment infrastructure. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity;

³³⁷ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

³³⁸ Water Resources South East (2025) Final Regional Plan (2025) Water Resources South East. Available online at: <https://www.wrse.org.uk/media/m33fdxe3/wrse-final-regional-plan-june-2025.pdf> [Accessed 15/12/2025]

	SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if possible and at a minimum, exceed existing plans for water efficiency standards of 110 litres per person per day; ■ seek opportunities to enhance Salmon Brook upstream Deephams STW, and Turkey Brook and Cuffley Brook; and ■ support the delivery of wider catchment scale initiatives (for example the Enfield Chase landscape restoration project, part of the River Leac catchment) where possible.

Leeds South Bank

Figure G-3 Leeds South Bank broad location

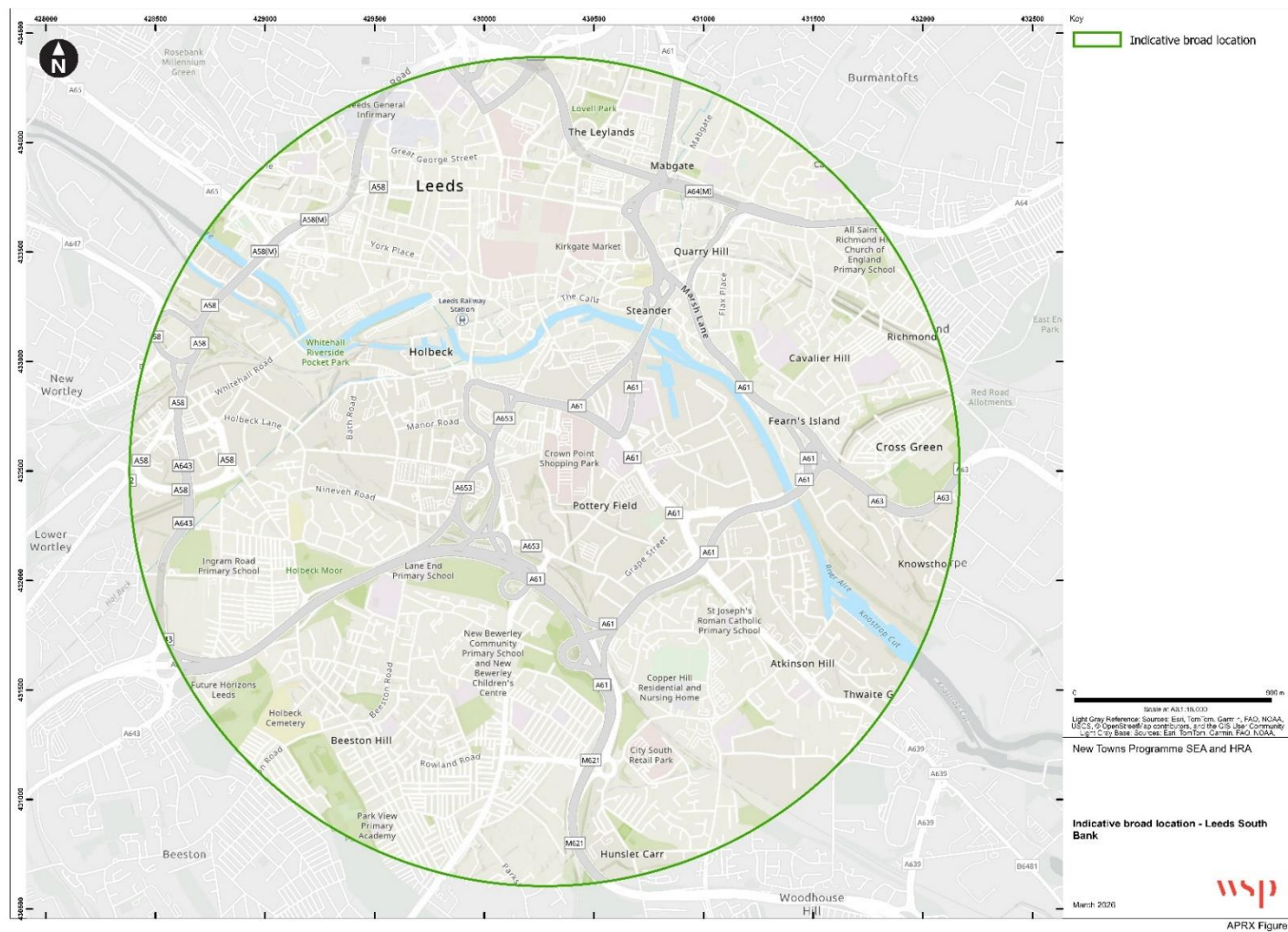


Table G-4 Assessment of Leeds South Bank broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are currently no Air Quality Management Areas (AQMAs) within the broad location or within the wider urban area of Leeds itself. However, there are 13 AQMAs within 15 km of the broad location. These are located on key sections of the highway network within settlements (Castleford, Bradford, Pool-in-Wharfdale, Dewsbury, Liversedge and Birkenshaw) or covering broader areas within settlements (Wakefield and Castleford) and along a stretch of the M1 and A463 where it runs between Ossett/ Holbury and Wakefield, to the south. Changes in air quality could have impacts on designated and non-designated habitats as well as on the health of existing communities, within and in the surrounding areas of the broad location. In the short to medium term, demolition and construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and heavy machinery in the broad location and along key transport routes, including the M621 (including Junctions 2 and 3), A643, A63 and A64. There will also be emissions (dust) as a result of the demolition of existing infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the number of receptors within the broad location (existing residential, employment and community). In the medium to long term, the transport implications of delivering circa 20,000 homes, 3 million square feet of new commercial space and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of new homes, employment and associated community infrastructure within an existing accessible urban area will help to reduce the number of vehicle trips and associated emissions to air. It is expected that residents will have	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan"</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative

	access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. It is also assumed that a new town in this broad location would be able to improve accessibility to the existing Leeds railway station and be able to take advantage of the proposed West Yorkshire Mass Transit system (with construction planned to start in 2028). In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM10s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given the existing urban area, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Leeds South Bank broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions		effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including improved accessibility to the existing railway station and access to the Yorkshire Mass Transit System; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the new West Yorkshire Mass Transit system will be implemented and any new or redeveloped stations accessible to this broad location. ■ It is assumed that there is already good accessibility to public transport and walking/ cycling routes given the broad location is located in an existing urban area. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				arising from the wear of brakes, tyres and road surfaces³³⁹.
Biodiversity, Flora and Fauna	There are no designated conservation sites within the broad location. The presence of the River Aire and Leeds and Liverpool Canal are located within the broad location. Additionally, two categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location, there are 17 SSSIs, one NNR, 113 Ancient Woodlands and 28 LNRs. Additionally, 16 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. It is noted that the West Yorkshire Draft Local Nature Recovery Strategy (LNRS) was available for consultation until 16 November 2025. Access to the maps identifying protected and potential opportunity areas are no longer available. The HRA Screening found that there are no internationally designated sites for nature conservation within 15km of the broad location. Based on the	-	-	+	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for;

³³⁹ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	methodology used and assumptions made a conclusion of no likely significant effects was reached. However, it is recognised that further work is needed to determine the potential for likely significant effects beyond 15km and in-combination with other plans and programmes. Development in the broad location could have a negative effect on habitats and species present due to both the direct loss of habitat (including Priority Habitats) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development (including vehicle movements). There is also the potential for impacts to existing waterbodies (principally the River Aire) and the habitats and species that they support, through their loss, diversion or modification and/or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species. Given that there are no designated sites present within the broad location and that it is predominantly comprised of previously developed land, it is considered that without appropriate mitigation, there is the potential for a minor negative effect in the short and medium term. This reflects that previously developed land can play an important role for biodiversity. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. Given the predominantly brownfield nature of the broad location, it is likely to be more challenging for the development to meet BNG requirements on-site. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Leeds South Bank broad location is assessed as having a minor negative effect on the Biodiversity SEA objective in the short and medium term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021.			■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies and priority habitats) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England;

	■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				■ implementation of measures to maintain the water levels, flow and water quality associated with the River Aire and other water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; and ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible. ■ Develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There is likely to be limited to no permanent loss of carbon sequestration in soils given the urban nature of the broad location.	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute</i>

	The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³⁴⁰; and based on an average completion rate of 800 dwellings per annum, a total of 48,000 tCO_{2e} would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.02% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.04% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.43% of the total construction sector emissions in 2024^{341,342}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses		<i>to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".</i> Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ expansion of the existing district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including improved accessibility to the existing railway station and access to the West Yorkshire Mass Transit System;

³⁴⁰ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³⁴¹ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁴² It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

	3,900 kWh/year where electric storage heating is used³⁴³. Given the current mix of generation on the national grid³⁴⁴ this would equate to around 0.7 tCO₂e/yr/dwelling or 560 tCO₂e/yr at a completion rate of 800 dwellings/year. It is expected that the regeneration of this broad location will provide an opportunity for the delivery of renewable energy capacity. There is also opportunity for the homes and associated development constructed in the new town, subject to feasibility and viability, to be connected to the existing district heating scheme. There may also be opportunities for the delivery of a new town to expand the existing network. Beyond this, the nature, type and scale of any renewables provision is uncertain at this stage and may be limited given the previously developed nature of the broad location. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering circa 20,000 homes and 3 million square feet of commercial space are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a new town in this broad location will incorporate appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this broad location would provide an opportunity to take advantage of plans to improve connectivity and accelerate the delivery of the recently announced West Yorkshire Mass Transit system as well as improve access to the existing Leeds railway station. It is also expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate				■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³⁴³ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³⁴⁴ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that 20% of the broad location falls within Flood Zone 2 and 5% within Flood Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk, noting that such effects are sought to be mitigated by local flood alleviation schemes. Given the previously developed nature of the broad location, it is considered unlikely that development would significantly increase flooding within the area and elsewhere. Notwithstanding this, there is the potential for development to be delivered in areas of higher flood risk. Overall, the Leeds South Bank broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO_{2e} per dwelling would be generated in terms of embodied carbon. ■ It is assumed that a build out rate of 800 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 20% of the broad location falls within Flood Zone 2 and 5% of the broad location falls within Flood Zone 3. These higher flood risk	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and

	areas are associated with the River Aire and the Leeds and Liverpool Canal with risks the focus of Leeds Flood Alleviation Scheme Phases 2. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a high risk of flooding. However, owing to the previously developed nature of the broad location, it is likely that the regeneration of this area would not significantly increase flood risk either on or offsite (for example, through significantly increasing the level of hardstanding and surface water runoff) compared to the current baseline. It is noted that the Leeds Flood Alleviation Scheme Phase 2 has now been completed and will help to reduce the risk of flooding along the River Aire, upstream of Leeds Tran Station and Apperley Bridge. Overall, the Leeds South Bank broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage.				requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.

Health and Wellbeing	The phased delivery of circa 20,000 homes and 3 million square feet of commercial space and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities (e.g., healthcare facilities, formal open space, sports and recreational facilities), effects arising from construction activities and effects arising from changes in demand for healthcare services. The regeneration of the broad location through the construction of new homes and associated infrastructure as well as commercial floorspace has the potential to generate noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing residential and employment/ commercial areas within and surrounding the broad location (which includes Leeds City Centre) as well as people that ultimately move into new homes and commercial spaces delivered in the early phases of the project. In the short to medium term, there is the potential for negative effects. The regeneration of this broad location could result in the loss of existing open/ green spaces, such as Holbeck Moor Park, Sovereign Square Park, Park Square and St John's Park, as well as recreational facilities, including gyms and other facilities. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. While the Taskforce Report does not outline the scale of community and health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and

	and health infrastructure for the existing surrounding communities. There is one hospital within the broad location, which is Leeds General Infirmary. It is assumed that this would be retained and possibly enhanced. Overall, the Leeds South Bank broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient community, health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that any existing hospitals within the broad location would be retained and enhanced. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRow; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	Within the broad location there are 422 Listed Buildings (nine Grade I, 35 Grade II* and 378 Grade II) and approximately eight Conservation Areas). The listed buildings within the broad location are primarily clustered within the conservation areas in Leeds City Centre in the north. Four assets within the broad location are on the Heritage at Risk Register. Within 15km of the broad location, there is one World Heritage Site (Saltaire), 71 Scheduled Monuments, one registered battlefield (Battle of Adwalton Moor), 26 Registered Parks and Gardens (two Grade I, four Grade II* and 20 Grade II), and 3,481 Listed Buildings (62 Grade I, 157 Grade II* and 3,262 Grade II). A total of 55 heritage assets within 15km of the broad location are on the Heritage at Risk Register.	--	--	--/ +	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and

	There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Given the urban nature of the broad location, it is unlikely that the regeneration of the area would result in the loss of, and significant erosion to, the historic character of the existing landscape, although there is potential for effects on the setting of the Holbeck Conservation Area. During construction, in the short and medium term, negative effects could, without mitigation, be significant. This reflects the considerable number of designated heritage assets within the broad location, the potential for their loss and potential impacts to setting. In the long term, the regeneration of the area could have positive effects on the historic environment through the removal of buildings that currently detract from the historic environment as well as improving the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. There is also the potential for significant negative effects in the long term through the permanent loss of heritage assets and impacts to their setting. Overall, the Leeds South Bank broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.		assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ ensure sensitive development within or within the setting of the Holbeck Conservation Area; ■ adoption of heritage-led design principles;

					■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or National Landscapes within the broad location. There are no National Parks within 15km of the broad location; however, there is one National Landscape (Nidderdale) within 15km of the broad location. The broad location falls within the Nottinghamshire, Derbyshire and Yorkshire Coalfield National Character Area, which according to its profile produced by Natural England, <i>“is an area that has seen great change over the past few centuries. Deposits of coal and iron, along with the water supply, brought large scale industry to the area. The impact on the landscape and settlement pattern is clear. So too is the influence on the visual and ecological landscape”</i>. The broad location itself is primarily comprised of urban land, industrial or commercial units, road and rail networks and associated land. The M621 runs through the southern boundary and a number of railway lines including northern railway, CrossCountry, LNER, and Transpennine Express pass through to reach Leeds railway station which is situated in the east. The central area of the broad location is characterised by the presence of the River Aire from Gill Beck (Baildon) to River Calder, and the Leeds and Liverpool Canal, with the Low/ Wortley/ Pudsey Brooks towards the south.	-	-	++	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to

	The north includes Leeds City Centre and number of heritage assets including Conservation Areas. The regeneration of the broad location to deliver circa 20,000 homes and 3 million square feet of commercial space and associated infrastructure in an urban area has the potential to affect the existing townscape and visual amenity. Negative effects are predicted in the short and medium term during construction but given the existing urban nature of the broad location, these effects are anticipated to be minor. In the long term following construction, it is predicted that there is the potential for a significant positive effect on townscape and visual amenity through the regeneration of the broad location. Overall, the Leeds South Bank broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short and medium term and a significant positive effect in the long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent of total land take for the development of the new town across the broad location is not known. - The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. - The design and layout of proposed development across the broad location is not known at this stage. - The buildings that might be demolished as part of the development of the new town are not known.				reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; - implementation of a lighting strategy to minimise outward glow from new development; and - extension/ improvement of pedestrian connectivity (Pedestrian Footpath - or dual cycle) along entirety of watercourse, where applicable.
Land use, Geology and Soils	Within the broad location, according to CORINE land cover types, 100% of the broad location is brownfield land, consisting predominantly of industrial or commercial units, discontinuous urban fabric, continuous urban fabric and green urban. Given the existing urban nature, the delivery of a new town in this broad location is likely to have a significant positive effect in the short and medium term through the efficient use of land. While there are some small areas of green space that could be lost as a result of development, this is uncertain	++	++	0	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local

	and regeneration would not result in the loss of any agricultural land. In the long term following construction, it is predicted that the effect will be neutral. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses as existing brownfield land, with six historic landfill sites intersecting with the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	There are no permitted waste management sites/ facilities within the broad location. There are 13 historic landfills that intersect with the broad location. There are also mineral safeguarded areas for sand and gravel as well as coal, which cross Leeds, including the city centre. Within 15km of	--	--	-	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of

	the broad location, there are 34 permitted waste sites, six mineral extraction sites and 593 historic landfill sites. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are no existing mineral extraction sites with the broad location but there are two mineral safeguarded areas. However, given the urban nature of the broad location, it is not predicted that there would be significant direct effects on minerals resources. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Leeds South Bank broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term and a minor negative effect in the long term. Assumptions			resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction.

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (inter alia): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of circa 20,000 homes will significantly help to meet future needs of the Leeds Housing Market Area. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. In this regard, the New Towns Taskforce Report notes that despite the positive delivery of new homes in recent years, that “<i>significant challenges remain as housing affordability and quality are ongoing issues for many, with median house prices being 6.46 times median earnings in Leeds in 2024, over 26,000 households awaiting homes through the Leeds Homes Register, and an above average rate of substandard housing</i>”. In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and regeneration is then complete. It is important to note that the development of the new town in this broad location could lead to the loss of existing homes and communities that would impact community identity. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. Given the urban nature of the broad location, there is the potential for the loss of a number of existing community facilities. There is also the potential	-/+	- /++	- /++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities.

	for the loss of existing homes with impacts on community identity. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report states that there is an opportunity to deliver three million square feet of new commercial space to form a distinct new urban community to boost Leeds' contribution to economic growth. Employment opportunities will be generated and accessible for communities within and surrounding the broad location. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of the new town in this broad location could lead to the loss of some employment areas; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. Overall, the Leeds South Bank broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA			In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible; ■ Ensure accessibility of new employment and community services/ facilities to existing communities; and ■ Deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that the new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not know at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered (beyond 3 million square feet of new commercial space) is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Humber River Basin District and Aire and Calder Management Catchments. The Operational Catchment is the Aire Lower. The broad location intersects with the boundaries of three WFD waterbody catchments and the overall status for these waterbodies is moderate. The following WFD waterbodies directly intersect with the broad location: Aire from Gill Beck (Baildon) to Wyke Beck, Meanwood Beck from Source to River Aire and Low/Wortley/Pudsey Bks. The delivery of circa 20,000 homes and 3 million square feet of commercial space and associated infrastructure has the potential to increase the	-	-	-	Future iterations of Water Resources North's Regional Plan and Yorkshire Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water

	amount of wastewater and pollutant discharges during both construction and once buildings are complete. Given the urban nature of the broad location, the increase is not likely to be substantial (given the presence of existing users/ consumers and the previously developed nature of the area); however, there is still a risk that the quality of water bodies could be decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short, medium and long term as construction is completed and the new town is fully built out. The broad location does not fall within a water stressed area as identified by the Environment Agency. However, the Regional Resource Plan for the North of England identifies that without action, the Yorkshire Grid Water Resource Zone (which this broad location falls within) will be facing a deficit of 299 million litres of water per day by 2050³⁴⁵. The scale of growth has the potential to increase demand on water resources within Yorkshire Water's supply area. Taking the overall scale of growth into account and that delivery of the new town in this broad location would result in the regeneration of an existing urban area with existing water resource needs, it is considered that there is the potential for a minor negative effect in the short term. While the phased delivery continues in the medium term the significance is likely to increase but is predicted to still be minor and this is also predicted in the long term. Overall, the Leeds South Bank broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties				resource infrastructure required to meet the increased demand. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek water efficiency standards of a minimum of 110 litres per person per day; and

³⁴⁵ Water Resources North (2022) Draft Regional Water Resources Plan for the North of England. Available online at: <https://www.waterresourcesnorth.org/our-region/wren-regional-draft-plan/>
[Accessed on 02/12/25]
New Towns Programme – Strategic Environmental Assessment
Environmental Report
19-03-2026 | UK-70119247.1358

	■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				■ seek opportunities to enhance the River Aire (and tributaries) and Leeds and Liverpool Canal.

Manchester Victoria North

Figure G-4 Manchester Victoria North broad location

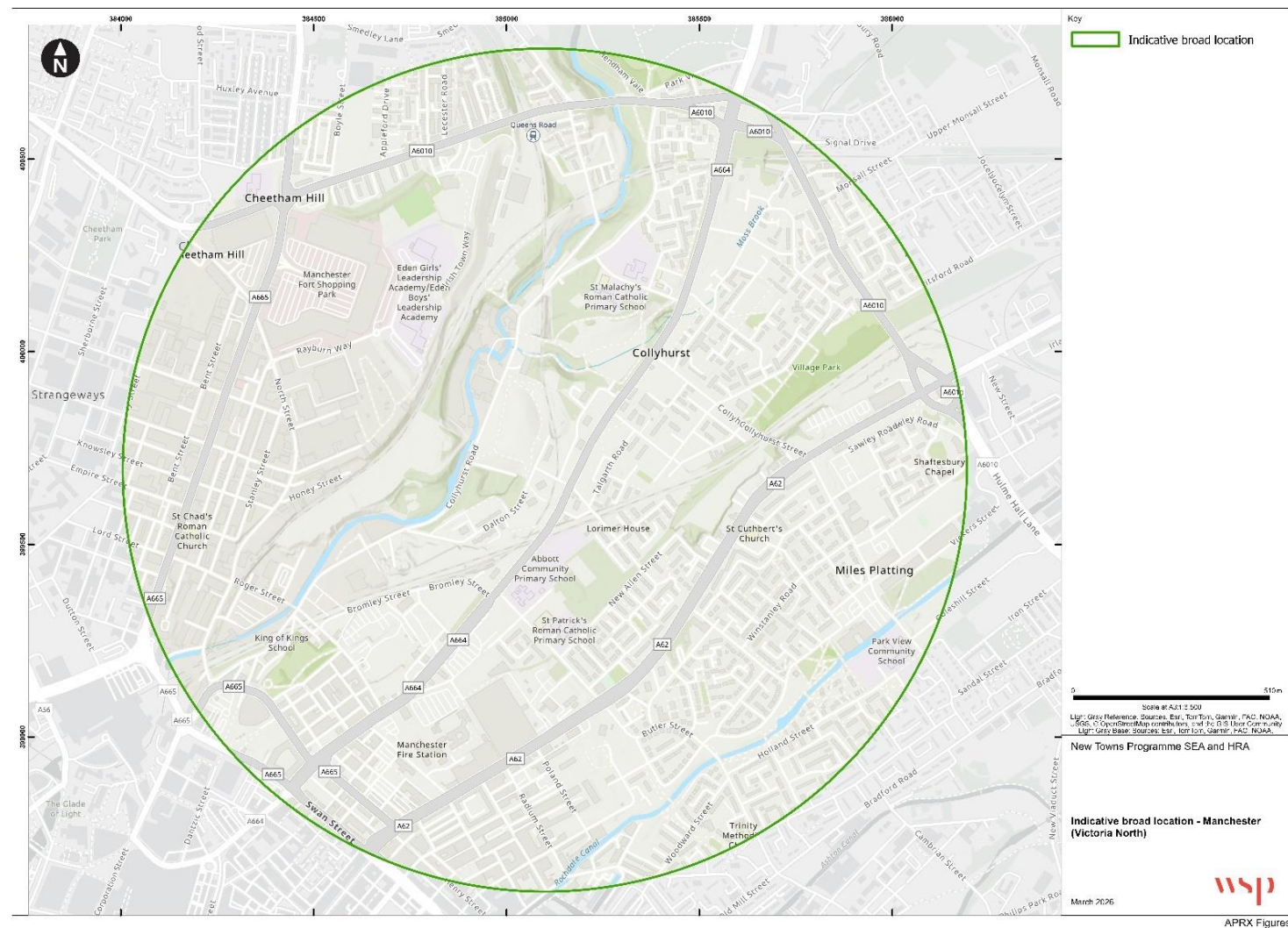


Table G-5 Assessment of Manchester Victoria North broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There is currently one Air Quality Management Area (AQMA) within the broad location, Manchester AQMA, which is located along the A664, A6010 and A62 within the broad location. Within 15km of the broad location, there are 9 AQMAs, spread across the Greater Manchester area. These are located within Manchester city centre, broader areas within settlements across Greater Manchester, and key sections of the highway network, such as the M60, M61, and M62. Changes in air quality could have impacts on designated and non-designated habitats as well as on the health of existing communities, within and in the surrounding areas of the broad location. In the short to medium term, demolition and construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and heavy machinery in the broad location and along key transport routes, including the M60, M61, and M62 and A-roads such as the A664 and A62. There will also be emissions (dust) as a result of the demolition of existing infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the number of receptors within the broad location (existing residential, employment and community). In the medium to long term, the transport implications of delivering at least 15,000 homes and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of new homes, employment and associated community infrastructure within an existing accessible urban area will help to reduce the number of vehicle trips and associated emissions to air. It is expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement...</i> <i>Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan"</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative

	same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. It is also assumed that a new town in this broad location would be able to take advantage of plans to improve connectivity between cities across the North, such as the TransPennine rail upgrades and the potential delivery of a new Manchester Metrolink station and public transport hub. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given the existing urban area, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Manchester, Victoria North broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions				effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; and, ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that a new town in this broad location would be able to take advantage of the plans to improve connectivity within the Greater Manchester area from a new Manchester Metrolink station at Sandhills and a public transport hub and between cities across the North, such as the TransPennine rail upgrades. ■ It is assumed that there is already good accessibility to public transport and walking/ cycling routes given the broad location is located in an existing urban area. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				arising from the wear of brakes, tyres and road surfaces³⁴⁶.
Biodiversity, Flora and Fauna	There are no designated conservation sites within the broad location. The presence of the River Irk is noted within the broad location. Additionally, two categories of habitat included in the Priority Habitats Inventory are present within the broad location Within 15km of the broad location, there are three SACs, one SPA, 13 SSSIs, one National Park (Peak District) one NNR, 97 Ancient Woodlands and 56 LNRs. Additionally, 22 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The Greater Manchester's Local Nature Recovery Strategy (LNRS) identifies core local nature sites and opportunity areas for improvement and enhancement across the Greater Manchester area. In the broad location,	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided,

³⁴⁶ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	opportunity areas such as Broadleaved Woodland along Collyhurst Road and Modified grassland off Broadland Street have been identified. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Rochdale Canal SAC, Manchester Mosses SAC, South Pennine Moors SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality • Peak District Moors (South Pennine Moors Phase 1) SPA: ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. Development in the broad location could have a negative effect on habitats and species present due to both the direct loss of habitat (including Priority Habitats) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development (including vehicle movements). There is also the potential for impacts to existing waterbodies (principally the River Irk) and the habitats and species that they support, through their loss, modification or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species. Given the findings of the HRA Screening, it is considered that without appropriate mitigation, there is the potential for a significant negative effect in the short to long term. It is recognised that previously developed land can also play an important role for biodiversity.			mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies and priority habitats) and provide suitable buffers where necessary;

	In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. Given the predominantly brownfield nature of the broad location, it is likely to be more challenging for the development to meet BNG requirements on-site. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Manchester Victoria North broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with the River Irk and other water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks</i>

	sequestration in soils where permanent land take occurs. However, given the urban nature of the broad location, this loss is not likely to be significant. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³⁴⁷; and based on an average completion rate of 600 dwellings per annum, a total of 36,000 tCO_{2e} would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.019% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.034% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.3% of the total construction sector emissions in 2024^{348,349}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in				<i>and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".</i> Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities;

³⁴⁷ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³⁴⁸ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁴⁹ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

	determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³⁵⁰. Given the current mix of generation on the national grid³⁵¹ this would equate to around 0.7 tCO₂e/yr/dwelling or 400 tCO₂e/yr at a completion rate of 600 dwellings/year. It is expected that the regeneration of this broad location will provide an opportunity for the delivery of renewable energy capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage and may be limited given the previously developed nature of the broad location. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering at least 15,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a new town in this broad location will incorporate appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this broad location would provide an opportunity to take advantage of plans to improve connectivity within the Greater Manchester area from a new Manchester Metrolink station at Sandhills and a public transport hub and between cities across the North, such as the TransPennine rail upgrades. It is also expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate				■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³⁵⁰ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³⁵¹ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that less than 10% of the broad location falls within Flood Zone 2 and Flood Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Given the previously developed nature of the broad location, it is considered unlikely that development would significantly increase flooding within the area and elsewhere. Notwithstanding this, less than 10% of the broad location falls within high flood risk areas and there is the potential for development to be delivered in these areas. Overall, the Manchester, Victoria North broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO₂e per dwelling would be generated. ■ It is assumed that a build out rate of 600 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 4% of the broad location falls within Flood Zone 2 and 2% of the broad location falls within Flood Zone 3. The higher risk areas are associated with the River Irk. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of

	construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a risk of flooding. However, owing to the previously developed nature of the broad location, it is likely that the regeneration of this area would not significantly increase flood risk either on or offsite (for example, through significantly increasing the level of hardstanding and surface water runoff) compared to the current baseline. It is noted that improvements to flood defences are being made to reduce the risk and extent of flood zones relating to the River Irk, which flows through the broad location. Overall, the Manchester, Victoria North broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage. ■ There are no known flood defences in the broad location.				flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of at least 15,000 homes and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities (e.g., healthcare facilities, formal open space, sports	--	-- /++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to

	and recreational facilities), effects arising from construction activities and effects arising from changes in demand for healthcare services. The regeneration of the broad location through the construction of new homes and associated infrastructure as well as commercial floorspace has the potential to generate noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing residential and employment/ commercial areas within and surrounding the broad location (which includes Manchester City Centre in part) as well as people that ultimately move into new homes and commercial spaces delivered in the early phases of the project. In the short to medium term, there is the potential for negative effects. The regeneration of this broad location could result in the loss of existing open/ green spaces, such as Village Park, as well as recreational facilities, including gyms and other facilities. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. The New Towns Taskforce Report also identifies that the broad location could deliver a health centre, new and upgraded public parks and open spaces. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. Similarly, while the Taskforce Report does not outline the scale of health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for the existing surrounding communities. In this regard, it is noted that the broad location is within 15km of 30 hospitals. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term.			achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible;

	Overall, the Manchester, Victoria North broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health as well as open space and recreation facilities (including green infrastructure) will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRoW; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	Within the broad location, there are 31 Listed Buildings (25 Grade II and six Grade II*) clustered towards the south of the broad location, one Registered Park and Garden (Grade II), and two Conservation Areas located within the southern area of the broad location. There are two assets within the broad location that are on the Heritage at Risk register. Within 15km of the broad location, there are 25 Registered Parks and Gardens (23 Grade II, and 2 Grade II*), 26 Scheduled Monuments, 2,636 Listed Buildings (38 Grade I, 2,425 Grade II, and 173 Grade II*), and 84 assets on the Heritage at Risk register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Given the urban nature of the broad location, it is unlikely that the regeneration of the area would result in the	--	--	--/ +	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional.

	loss of, and significant erosion to, the historic character of the existing landscape, although there is potential for effects on the setting of the Ancoats Conservation Area. During construction, in the short and medium term, negative effects could, without mitigation, be significant. This reflects the considerable number of designated heritage assets within the broad location, the potential for their loss and potential impacts to setting. In the long term, the regeneration of the area could have positive effects on the historic environment through the removal of buildings that currently detract from the historic environment as well as improving the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. There is also the potential for significant negative effects in the long term through the permanent loss of heritage assets and impacts to their setting. Overall, the Manchester Victoria North broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short to long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ ensure sensitive development within or within the setting of the Ancoats Conservation Area; ■ adoption of heritage-led design principles; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the

					setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Landscapes or National Parks in the broad location, however, there is one National Park (Peak District National Park) within 15km of the broad location. The new town location falls within the Manchester Conurbation National Character Area, which according to its profile produced by NE, <i>“is formed of a number of cities, towns and villages which have grown and come together. These include Manchester, Salford, Stockport, Sale, Ashton-under-Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden. The area is dense with urban and industrial development. This includes commercial, financial, retail and administrative centres and commuter suburbs. A network of green infrastructure runs through the area”</i>. The broad location itself is primarily comprised of urban land, with major roads such as the A62 and A664 running through the broad location. Northern and Transpennine Express railways pass through the broad location to reach Manchester Victoria train station, as well as tram routes in the northern and western part of the location. The northern area of the broad location is characterised by the presence of the River Irk (Wince to Irwell) and associated habitats. The regeneration of the broad location to deliver at least 15,000 homes and associated infrastructure in an urban area has the potential to affect the existing townscape and visual amenity. Negative effects are predicted in the short and medium term during construction but given the existing urban nature of the broad location, these effects are anticipated to be minor.	-	-	++	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape

	In the long term following construction, it is predicted that there is the potential for a significant positive effect on townscape and visual amenity through the regeneration of the broad location. Overall, the Manchester, Victoria North broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short and medium term and a significant positive effect in the long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent of total land take for the development of the new town across the broad location is not known. - The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. - The design and layout of proposed development across the broad location is not known at this stage. - The buildings that might be demolished as part of the development of the new town are not known.				features) and deliver attractive buildings and spaces and a strong sense of place.
Land use, Geology and Soils	The entirety of the broad location is urban land at 100% cover. According to CORINE land cover types, the entirety of the broad location is brownfield land, consisting predominantly of discontinuous urban fabric, continuous urban fabric, and industrial or commercial units. Given the existing urban nature, the delivery of a new town in this broad location is likely to have a significant positive effect in the short and medium term through the efficient use of land. While there are some small areas of green space that could be lost as a result of development, this is uncertain and regeneration would not result in the loss of any agricultural land. In the long term following construction, it is predicted that the effect will be neutral. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses as existing brownfield land, with 1 historic landfill site intersecting with the broad location. It is assumed that any contaminated	++	++	0	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable

	land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				<i>for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”.</i> In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	There are no permitted waste management sites/ facilities within the broad location, however, there are 4 historic landfills that intersect with the broad location. There are no known mineral safeguarded areas in the broad location. Within 15km of the broad location, there are 26 permitted waste sites, 2 mineral extraction sites and 1,026 historic landfill sites. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development.	--	--	-	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the

	The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are no existing mineral extraction sites with the broad location but there are two mineral safeguarded areas. However, given the urban nature of the broad location, it is not predicted that there would be significant direct effects on minerals resources. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Manchester Victoria North broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term and a minor negative effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors				appropriate management waste arising during construction.

	including (inter alia): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which existing buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of at least 15,000 homes will significantly help to meet future needs of the Manchester Housing Market Area. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. In this regard, the New Towns Taskforce Report notes that <i>“housing has become less affordable across Manchester. Median house prices have risen from being 5.49 times median earnings in 2014 to 7.34 times them in 2024. Private renters in Manchester could expect to spend 45.6% of their income on a rented home, above the England average of 34.2%”</i>. The Taskforce Report also states that, <i>“There is also the opportunity to boost affordable housing provision beyond the current ambition of 20%”</i>. In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and regeneration is then complete. It is also important to note that the development of the new town in this broad location could lead to the loss of existing homes and communities that would impact community identity. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. Given the urban nature of the broad location, there is the potential for the loss of a number of existing community facilities. There is also the potential for the loss of existing homes with impacts on community identity. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. While the precise scale and nature of new employment that might be delivered is not known at this stage, it is assumed that employment	-/+	- /++	- /++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or

	opportunities will be generated and will be accessible for communities within and surrounding the broad location. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of the new town in this broad location could lead to the loss of some employment areas; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy, as it will help support the city's labour market, improving productivity and boosting growth. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. The New Towns Taskforce Report states that the new town has the potential to deliver new shops and primary and secondary schools. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. Overall, the Manchester Victoria North broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes.				employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible; ■ Ensure accessibility of new employment and community services/ facilities to existing communities; and ■ Deliver sufficient community infrastructure; ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not know at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered is not known at this stage.				
transport Water Resources (Quality and Quantity)	The broad location falls within the North West River Basin District, and the Irwell Management Catchment. The Operational Catchments are the Roch Irk Medlock and Croal Irwell. The broad location intersects with the boundary of four WFD waterbody catchments (all of which are rivers) and the overall status of each of these waterbodies is either moderate or poor. One WFD waterbody (Irk (Wince to Irwell)) directly intersects with the broad location. The delivery of at least 15,000 homes and associated infrastructure has the potential to increase the amount of wastewater and pollutant discharges during both construction and once buildings are complete. Given the urban nature of the broad location, the increase is not likely to be substantial (given the presence of existing users/ consumers and the previously developed nature of the area); however, there is still a risk that the quality of water bodies could be decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved.	-	-	-	Future iterations of Water Resources West's Regional Plan and United Utilities' Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing

	Alongside this, there is the potential for this level of growth in this broad location to decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short, medium and long term as construction is completed and the new town is fully built out. The broad location does not fall within a water stressed area as identified by the Environment Agency. However, the WRW Regional Plan identifies that the broad location falls within an area facing a deficit of by 215 Ml/d by 2051.⁵ The scale of growth has the potential to increase demand on water resources within United Utilities supply area. Taking the overall scale of growth into account and that delivery of the new town in this broad location would result in the regeneration of an existing urban area with existing water resource needs, it is considered that there is the potential for a minor negative effect in the short term. While the phased delivery continues in the medium term the significance is likely to increase but is predicted to still be minor and this is also predicted in the long term. Overall, the Manchester Victoria North broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek water efficiency standards of a minimum of 110 litres per person per day; and ■ Seek opportunities to enhance the River Irwell and Irk (Wince to Irwell).

Figure G-5 Thamesmead, Greenwich broad location

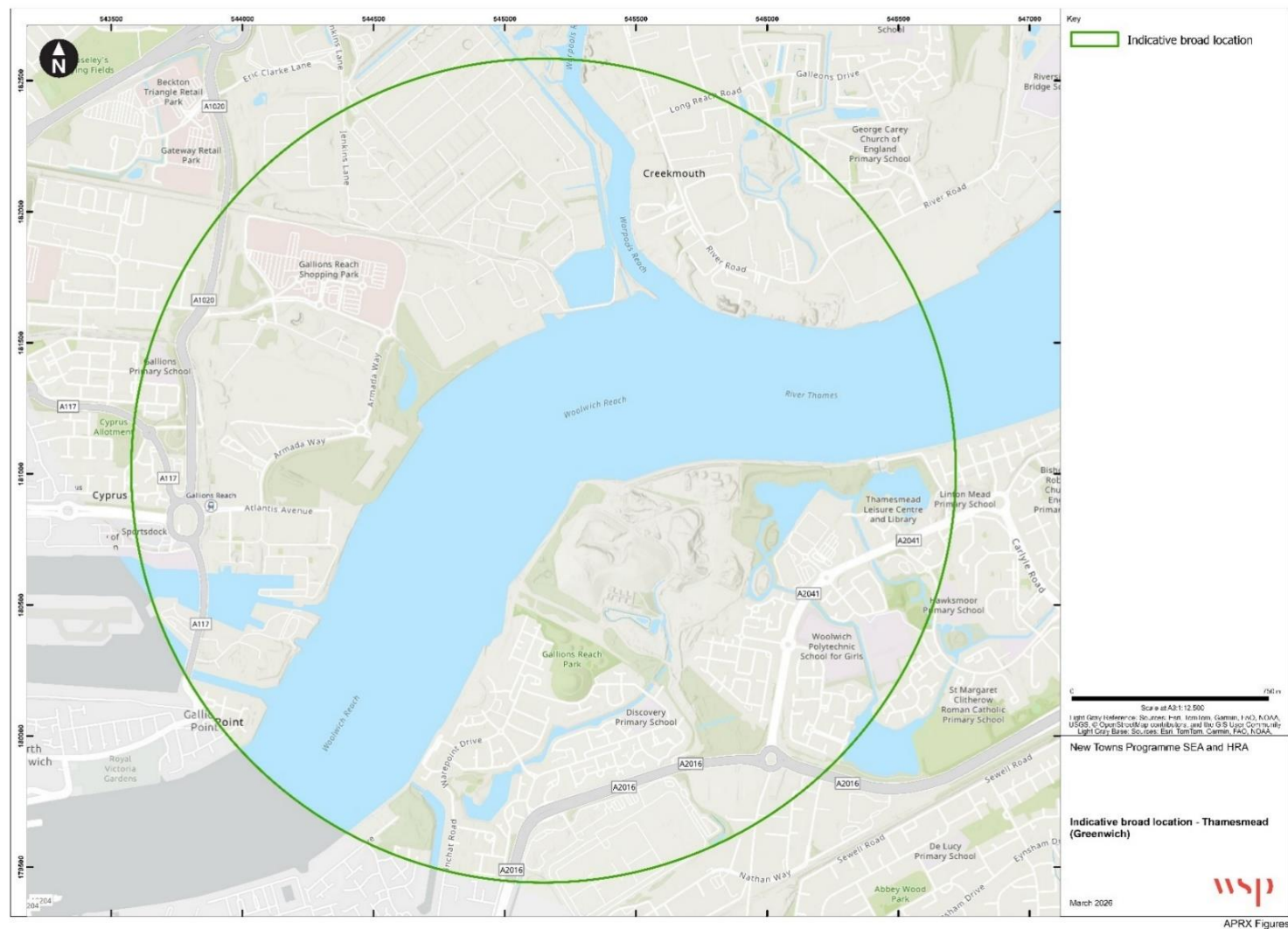


Table G-6 Assessment of Thamesmead, Greenwich broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are three Air Quality Management Areas (AQMA) within the broad location (Greenwich AQMA, Barking and Dagenham AQMA, and Newham AQMA) and 43 within 15 km of the broad location. The Greenwich AQMA stretches across the entire borough of Greenwich, with the Barking & Dagenham AQMA situated across the River Thames to the west of the location and the Newham AQMA to the east. Changes in air quality could have impacts on designated and non-designated habitats as well as on the health of existing communities, within and in the surrounding areas of the broad location. In the short to medium term, demolition and construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and heavy machinery in the broad location and along key transport routes. There will also be emissions (dust) as a result of the demolition of existing infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the number of receptors within the broad location (existing residential, employment and community). In the medium to long term, the transport implications of delivering up to 15,000 homes and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of new homes, employment and associated community infrastructure within an existing accessible urban area will help to reduce the number of vehicle trips and associated emissions to air. It is expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement..."</i> <i>Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan".</i> Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative

	to access public transport, employment opportunities and community facilities delivered within the broad location. It is also assumed that a new town in this broad location would benefit from the potential DLR extension to improve local connectivity and capacity in the wider Thamesmead area. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given the existing urban area, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Thamesmead, Greenwich broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions It is assumed that development will be in accordance with relevant prevailing building standards.				effects and enhance air quality where possible. These measures may include, for example: - provision of appropriate public transport, walking and cycling infrastructure; - provision of appropriate electric vehicle charging facilities; - preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; - preparation of a Construction Transport Management Plans(s) (CTMP); - use of low emissions vehicles during construction; - installation of air quality monitors; - development of an air quality management plan(s); - assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; - implementation of a clean air zone, - production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; and - delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter

	■ It is assumed that the new DLR extension will go ahead and any new or redeveloped stations, completed as part of this, would be accessible to this broad location. ■ It is assumed that there is already good accessibility to public transport and walking/ cycling routes given the broad location is located in an existing urban area. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				arising from the wear of brakes, tyres and road surfaces³⁵².
Biodiversity, Flora and Fauna	There are no designated conservation sites within the broad location. Seven categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location, there is one SAC (Epping Forest), one SPA (Lee Valley), one Ramsar site (Lee Valley), 27 SSSIs, one NNR, one MCZ, 137 Ancient Woodlands, and 57 LNRs. Additionally, 16 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. It is noted that the Greater London Authority (GLA) draft Local Nature Recovery Strategy (LNRS) was available for consultation until 29 October 2025. Access to the maps identifying protected and potential opportunity areas is no longer available. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways:	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should

³⁵² DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	• Lee Valley SPA, Lee Valley Ramsar, and Epping Forest SAC: ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. Development in the broad location could have a negative effect on habitats and species present due to both the direct loss of habitat (including Priority Habitats) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development (including vehicle movements). There is also the potential for impacts to existing waterbodies (principally the River Thames) and the habitats and species that they support, through their loss, modification or diversion and/or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species. Given the findings of the HRA Screening, it is considered that without appropriate mitigation, there is the potential for a significant negative effect in the short to long term. It is recognised that previously developed land can also play an important role for biodiversity. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. Given the predominantly brownfield nature of the broad location, it is likely to be more challenging for the development to meet BNG requirements on-site. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Thamesmead, Greenwich broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.			not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to

	■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; and ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). However, given the urban nature of the broad location, this loss is not likely to be significant. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³⁵³; and based on an average completion rate of 600 dwellings	-	-	-	At paragraph 161, the NPPF states that "<i>The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including</i>

³⁵³ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

	per annum, a total of 36,000 tCO₂e would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.02% of the 6th Carbon Budget (965 MtCO₂e) and 0.03% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO₂e). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.32% of the total construction sector emissions in 2024^{354,355}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³⁵⁶. Given the current mix of generation on the national grid³⁵⁷ this would equate to around 0.7 tCO₂e/yr/dwelling or 420 tCO₂e/yr at a completion rate of 600 dwellings/year. It is expected that the regeneration of this broad location will provide an opportunity for the delivery of renewable energy capacity. However, the		<i>the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure</i>". Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage

³⁵⁴ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁵⁵ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

³⁵⁶ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³⁵⁷ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	nature, type and scale of any renewables provision is uncertain at this stage and may be limited given the previously developed nature of the broad location. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering up to 15,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a new town in this broad location will incorporate appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this broad location would provide an opportunity to take advantage of, and accelerate, the delivery of the DLR extension to improve local connectivity and capacity in the wider Thamesmead area. It is also expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that over 20% of the broad location falls within Flood Zone 2 and Flood Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Given the previously developed nature of the broad location, it is considered unlikely that development would significantly increase flooding within the area and elsewhere. Notwithstanding this, over 20% of the broad location does fall within high flood risk areas and there is the potential for development to be delivered in these areas. Overall, the Thamesmead, Greenwich broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term.				defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

	Assumptions ■ It is assumed that 60 tCO_{2e} per dwelling would be generated in terms of embodied carbon. ■ It is assumed that a build out rate of 1,600 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 87% of the broad location falls within Flood Zone 2, with 84% of the broad location falling within Flood Zone 3. These higher flood risk areas are associated with the Thames estuary. Given the high proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a high risk of flooding. However, owing to the previously developed nature of the broad location, it is likely that the regeneration of this area would not significantly increase flood risk either on or offsite (for example, through significantly increasing the level of hardstanding and surface water runoff) compared to the current baseline. Notwithstanding this, significantly over 20% of the broad location does fall within high flood risk areas and there is the potential for development to be delivered in these areas. Overall, the Thamesmead, Greenwich broad location is assessed as having a significant negative effect on the Flood Risk SEA objective in the short, medium and long term.	--	--	--	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

	Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage.				Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of up to 15,000 homes and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities (e.g., healthcare facilities, formal open space, sports and recreational facilities), effects arising from construction activities and effects arising from changes in demand for healthcare services. The regeneration of the broad location through the construction of new homes and associated infrastructure as well as commercial floorspace has the potential to generate noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing residential and employment/ commercial areas within and surrounding the broad location as well as people that ultimately move into new homes and commercial spaces delivered in the early phases of the project. In the short to medium term, there is the potential for negative effects.	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better

	The regeneration of this broad location could result in the loss of existing open/ green spaces, such as Gallions Reach Park, as well as recreational facilities, including gyms and other facilities. Whilst there remains uncertainty, if the proposed new development led to the total loss of Gallions Reach Park, there is potential that this would contribute to a negative effect in the short to medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. Similarly, while the Taskforce Report does not outline the scale of health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for the existing surrounding communities. In this regard, it is noted that the broad location is within 15km of 53 hospitals. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Thamesmead, Greenwich broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health as well as open space and recreation facilities (including green infrastructure) will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties			provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’, which includes open space provision; ■ avoiding, where possible, impacts to PRoW; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP;

	■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage. ■ It is uncertain whether the proposed new development would lead to the loss of existing open/ green spaces, such as Gallions Reach Park.				■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the Flocal integrated care board (ICB).
Historic Environment	Within the broad location there are three Listed Buildings (two Grade II and one Grade II*) and one asset on the Heritage at Risk register. Within 15km of the broad location, there are three World Heritage Sites (Maritime Greenwich, Tower of London, and Palace of Westminster, Westminster Abbey and St. Margaret's Church), 74 Registered Parks and Gardens (six Grade I, 55 Grade II, and 13 Grade II*), 119 Scheduled Monuments, 9,779 Listed Buildings (376 Grade I, 8,641 Grade II, and 762 Grade II*), and a total of 285 assets on the Heritage at Risk register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Given the urban nature of the broad location, it is unlikely that the regeneration of the area would result in the loss of, and significant erosion to, the historic character of the existing landscape. During construction, in the short and medium term, negative effects are considered not likely to be significant given the lack of designated heritage assets within the broad location. In the long term, the regeneration of the area could have positive effects on the historic environment through the removal of buildings that currently detract from the historic environment as well as improving the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. There is also the potential for minor negative effects in the long term through impacts to the setting of heritage assets.	-	-	-/+	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact.

	Overall, the Thamesmead, Greenwich broad location is assessed as having a minor negative effect on the Historic Environment SEA objective in the short to long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ adoption of heritage-led design principles; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.

Landscape and Townscape	There are no National Parks or National Landscapes within the broad location, however, there is one National Landscape (Kent Downs) within 15km of the broad location. The broad location falls within the Greater Thames Estuary National Character Area, which according to its profile produced by NE, <i>“predominantly a remote and tranquil landscape of shallow creeks, drowned estuaries, lowlying islands, mudflats and broad tracts of tidal salt marsh and reclaimed grazing marsh that lies between the North Sea and the rising ground inland. It forms the eastern edge of the London Basin and encompasses the coastlines of South Essex and North Kent, along with a narrow strip of land following the path of the Thames into East London”.</i> The broad location itself is primarily comprised of urban land, industrial or commercial units, and estuaries. Gallions Reach Park encompasses a large area of the broad location, with a number of waterbodies, such as West Lake, located in the east. The A2041 runs through the centre and the A2016 runs through the southern boundary. The northern area of the broad location characterised by the presence of the River Thames. The regeneration of the broad location to deliver up to 15,000 homes and associated infrastructure in an urban area has the potential to affect the existing townscape and visual amenity, with the loss of green spaces, such as Gallions Reach Park. Negative effects are predicted in the short and medium term during construction but given the existing urban nature of the broad location, these effects are anticipated to be minor. In the long term following construction, it is predicted that there is the potential for a positive effect on townscape and visual amenity through the regeneration of the broad location. Overall, the Thamesmead, Greenwich broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short to medium term and a significant positive effect in the long term given the potential for positive regeneration. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties	-	-	++	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place.

	■ The extent of total land take for the development of the new town across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The design and layout of proposed development across the broad location is not known at this stage. ■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The entirety of the broad location is urban land at 100% cover. According to CORINE land cover types, approximately 75% of the broad location is brownfield land consisting predominantly of discontinuous urban fabric, industrial or commercial units, with smaller areas of dump sites and port areas. The remaining 25% is classed as estuaries. Given the existing urban nature, the delivery of a new town in this broad location is likely to have positive effects in the short and medium term through the efficient use of land. While there are some small areas of green space that could be lost as a result of development, this is uncertain and regeneration would not result in the loss of any agricultural land. In the long term following construction, it is predicted that the effect will be neutral. In the long term following construction, it is predicted that the effect will be neutral. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses as existing brownfield land, with four historic landfill sites intersecting with the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties	++	++	0	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”. In this context, it is recommended that measures are incorporated to

	■ The extent of total land take for the development of the new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	There is one permitted waste management site/ facility within the broad location, four historic landfill that intersect with the broad location, and no mineral waste sites. Within 15km of the broad location, there are 22 permitted waste sites, 338 historic landfill sites, and no mineral waste sites. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term.	--	--	-	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction.

	There are no existing mineral extraction sites with the broad location. Given the urban nature of the broad location, it is not predicted that there would be significant direct effects on minerals resources. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Thamesmead, Greenwich broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term and a minor negative effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (inter alia): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of up to 15,000 homes will significantly help to meet future needs of the Thamesmead Housing Market Area. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. In this regard, the New Towns Taskforce Report notes that	- / +	- / ++	- / ++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that

	<i>“London is a vital part of the UK economy, but its potential is held back by high house prices, with median house prices being 10.09 times median earnings in Greenwich in 2024, impacting productivity”.</i> In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and regeneration is then complete. It is also important to note that the development of the new town in this broad location could lead to the loss of existing homes and communities that would impact community identity. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. Given the urban nature of the broad location, there is the potential for the loss of a number of existing community facilities. There is also the potential for the loss of existing homes with impacts on community identify. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. While the precise scale and nature of new employment that might be delivered is not known at this stage, it is assumed that employment opportunities will be generated and accessible for communities within and surrounding the broad location. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of the new town in this broad location could lead to the loss of some employment areas; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed			planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible; ■ Ensure accessibility of new employment and community services/ facilities to existing communities; and ■ Deliver sufficient community infrastructure; and

	to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. Additionally, the large-scale regeneration of the broad location has the potential to improve deprivation in this area with a positive effect. Overall, the Thamesmead, Greenwich broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not know at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage.				■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ The nature and scale of employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Thames River Basin District, and the Roding Beam and Ingrebourne, London and Thames TraC Management Catchments. The Operational Catchments include the Roding Beam and Ingrebourne, Marsh Dykes and Tidal Thames. The broad location intersects the boundary of three WFD waterbody management catchments (one transitional water and two rivers) and the overall waterbody status for each of these waterbodies is moderate. The following WFD waterbody directly intersects with the broad location: Marsh Dykes (Woolwich), alongside the River Thames, which crosses the centre of the broad location. The delivery of up to 15,000 homes and associated infrastructure has the potential to increase the amount of wastewater and pollutant discharges during both construction and once buildings are complete. Given the urban nature of the broad location, the increase is not likely to be substantial (given the presence of existing users/ consumers and the previously developed nature of the area); however, there is still a risk that the quality of water bodies could be decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short, medium and long term as construction is completed and the new town is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency. The WRSE Regional Plan identifies that the broad location falls within an area facing a deficit of between 1.2 billion and 3 billion litres of water a day (Ml/d) by 2075³⁵⁸. The scale of growth has the potential to significantly increase demand on water resources within Thames Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area it is considered that there is the potential for a significant negative	-	--	--	Future iterations of Water Resources South East's Regional Plan and Thames Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example:

³⁵⁸ Water Resources South East (2025) Regional Water Resources Plan. Available online at: https://www.wrse.org.uk/media/tpfp5d5t/wrse-final-regional-plan-june-2025.pdf?utm_source=hs_email&utm_medium=email&hsenc=p2ANqtz-9Kguhyqkid9U8YJAibAnrdK2bz4EpEhm114-ngJ1jRCT84CFARbZ9U7SOngkMh5PD9DF7x [Accessed on 15/12/25]

	effect on water resources in the medium to long term. In the short term the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the Thamesmead, Greenwich broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek water efficiency standards of a minimum of 110 litres per person per day; and ■ Seek opportunities to enhance the River Thames and Marsh Dykes (Woolwich) waterbody.

Brabazon and the West Innovation Arc

Figure G-6 Brabazon and the West Innovation Arc broad location



Table G-7 Assessment of Brabazon and the West Innovation Arc broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There is currently one Air Quality Management Area (AQMA) within this broad location (Bristol AQMA) and there are four within 15km location, located predominantly to the south and south east, in areas such as central Bristol, stretches of the A420 and B4465, and the City of Bath. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities within the surrounding Bristol, Bath and South Gloucestershire area. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements, plant and heavy machinery in the broad location and along key transport routes, including (<i>inter alia</i>) the M4, M32, M5, M48, M49. There will also be emissions (dust) as a result of the demolition of any existing buildings/ infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs, plant and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the presence of the AQMA and number of receptors within/adjacent to the broad location (existing residential, employment and community uses). In the medium to long term, the transport implications of delivering up to 40,000 homes and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network and emissions to air within this broad location) are not known at this stage. It is assumed that the new town will provide facilities to meet the needs of prospective residents alongside	--	--	+	The NPPF (paragraph 199) states that: “Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and

	appropriate public transport, walking and cycling provision, reducing the number of vehicle trips and associated emissions to air. A new town in this broad location may also provide services, facilities and employment opportunities for existing communities in the surrounding area, within Bristol City and Yate. The broad location is served by Bristol Parkway railway station as well as Patchway and Filton Abbey Wood railway stations. These services provide connections to London, Wales, Bristol Temple Meads, the West Country, Salisbury and the South Coast, and north towards Gloucester and Birmingham. The broad location also benefits from a wide range of existing community facilities and employment associated with Bristol and South Gloucestershire. The broad location's connectivity and proximity to Bristol will further help to reduce the number of vehicle trips and associated emissions to air. The Taskforce Report states, <i>"Additional transport and energy investment would also be required to maximise the potential for this site"</i>. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on the future baseline, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the			enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including accessibility to existing railway and underground stations; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; coordination with DfT and Highways England on early solutions to potential blockers of future growth; ■ collaboration between local authorities to maximise the shared benefits of transport infrastructure; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine

	localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given its inclusion and proximity to the existing urban area, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				particulate matter arising from the wear of brakes, tyres and road surfaces ³⁵⁹ .
Biodiversity, Flora and Fauna	There are two SSSIs (Cattybrook Brickpit SSSI and Pen Park Hole SSSI) and one Local Nature Reserve within the broad new town location. The broad location also contains six Ancient Woodlands and additionally, seven categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location, there are six SACs, one SPA, one Ramsar site, 55 SSSIs, two NNRs, 219 Ancient Woodlands	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net

³⁵⁹ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	and 28 LNRs. Additionally, 22 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The West of England Combined Authority (WECA) LNRS³⁶⁰ identifies a number of focus areas for nature recovery, including measures such as creating and/ or restoring lowland calcareous grassland and lowland meadow. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Severn Estuary SPA, Severn Estuary Ramsar, Bath & Bradford on Avon Bat SAC, Wye Valley Woodlands SAC, Wye Valley & Forest of Dean Bat Sites SAC, and River Wye SAC sites: ○ Disturbance within the designated site. ○ Habitat loss - potential loss or fragmentation of functionally linked land (FLL) ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. • Avon Gorge Woodlands SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. • Severn Estuary SAC: ○ Disturbance within the designated site. ○ Direct impacts to FLL outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows.			gains for, biodiversity. Paragraph 193 stipulates (inter alia) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as

³⁶⁰ West of England Combined Authority (2024) *The Local Nature Recovery Strategy*. Available online at: <https://www.westofengland-ca.gov.uk/what-we-do/environment/the-local-nature-recovery-strategy/> [Accessed December 2025]
New Towns Programme – Strategic Environmental Assessment
Environmental Report
19-03-2026 | UK-70119247.1358

	○ Air quality. There is the potential for the direct loss of/impacts on Cattybrook Brickpit SSSI and Pen Park Hole SSSI. However, it is assumed that these sites will be retained, although there remain pathways for indirect impacts (e.g. noise, emissions to air/ dust deposition and hydrological changes), particularly during construction as well as recreational disturbance in the medium to long term. Development in this broad location could have a negative effect on habitats and species due to both the direct loss of habitat (including Ancient Woodland) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. There is also the potential for impacts to existing waterbodies including brooks and lakes and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species Without appropriate mitigation, adverse effects in the short to medium term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In summary, the Brabazon and the West Innovation Arc broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.				existing waterbodies, Ancient Woodland and priority habitats) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ Develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'

	■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. ■ It is assumed that the SSSIs present within the broad location will be retained Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³⁶¹; and based on an average completion rate of 1,600 dwellings per annum, a total of 96,000 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.05% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.09% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To	-	-	-	At paragraph 161, the NPPF states that "The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure". Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising

³⁶¹ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

	further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.9% of the total construction sector emissions in 2024³⁶²³⁶³. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³⁶⁴. Given the current mix of generation on the national grid³⁶⁵ this would equate to around 0.7 tCO₂e/yr/dwelling or 1,100 tCO₂e/yr at a completion rate of 1,600 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy capacity.			from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the new town location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation, with intention to become a 'renewable energy surplus town'; ■ renewable energy surplus generation ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and

³⁶² ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁶³ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

³⁶⁴ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³⁶⁵ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering up to 40,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that approximately 5% of the broad location falls within Flood Risk Zone 2 and less than 5% falls within Flood Risk Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Development may also increase flood risk elsewhere. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short to long term. Assumptions ■ It is assumed that 60 tCO_{2e} per dwelling would be generated in terms of embodied carbon. ■ It is assumed that a build out rate of 1,600 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities.				■ adoption of water efficiency design measures.

	Uncertainties The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 5% of the broad location falls within Flood Zone 2 and 3% of the broad location falls within Flood Zone 3. These higher flood risk areas are associated with the River Avon and its tributaries. Given the small area of land at risk of flooding, it is unlikely that construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term would be at a high risk of flooding. The introduction of up to 40,000 new homes, other uses and associated infrastructure could result in the loss of greenfield land; however, it is noted that the majority of the broad location (>60%) is previously developed land. It is likely that the regeneration these previously developed areas would not significantly increase flood risk either on or offsite (for example, through significantly increasing the level of hardstanding and surface water runoff) compared to the current baseline. Overall, owing to the small area within Flood Zones 2 and 3, the Brabazon and the West Innovation Arc broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The layout of proposed development across the location is not known at this stage.	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards';

	■ The extent of any existing flood defences is not known.				■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of up to 40,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location (including residents in Bristol, South Gloucestershire, and Bath) as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. While the Taskforce Report does not outline the scale of healthcare facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access for existing surrounding communities. Residents within the broad location will also have access to existing healthcare facilities within (such as Emersons Green Hospital) and near to the broad location (such as Southmead Hospital). The provision of facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore	--	--/++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PROW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely

	the significant positive effects would not be realised until the medium to long term. The delivery of a new town in this broad location could result in the loss of greenfield land and, potentially, informal and formal areas for recreation. In this regard, the broad location includes a number of parks such as Gorse Covert Local Nature Reserve, Norman Scott Park, Little Stoke Park, Okenbourne Open Space, Sims' Hill, Lyde Green Common and formal open space, sports and recreational facilities including (for example), Filton Sports and Leisure Centre, Bristol Golf Course, Lyde Green Sports Ground, and Kendleshire Golf Club. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities.			effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRow; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).

	- It is assumed that there will be no loss of existing healthcare facilities. Uncertainties - The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				
Historic Environment	Within the broad location, there are three Conservation Areas, one Scheduled Monument, one Registered Parks and Gardens (Grade II), and 54 Listed Buildings (49 Grade II, five Grade II*). There are two heritage assets within the broad location that are on the Heritage at Risk Register. Within 15km, there is one World Heritage Site (City of Bath), two National Landscapes (Cotswolds and Wye Valley), 34 Registered Parks and Gardens (two Grade I, 19 Grade II, 13 Grade II*), 147 Scheduled Monuments, one Registered Battlefield, and 7,409 Listed Buildings (209 Grade I, 6,696 Grade II, and 504 Grade II*). There are 47 heritage assets on the Heritage at Risk Register within 15km of the broad new town location. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Given the urban nature of the broad location, it is unlikely that the regeneration of the area would result in the loss of, and significant erosion to, the historic character of the existing landscape, although there is potential for effects on the setting of Conservation Areas. During construction, in the short and medium term, negative effects could, without mitigation, be significant. This reflects the considerable number of designated heritage assets within the broad location, the potential for their loss and potential impacts to setting.	--	--	--/ +	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example:

	In the long term, the regeneration of the area could have positive effects on the historic environment through the removal of buildings that currently detract from the historic environment as well as improving the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. There is also the potential for significant negative effects in the long term through the permanent loss of heritage assets and impacts to their setting. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short to long term and a minor positive in the long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent to which any existing designated or non-designated heritage assets will be retained is not known. - The layout of proposed development across the location is not known at this stage. - The presence of undiscovered archaeological assets is not known at this stage.				- effective and early engagement with Historic England; - a historic environment characterisation study/ assessment should be produced to inform any future masterplans; - the loss of designated heritage assets should be avoided where possible; - existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; - ensure sensitive development within or within the setting of Conservation Areas; - adoption of heritage-led design principles where appropriate; - informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; - where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and - where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or Landscapes within 15km of the broad location; however, there are two National Landscapes, the Wye Valley, and the Cotswolds within 15km of the broad location. The closest designated landscape is the Cotswolds National Landscape which lies approximately 5km east of the broad new town location. The new town location primarily falls within the Bristol, Avon Valleys and Ridges National Character Area (NCA), which	-	--	--/+	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve

	according to its profile produced by Natural England (NE), “encompasses the City of Bristol with its historic port, and the surrounding area including the Chew and Yeo valleys, Keynsham, Clevedon, Portishead and parts of the Cotswolds and Mendip Hills Areas of Outstanding Natural Beauty (AONB). The area is characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland. It is flanked by the Somerset Levels and Moors and the Mendip Hills to the south, the Cotswolds to the east and the Severn and Avon vales to the west, which largely separates it from the Severn Estuary except for a small stretch of coastline between Clevedon and Portishead. It has a complex geology, being rich in geomorphological features such as the dramatic Avon Gorge, and there are many designated exposures and rich fossil beds. The varied settlement pattern has been influenced by the geology and geomorphology and the expansion of the City of Bristol at its centre. The M5 motorway runs up the western edge and the M4 skirts across the north of Bristol, with Bristol Airport to the south. Although the urban area covering this NCA is significant at over 21 per cent, much of the surrounding rural landscape is farmed”. A small section of the broad location falls within the Severn and Avon Vales NCA, which is described by its profile produced by NE as “The lower valleys of the rivers Severn and Avon dominate this low-lying open agricultural vale landscape made up of distinct and contrasting vales, including Evesham, Berkeley, Gloucester, Leadon, and Avon, with Cotswold outliers like Bredon Hill punctuating the otherwise flat vale landscape. The M5 motorway runs through the centre and the eastern edge of the area. A small proportion of the National Character Area (NCA) is urban and includes towns such as Worcester, Cheltenham, Gloucester and Stratford-upon-Avon, with its world famous Shakespearian connections. Industrial development is still important at Avonmouth and the archaeology/heritage of former industry is prominent around Sharpness Docks, Pill, Gloucester-Sharpness Canal and Stroudwater Canal. The majority of the area is used as agricultural land”. The Taskforce Report highlights that the broad location is, “a group of sites across an arc, with a high-density core on the				and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

	<i>former Filton Airfield, known as Brabazon, offering the earliest phase of delivery. Taking advantage of its proximity to Bristol and utilising brownfield land".</i> The Taskforce Report states that three urban centres will be linked by public transport and walking and cycling routes. The broad location, across the three centres, is primarily comprised of urban land, industrial land, and pastures, with small pockets of greenfield land. Major road and rail networks intersect the broad location, such as the M32, M4, M5, and A4174, and the Great Western railway line. The broad location is characterised by the presence of a number of rivers including the River Avon, Stoke Brook, Bradley Brook, River Frome, Folly Brook, River Trym and their associated habitats. Across the three centres, there are existing residential dwellings, with industrial and/ or commercial units, and a number of parks, open space, and sports and recreational facilities. There are also a number of parks (such as Okenbourne Open Space, Sims' Hill, Lyde Green Common) and formal open space, sports and recreational facilities including (for example) Filton Sports and Leisure Centre, Bristol Golf Course, Lyde Green Sports Ground, and Kendleshire Golf Club. The delivery of up to 40,000 homes and associated infrastructure in a location that is predominantly brownfield land, including former Filton Airfield, will significantly change the current built form and townscape in this broad location, bringing an opportunity to enhance the setting and visual amenity. High quality design and effective management of the use of the former airfield that integrates well with the local area is likely to improve the appearance of the townscape, leading to minor positive effects. However, there are a number of existing residential dwellings, whose built form and value could be affected by the development. Given the scale of development and presence of greenfield land, negative effects on landscape could also be likely. Given the phased nature of development, in the short term and medium term, a minor negative effect is identified reflecting construction phase and the potential loss of greenfield land but it is assumed				

	that much of the existing landscape will still remain and the majority of the site is previously developed land. In the long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a negative effect on landscape. In terms of visual amenity, there is likely to be a change given the scale of proposed development in a broad location that has approximately 30% greenfield/ agricultural land. Given that the broad location is predominantly previously developed land it is predicted that there is the potential for a minor negative effect. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short to long term and a positive effect in long term given the opportunities for the regeneration of brownfield land. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The design and layout of proposed development across the broad location is not known at this stage. ■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	According to CORINE land cover types, approximately 70% of the broad location is brownfield land consisting predominantly of discontinuous urban fabric and industrial commercial units with some small areas identified as a mineral extraction sites, airports, sports and leisure facilities and road and rail networks. Approximately 30% is identified as greenfield, predominantly	-/+	--/+	--	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and

	consisting of pastures, with smaller areas of non-irrigated arable, broad-leaved forest and green urban areas. Within the broad location, the percentage of land falling within each Agricultural Land Classification (ALC) is classified as approximately 1% Grade 1, 1% Grade 2, 60% Grade 3, and 5% Grade 4. The delivery of up to 40,000 homes and associated infrastructure in this broad location could result in the permanent loss of areas of greenfield and agricultural land with a negative effect on this SEA objective. In the short term (as construction begins) the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of greenfield and agricultural land (potentially including BMV) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of greenfield and agricultural land. As a large proportion (circa 70%) of the broad location is brownfield, the delivery of a new town may also have a positive effect on land use in the short and medium term where brownfield land is redeveloped. There are no known Regionally Important Geological Site (RLIGS) within the broad location. There is the potential for the presence of contaminated land given historic and current land uses, with agricultural land spread across the broad location alongside existing brownfield land and presence of mineral extraction sites. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990.			enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “<i>a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)</i>”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; ■ where possible, the loss of BMV land should be avoided/ minimised; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).

	Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ It is uncertain whether the development will result in the loss of BMV agricultural land. ■ The extent to which development in this broad location will result in the loss of greenfield land versus the regeneration of previously developed land is uncertain at this stage. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				
Materials and Waste	Within the broad location, there is one permitted waste management site/ facility, along with nine historic landfills. There are no sites within the broad area that are allocated for waste management uses in the West of England Combined Authority Joint Waste Core Strategy (adopted March 2011). Within 15km of the new town location, there are 27 permitted waste sites and 223 historic landfill sites. Development of a new town within the broad location has the potential to impact upon the operation of the existing permitted waste site and associated facilities. For example, construction traffic or road diversions associated with the construction of a new town, could impact vehicle movements associated with the operation of the waste management facility (e.g. delays and longer travel distances). More generally, the operation of the waste management facility may be incompatible with the development of a new town in this broad location (impacts from the facility on the new town, such as noise, odour and litter/ windblow), which would require mitigation, or potentially could require the relocation/ closure of the waste management facility. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste	--	--	--	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction; ■ proposals for the broad location include the prior extraction of mineral resources where feasible; and ■ it is recommended that any proposals for a new town in this broad location, seek to direct development away from the existing waste management facility (e.g. through the implementation of a buffer zone around the facility) to ensure effects from the operation of the facility (e.g. noise, odour etc.) on the new town are minimised. It may also be

	management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. Within 15m of the broad location there are ten mineral sites. There is one existing mineral site with the broad location. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities Uncertainties				appropriate to implement further mitigation in this regard (e.g. screening/ green buffers to minimise noise impacts).

	■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of up to 40,000 homes will significantly help to meet not only the identified housing needs of South Gloucestershire where the new town is broadly located but also the wider Bristol area. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and the Taskforce Report highlights that the scale of housing need in the West of England is significant, <i>“Many residents living in the West of England region are having their finances stretched by high housing costs relative to income, as median house prices are 8.31 times median earnings in South Gloucestershire 2024. The Brabazon and West Innovation Arc new town would go some way to meeting this area’s acute housing need”</i>. In terms of housing, it is considered that there is the potential for a minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered. It is also important to note that the development of a new town in this broad location could lead to the loss/ redevelopment of existing homes and communities (depending on the exact location and layout of development) that could impact community identity. The extent that existing homes and communities would be retained or could be lost is uncertain at this stage and there is, therefore, the potential for a minor negative effect in the short, medium and long term. The precise scale and nature of new employment that might be delivered as part of a new town in this broad location is not known at this stage but is expected to be substantial. The employment	-/+	-/++	-/++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase

	opportunities generated will be accessible for communities within and surrounding the broad location. Further, the Taskforce Report highlights the economic benefits associated with housing delivery in the broad location, stating that <i>“As of 2024, the area boasts one of the highest employment rates in Great Britain, with South Gloucestershire having higher GVA per capita than all but six London boroughs. A new town in this region would enable a deeper and more resilient labour market and support agglomeration by locating housing near existing jobs and growing industries, as well as reducing car-dependency. Development would also complement the nearby Bristol Temple Quarter and Bristol city centre developments by strengthening the rail link between Brabazon and Bristol Temple Meads, boosting the wider Bristol labour market and increasing investor confidence in Bristol overall, where build costs are some of the highest in the world”</i>. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of a new town in this broad location could lead to the loss of some employment related to agriculture, retail and leisure (e.g. Cribbs Causeway mall), employment (e.g. Aztec West Business Park) and also recreational/sports facilities such as golf courses and leisure centres; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational and housing delivery supports wider economic growth. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered				orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible; ■ Ensure accessibility of new employment and community services/ facilities to existing communities; and ■ Deliver sufficient community infrastructure; ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. The existing communities of Filton, Bradley Stoke, Patchway, and Stoke Gifford are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be affected without sensitive planning and suitable open and green space provided between new development and these existing communities. However, given that these areas are broadly continuous, the development of a new town in this location could potentially become an extension of the existing urban fabric. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location.				

	■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings/ facilities will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes (beyond the 50% ambition set out in the Taskforce Report) to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of any employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Severn River Basin District, and Avon Bristol and Somerset North Streams Management Catchment. The Operational Catchments are Avon Bristol Urban, and Severn Lower Vale. The broad location intersects with the boundaries of nine WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each these waterbodies is either good, moderate, poor or bad. The following WFD waterbodies directly intersect with the broad location: Trym - source to conf R Avon (Brist), Stoke Bk - source to conf Bradley Bk and Folly Bk - source to conf R Frome (Brist). The delivery of up to 40,000 homes, other uses and associated infrastructure has the potential increase the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete. Given the urban nature of the broad location, the increase is not likely to be substantial (given the presence of existing users/ consumers and the previously developed nature of the area); however, there is still a risk that the quality of water bodies could be decreased and	-	-	-	Future iterations of West Country Water Resources' Regional Plan and Bristol Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, Bristol Water's next Drainage and Wastewater Management Plan (DWMP) will need to capture the growth projections adequately and ensure provision of wastewater treatment infrastructure. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to. and enhance, the natural and

	some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short, medium, and long term as construction is completed and the new town is fully built out. The broad location does not fall within a water stressed area as identified by the Environment Agency³⁶⁶. The West Country Water Resources (WCWR) Regional Plan identifies that the broad location falls within an area facing a deficit of between 131 MI/d - 246 MI/d by 2050³⁶⁷. The scale of growth has the potential to significantly increase demand on water resources within Bristol Water's supply area. Taking the overall scale of growth into account and that delivery of the new town in this broad location would result in the regeneration of an existing urban area with existing water resource needs, it is considered that there is the potential for a minor negative effect in the short term. While the phased delivery continues in the medium term the significance is likely to increase but is predicted to still be minor and this is also predicted in the long term. Overall, the Brabazon and the West Innovation Arc broad location is assessed as having the potential for a minor negative effect on the Water Resources SEA objective in the short, medium, and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties				local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if possible and at a minimum, exceed existing plans for water efficiency standards of 110 litres per person per day; and ■ seek opportunities to enhance the River Avon and its tributaries.

³⁶⁶ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

³⁶⁷ West Country Water Resources (2023) Regional Water Resources Plan. Available online at <https://www.westcountrywaterandenvironment.org/media/vbgbqqc3/draft-regional-plan-full-technical-plan-january-2023.pdf> [Accessed on 02/12/25]

	■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				

Milton Keynes

Figure G-7 Milton Keynes broad location

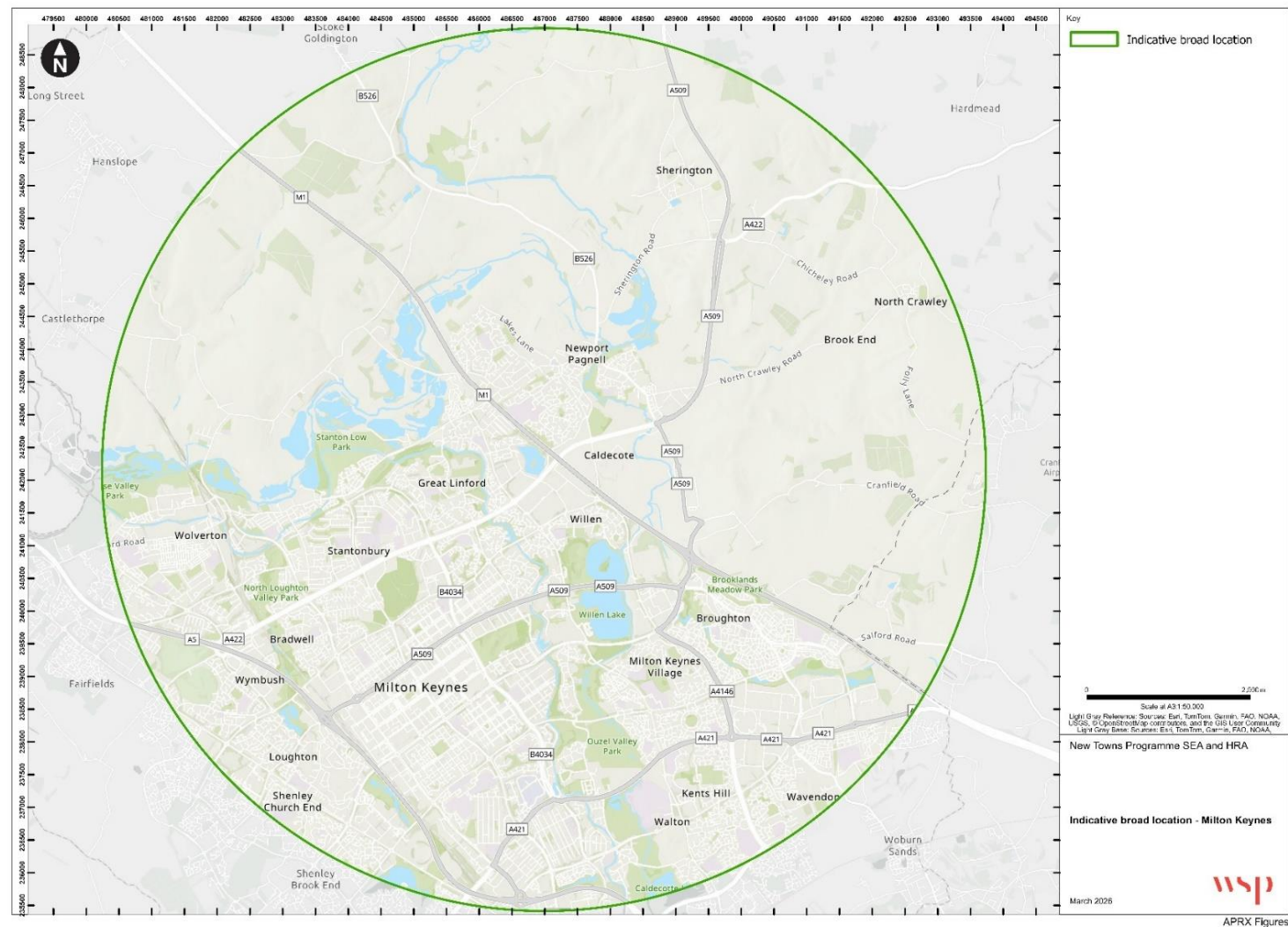


Table G-8 Assessment of Milton Keynes broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are currently no Air Quality Management Area (AQMA) within this broad location. However, there are eight AQMAs within 15km, located predominantly to the east in Bedford, and the north west along a stretch of the M1 and the A45, and A508 in Bedford. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities within the surrounding area of Milton Keynes. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements, plant and heavy machinery in the broad location and along key transport routes, including (<i>inter alia</i>) the M1, A421, A422, A509. There will also be emissions (dust) as a result of the demolition of any existing buildings/ infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs, plant and heavy machinery as well as dust from demolition and earthworks is likely to have a negative effect in the short and medium term during construction given the number of receptors within/ adjacent to the broad location (existing residential, employment and community uses). In the medium to long term, the transport implications of delivering circa 40,000 homes and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network and emissions to air within this broad location) are not known at this stage. It is assumed that the new town will provide facilities to meet the needs of prospective residents alongside appropriate public transport, walking and cycling provision, reducing the number of vehicle trips and associated emissions to air. A new town in this location may also	--	--	+	The NPPF (paragraph 199) states that: <i>“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible.

	provide services, facilities and employment opportunities for existing communities in the surrounding area. The broad location is served by Milton Keynes Central and Wolverton railway stations and is in close proximity to a number of smaller stations. The Milton Keynes Central and Wolverton railway stations are served by Avanti West Coast intercity services, and by London North Western Railway and Southern services. The broad location also benefits from a wide range of existing community facilities and employment within Milton Keynes. The broad location's connectivity and proximity to Milton Keynes city centre will further help to reduce the number of vehicle trips and associated emissions to air. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NOx, PM10s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given its inclusion and proximity to the existing urban area, it is considered that there is the potential for a minor positive effect in the long term.			These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including accessibility to existing railway and underground stations; ■ increasing the frequency of services running from Milton Keynes Central and Wolverton stations; ■ delivery of a locally appropriate transport solution; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the

	Overall, the Milton Keynes broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. ■ It is assumed that a Mass Rapid Transport System will be delivered. However, it is assumed that this would be delivered outside the New Towns Programme Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces ³⁶⁸ .
Biodiversity, Flora and Fauna	There are no designated conservation sites within the broad location. Within the broad location there are 41 Ancient Woodlands. Additionally, eight categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location, there is one SPA, one Ramsar site, 36 SSSIs, two NNRs, 241 Ancient Woodlands and 19 LNRs. Additionally, 14 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The Milton Keynes draft Local Nature Recovery Strategy (LNRS)³⁶⁹ identified a number of Areas of Particular Importance for	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot

³⁶⁸ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

³⁶⁹ Milton Keynes City Council (2025) *Local Nature Recovery Strategy*. Available online at: <https://bucksmknep.co.uk/wp-content/uploads/2025/11/Publication-version-LNRS-for-Buckinghamshire-and-Milton-Keynes.pdf> [Accessed January 2026]

	Biodiversity including a number of areas of Ancient Woodland within the broad location. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Upper Nene Valley Gravel Pits SPA: ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows ○ Air quality. Development in this broad location could have a negative effect on habitats and species due to both the direct loss of habitat (including Ancient Woodland) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. Owing to the scale of development on greenfield land, there is likely to be the large-scale loss and fragmentation of existing habitats, and this could include the loss of priority habitats. There is also the potential for impacts to existing waterbodies including brooks and lakes and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species. Without appropriate mitigation, adverse effects in the short to long term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Overall, there is considered the potential for a minor long term positive effect.			be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: to avoid the loss of key designated and non-designated habitats (such as existing waterbodies, Ancient Woodland and priority habitats) and provide suitable buffers where necessary; effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and

	In summary, the Milton Keynes broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				water quality associated with water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'..
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the</i>

	would be generated³⁷⁰; and based on an average completion rate of 1,600 dwellings per annum, a total of 96,000 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.05% of the 6th Carbon Budget (965 MtCO₂e) and 0.09% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO₂e). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.9% of the total construction sector emissions in 2024^{371,372}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³⁷³. Given the current mix of				<i>conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".</i> Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including accessibility to existing railway and underground stations; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation;

³⁷⁰ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³⁷¹ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁷² It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

³⁷³ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

	generation on the national grid³⁷⁴ this would equate to around 0.7 tCO₂e/yr/dwelling or 1,100 tCO₂e/yr at a completion rate of 1,600 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy capacity. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering circa 40,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this location would provide an opportunity to take advantage of a locally appropriate transport solution. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that less than 20% of the broad location falls within Flood Risk Zone 2 and less than 5% falls within Flood Risk Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Development may also increase flood risk elsewhere. Overall, the Milton Keynes broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short to long term. Assumptions ■ It is assumed that 60 tCO₂e per dwelling would be generated in terms of embodied carbon.				■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³⁷⁴ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]
New Towns Programme – Strategic Environmental Assessment
Environmental Report
19-03-2026 | UK-70119247.1358

	■ It is assumed that a build out rate of 1,600 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 12% of the broad location is located within Flood Zone 2, and 10% falls within Flood Zone 3. These higher flood risk areas are associated with the River Ouzel, Great River Ouse and its associated tributaries. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a high risk of flooding. The introduction of circa 40,000 new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to increase flood risk both onsite and offsite. Overall, the Milton Keynes broad location is assessed as having a significant negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions	--	--	--	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. gAligned with the NPPF, measures to manage flood risk should be implemented including, for example:gintegration of SuDS to control flow rates and reduce volumes of runoff.

	- It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The layout of proposed development across the location is not known at this stage. - The extent of any existing flood defences is not known.				Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; implementation of permeable hardstanding where possible; - installation of flood defences where appropriate; - adoption of flood resilient design in new buildings; and - avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of circa 40,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. While the Taskforce Report does not outline the scale of healthcare facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access for existing surrounding communities. Residents within the broad location will also have access to existing healthcare facilities within and near to the broad location. The provision of facilities has the potential for significant	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places "<i>that are safe, inclusive and accessible and which</i>

	positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. The delivery of a new town in this broad location will result in the loss of large areas of greenfield land and, potentially, including formal and informal areas for recreation. In this regard, the broad location includes a number of parks (for example) such as Ouzel Valley Park, Willen Lake Park, Campbell Park, Linford Wood, Stanton Low park, Ouse Valley Park, Tyingham Park, Gayhurst Wood, Little Linford Wood, and Mouse Old Wood. In addition, a number of formal open space, sports and recreational facilities are located within the broad location including (for example) Parkgrove Leisure Centre, Willen Lake Health Club, and Abbey Hill Golf Course. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Milton Keynes broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the			<i>promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>". Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRow; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).

	needs of the new town population and improve access for existing communities. - It is assumed that there will be no loss of existing healthcare facilities. Uncertainties - The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				
Historic Environment	Within the broad location there are 12 Conservation Areas, four Registered Parks and Gardens (two Grade II and two Grade II*), 24 Scheduled Monuments, 417 Listed Buildings (17 Grade I, 369 Grade II, and 31 Grade II*). There are also four assets on the Heritage at Risk Register. Within 15km, there are 22 Registered Parks and Gardens (three Grade I, 17 Grade II, and two Grade II*), 122 Scheduled Monuments, one Registered Battlefield, and 3,714 Listed Buildings (107 Grade I, 3,444 Grade II, and 163 Grade II*). There are also a total of 28 heritage assets are on the Heritage at Risk Register within 15km. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss and erosion to the historic character of existing landscape, particularly where it is within/ in close proximity to Conservation Areas. Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional.^aThe NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact.^{al}In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for

	impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Milton Keynes broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent to which any existing designated or non-designated heritage assets will be retained is not known. - The layout of proposed development across the location is not known at this stage. - The presence of undiscovered archaeological assets is not known at this stage.				example: effective and early engagement with Historic England; - a historic environment characterisation study/ assessment should be produced to inform any future masterplans; - the loss of designated heritage assets should be avoided where possible; - existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; - ensure sensitive development within or within the setting of Conservation Areas; - adoption of heritage-led design principles where appropriate; - informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; - where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and - where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	There is one National Landscape (Chilterns) and no National Parks within 15km of the broad location. The new town location falls within the Bedfordshire and Cambridgeshire Claylands National Character Area, which according to its profile produced by NE, <i>"is a broad, gently undulating, lowland plateau</i>	-	--	--/ +	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside.

	<i>dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Within it, but distinct from it, is the Bedfordshire Greensand Ridge, a contrasting narrow and elevated outcrop of Greensand, with its associated habitats on acidic soils such as grassland, heathland and woodland. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs”.</i> The broad location itself is primarily comprised of urban land, arable fields, and pastures, with the M1 and A422 passing through the broad location north to east and west to north, respectively. The southern area of the broad location is characterised by the existing urban area and presence of the Grand Union Canal; the River Ouse (Wolverton to Newport Pagnell) in the north; Loughton Brook in the south west and River Ouzel tributaries across the broad location. There are also a number of lakes, such as Willen Lake in the south and Tongwell Lake in the northern area of the broad location. The development of a new town in this broad location to deliver circa 40,000 homes associated infrastructure in location comprised of a mix of urban and greenfield land has the potential to affect the existing landscape, townscape and visual amenity. The development of a new town in this broad location could result in the loss of large areas of greenfield land and, potentially, formal and informal areas for recreation and open space, sports and recreational facilities, potentially including those set out above. This could impact on local landscape/ townscape character and visual amenity. Given the phased nature of development, in the short term a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a significant negative effect on landscape. Overall, the Milton Keynes broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective			Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

	in the short term, significant negative effect in the medium term and a mixed significant negative and minor positive effect in the long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent of total land take for the development of the new town across the broad location is not known. - The buildings that might be demolished as part of the development of the new town are not known. - The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. - The design and layout of proposed development across the broad location is not known at this stage.				
Land use, Geology and Soils	According to CORINE land cover types, approximately 50% of the broad location is brownfield land consisting predominantly of discontinuous urban fabric and industrial commercial units with some small areas identified as a sports and leisure facilities, green urban, and construction sites. Approximately 50% is identified as greenfield, predominantly consisting of non-irrigated arable land, pastures, and smaller areas of broad-leaved forest. Within the broad location, the percentage of land falling within each Agricultural Land Classification (ALC) is classified as approximately 18% Grade 2, 75% Grade 3, 5% Grade 4, and 2% urban. There is the potential for a substantial proportion of the broad location to therefore be classified as Best and Most Versatile (BMV) agricultural land, however, it is noted that the quantity of Grade 3a which (which is BMV) is not known. The delivery of circa 40,000 homes and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield and agricultural land with a negative effect on this SEA objective. In the short term as construction begins the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of	-/+	--/ +	--	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for

	greenfield and agricultural land (potentially including BMV) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of greenfield and agricultural land. However, given that a large proportion of the broad location is urban, the delivery of a new town in this broad location may also have a positive effect in the short and medium term through the efficient use of land. There are a total of five Locally Important Geological Sites (LIGS)³⁷⁵ within the broad location, named Bradwell Abbey; Great Linford: stone circle, quarry, church, Arts centre; Haversham Mill River Bank; New Bradwell Railway Cutting and Stony Stratford Nature Reserve. The geological interest relating to the LIGS is largely due to features from the Jurassic period. Given the presence of LIGS within the broad location, there is the potential for development of a new town to have a negative effect. There is the potential for the presence of contaminated land given historic and current land uses, with agricultural land spread across the broad location alongside existing brownfield land. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ It is uncertain whether the development will result in the loss of BMV agricultural land.			<i>mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)".</i> In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).

³⁷⁵ Bucks Geology (undated). What are Local Geological Sites (LGS)? Available online at: <http://www.bucksgeology.org.uk/rigs.html> [Accessed 13/01/26].

	■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				
Materials and Waste	Within the broad location, there are eight permitted waste sites, 31 historic landfill sites, and no mineral waste sites. Within the Milton Keynes Waste Development Plan (2007 – 2026)³⁷⁶, there are two allocated sites for waste management – Strategic Waste management Site Old Wolverton and Reserve Strategic Waste Site Bletchley Landfill site, which sits just outside of the broad location. Within 15km of the broad location, there are 28 permitted waste sites, 221 historic landfill sites, and seven mineral waste sites. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. According to the Milton Keynes Local Aggregates Assessment 2017³⁷⁷, in Milton Keynes there are 3 sand and gravel sites with planning	--	--	--	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction. ■ proposals for the broad location include the prior extraction of mineral resources where feasible; and ■ it is recommended that any proposals for a new town in this broad location, seek to direct development away from the existing waste management facility (e.g. through the implementation of a buffer zone around the facility) to ensure effects from the operation of the facility (e.g. noise, odour etc.) on the new town are minimised. It may also be appropriate to implement further mitigation in this regard (e.g. screening/ green buffers to minimise noise impacts).

³⁷⁶ Milton Keynes Waste Development Plan (2007 – 2026). Available online at: <https://www.milton-keynes.gov.uk/sites/default/files/2022-02/Waste%20DPD.pdf> [Accessed 13/01/26]

³⁷⁷ Milton Keynes Council (2017) *Milton Keynes Local Aggregates Assessment 2017*. Available online at: <https://www.milton-keynes.gov.uk/sites/default/files/2022-01/Milton%20Keynes%20Final%20LAA%202017.pdf> [Accessed 13/01/26]

	permission: land south of Caldecote Farm (Newport Pagnell) and land east of Haversham Road (New Bradwell) which fall within the broad location, and land at Calverton (Passenham), which falls just outside of the broad location. There are a total of four allocated sites for sand and gravel extraction in the submitted Milton Keynes Minerals Local Plan. Within the broad location there are two Mineral Safeguarding Areas (MSAs), one of which is for sand and gravel, and one of which is for limestone³⁷⁸. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Milton Keynes broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (inter alia): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage.				

³⁷⁸ Milton Keynes Council (2016) *Milton Keynes Minerals Local Plan Policy Map*. Available online at: <https://www.milton-keynes.gov.uk/sites/default/files/2022-01/Policies%20Map.pdf> [Accessed 23/01/26]

	■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of around 40,000 homes will significantly help to meet not only the identified housing needs of Milton Keynes. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population, with the Taskforce Report highlighting the need for varied housing products to ensure affordable housing is within the reach of everyone. The Taskforce Report also highlights that, <i>“Housing affordability is a challenge, with median house prices being 8.47 times median earnings in Milton Keynes in 2024”</i>. In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered. It is also important to note that the development of the new town in this broad location could lead to the loss of existing homes and communities (depending on the exact location and layout of development) that could impact community identity. The extent that existing homes and communities would be retained or could be lost is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report states that, <i>“The city centre inclusion will create an engine to facilitate peripheral growth, providing the economic heart for the expanded city... The city’s position in the Oxford-Cambridge Growth Corridor and its rail connection within the region through the East West Rail route will further enhance the local job market and the government’s growth strategy for the area.”</i> Development of the new town in this broad location could lead to the loss of some employment, most likely related to agriculture, existing employment premises, and golf courses and other recreational/ sports facilities; however, this loss is if it occurs not considered to be	-/+	- /++	- /++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities.-In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example:-Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing;-Seek to avoid the loss of existing homes and areas of employment where possible;

	significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. There is one hospital and several schools located within the broad location. It is assumed that these would be retained, however, there remains uncertainty. The existing communities within Milton Keynes are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of specific communities within the existing urban area could be affected without sensitive planning and suitable open and green space provided between new development and these existing communities. However, given that these areas are broadly continuous, the development of a new town in this location could potentially become an extension of the existing urban fabric. Overall, the Milton Keynes broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions				■ Ensure accessibility of new employment and community services/ facilities to existing communities; and ■ Deliver sufficient community infrastructure; ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location, however, it is assumed that the majority would be retained, however, this remains unknown at this stage. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings/facilities will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes (beyond the 50% ambition set out in the taskforce report) to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of any employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Anglian River Basin District, and the Ouse Upper and Bedford Management Catchment. The Operational Catchments are the Ouzel and Milton Keynes, Great Ouse Upper and Great Ouse Bedford. The broad location intersects with 12 WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each these waterbodies is either good, moderate or poor. The following WFD waterbodies directly intersect the broad location: Ouse (Wolverton to Newport Pagnell), Ouse (Newport Pagnell to Roxton), Ouzel US Caldecote Mill, Tathall Brook, Loughton Brook, Chicheley Brook and Broughton Brook.	-	--	--	Future iterations of Water Resources East's Regional Plan and Anglian Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, Anglian Water's next Drainage and

	The delivery of up circa 40,000 homes, other uses and associated infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Given that some of the broad location is already of an urban nature, it is unclear how significant any effects in this regard will be (given the presence of existing users/ consumers and the previously developed nature of some of the broad location). Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short term, with the significance of the negative effect increasing in the medium to long term as construction is completed and location is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency³⁷⁹. The WRE Regional Plan identifies that the broad location falls within an area facing a deficit of between 40 to 65 megalitres of water per day by 2050³⁸⁰. The scale of growth has the potential to significantly increase demand on water resources within Anglian Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area it is considered that there is the potential for a significant negative effect on water resources in the medium to long term. In the short term the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the Milton Keynes broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions			Wastewater Management Plan (DWMP) will need to capture the growth projections adequately and ensure provision of wastewater treatment infrastructure. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk from, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if possible and at a minimum, exceed existing plans

³⁷⁹ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

³⁸⁰ Water Resources East (2023) Regional Water Resources Plan for Eastern England. Available online at: <https://wre.org.uk/wp-content/uploads/2023/12/WRE-Regional-Water-Resources-Plan-for-Eastern-England.pdf> [Accessed on 27/11/25]

	■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				for water efficiency standards of 110 litres per person per day; and ■ seek opportunities to enhance the River Ouzel, Great River Ouse, Tathall Brook, Loughton Brook, Chicheley Brook and Broughton Brook.

Appendix H – Assessment of Cumulative, Synergistic and Secondary Effects

An assessment of the draft programme as a whole (intra-plan) has been carried out against the SEA framework objectives (**Table 4-1**) and is presented in **Table H-2**. A key to the meaning of the symbols used in the assessment matrix is presented in **Table H-1**.

Table H-1 Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The draft programme is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The draft programme could result in a positive effect on this objective.	+
Neutral Effect	The draft programme could result in an overall neutral effect on this objective.	0
Minor Negative Effect	The draft programme could result in a negative effect on this objective.	-
Significant Negative Effect	The draft programme is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of the draft programme on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The draft programme could result in a positive and negative effect (minor or significant) on this objective.	-/+

Cumulative effects arising from the draft New Towns Programme

Table H-2 Assessment of the cumulative effects arising from the draft New Towns Programme

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
Air Quality	Objectives The Air Quality SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with no reference to environmental protection or enhancement measures. Neutral compatibility was identified against programme Objectives 2, 3 and 4 where it is considered that there will be no positive or negative relationship with the SEA objective. Objective 5 was identified as being compatible with air quality due to the requirement for new towns to be in transport and environmental terms, aligned with the government's Net Zero agenda. Policy The policy provisions were identified as having an indirect minor positive effects on air quality in the short, medium and long term by reducing the need to travel and encouraging a modal shift away from the private vehicle through the delivery of walkable neighbourhoods and accessible high quality public transport, including walking and cycling networks. Broad Locations The scale of housing and associated infrastructure delivery at the proposed locations is likely to result in decreases to air quality as a result of construction activities that generate emissions (including dust). In this context, the assessment of the proposed broad locations identified the potential for significant negative effects in the short and medium term. In the medium to long term, the transport implications of delivering the proposed scale of growth (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. In the long term, following decades of construction and phased delivery, the baseline characteristics of the local areas will have changed (some more than	-	-	+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	others depending on their location, i.e. within existing urban areas), with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new town, it is considered that there is the potential for a minor positive effect in the long term. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on air quality due to the combined increase in vehicle movements. However, this is not anticipated to result in additional likely significant effects beyond those already identified. In terms of air quality this is most likely to occur as a result of interactions between proposed new towns at Tempsford and Milton Keynes. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects of construction in the short to medium term at the local/ sub-regional level to some extent, given the scale of growth proposed at the locations and presence of sensitive receptors (including existing communities) it is still likely to be significant at that scale (local/ sub-regional level). Taking account of mitigation provided through wider plans and policies might help to reduce the significance of residual effects in the short and medium term at the local/ sub-regional level but this is uncertain. In the long term, minor positive cumulative effects could arise at the local and sub-regional level through cessation of construction activities and delivery of appropriate public transport, walking and cycling infrastructure, alongside alignment to the policy and placemaking principles, which seek to deliver active and liveable neighbourhoods. It is possible that the residual significance of the positive effect in the long term at a local/ sub-regional level might be increased but this is uncertain and depends on the scale and nature of relevant infrastructure delivered at the project level, as well as opportunities arising through other plans and programmes in that area.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	Overall, it is considered unlikely that the Draft New Towns Programme, as a whole, would have a significant effect on the current national air quality baseline or on future national air quality targets in the short, medium and long term. A minor negative effect is predicted in the short and medium term and a minor positive in the long term. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions - The assumptions identified in respect of the assessment of the policy is set out in Appendix F. - The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. - It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties - The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. - The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on air quality is uncertain.				
Biodiversity, Flora and Fauna	Objectives The Biodiversity SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with no reference to environmental protection or enhancement measures. Neutral compatibility was identified against programme Objectives 2, 3 and 4 where it is considered that there will be no positive or negative relationship with the SEA objective. Objective 5 was identified as being compatible with biodiversity due to the requirement for new towns to be sustainable in environmental terms. Policy	--	--	--/+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	The policy statement refers to the placemaking principles, which state that new towns should be designed and delivered to embrace high environmental standards and which help to protect, restore and enhance biodiversity. This is likely to have a minor positive effect in the short, medium and long term on biodiversity. Broad Locations The scale of housing and associated infrastructure delivery at the proposed locations could result in the loss and fragmentation of habitats, with flora and fauna affected by increased disturbance, changes to air quality and changes to water flow, levels and quality. The assessment for the majority of broad locations identified that there is the potential for significant negative effects on biodiversity in the short, medium and long term. While the identified negative effects on biodiversity are likely to be on sensitive receptors in the local and sub-regional area, it is important to note that this does include national and internationally designated sites for biodiversity. In the long term, the assessment assumes that the delivery of BNG, in line with statutory requirements contained in the Environment Act 2021, could have a minor positive effect in the long term. However, the nature, scale and location (on or offsite) of the BNG to be delivered is not known at this stage. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on biodiversity. This could be as a result of increased disturbance (increased recreational activity and vehicle movements), increased atmospheric pollution (as a result of increased vehicles), changes in water levels and flows as well as loss of supporting habitats. It is not anticipated that these interactions would be likely to result in any additional likely significant effects beyond those already identified. In terms of biodiversity this is most likely to occur as a result of interactions between proposed new towns at Tempsford, Milton Keynes and Crews Hill and Chase Park. Cumulative Effects of the Draft New Towns Programme				residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects of proposed development to some extent - given the scale of growth proposed at the locations and presence of sensitive receptors this is still likely to be significant. Taking account of mitigation provided through wider plans and policies might help to reduce the significance of residual effects in the short and medium term but this is uncertain (considered further through inter-plan cumulative effects assessment). Given the potential for likely significant effects on nationally and internationally designated biodiversity sites, as a result of proposed development at the broad locations, it is considered that there is the potential for the draft programme to have a significant negative cumulative effect on biodiversity in the short, medium and long term. Positive cumulative effects could arise in the long term through the delivery of BNG, in line with statutory requirements contained in the Environment Act 2021. However, it is uncertain at this stage if this will be of significance at a national scale. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policy. Uncertainties ▪ The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. ▪ The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	The interactions between development proposed at each broad location and the consequential effects on biodiversity is uncertain.				
Climate Change (Adaptation and Mitigation)	Objectives The Climate Change SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward and potential to increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Neutral compatibility was identified against programme Objectives 2, 3 and 4 where it is considered that there will be no positive or negative relationship with the SEA objective. Objective 5 was identified as being compatible with Climate Change due to the requirement for new towns to be sustainable in transport and environmental terms, aligned with the government's Net Zero agenda. Policy The policy statement refers to the placemaking principles in Annex A, which state that new towns should be designed and delivered to embrace high environmental standards, with buildings and neighbourhoods that are low carbon and climate resilient. This is likely to have a minor positive effect in the short, medium and long term on climate change as the policy should help to ensure that development is low carbon and resilient to climate change. There is also the potential for indirect minor positive effects on climate change in the short, medium and long term by encouraging a modal shift away from the private vehicle and reduction in GHG emissions through the delivery of walkable neighbourhoods and accessible high quality public transport, including walking and cycling networks. Broad Locations The assessment of the broad locations found that in the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). It was found that the scale of GHG	-	-/+	-/+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	emissions associated with construction are not predicted to be significant and a minor negative effect in the short to medium term. In the medium to long term, the assessment identified that there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. Overall, the broad locations were assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. There is the potential for the proposed individual broad locations to interact and have a cumulative effect on climate change due to the combined increase in GHGs. However, this is not anticipated to result in additional likely significant effects beyond those already identified. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects identified to some extent, given the scale of growth proposed at the locations there is still the potential for a residual negative effect for the draft programme as a whole. In the short, medium and long term the development of and occupation of the new towns would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. In the medium to long term, positive cumulative effects could arise at the local and sub-regional level through cessation of construction activities and delivery of appropriate public transport, walking and cycling infrastructure, alongside alignment to the policy and placemaking principles, which seek to deliver active and liveable neighbourhoods. It is possible that the residual significance of the positive effect in the long term at a local/ sub-regional level might be increased but this is uncertain and depends on the scale and nature of relevant infrastructure delivered at the project level, as well as opportunities arising through other plans and programmes in that area.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	Overall, it is considered unlikely that the draft programme, as a whole, would not have a significant effect on the current or future national climate change baseline. A minor negative effect is predicted in the short to long term and a minor positive in the medium and long term. It should be noted that given the strategic nature of the Draft Programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions - The assumptions identified in respect of the assessment of the policy is set out in Appendix F. - The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. - It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties - The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. - The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on climate change is uncertain.				
Flood Risk	Objectives The Flood Risk SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward and potential to increase flood risk (loss of greenfield and increased hardstanding). Neutral compatibility was identified against programme Objectives 2, 3 and 4 where it is considered that there will be no positive or negative relationship with the SEA objective. Objective 5 was identified as being	-	-	-	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to

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	compatible with Flood Risk due to the requirement for new towns to deliver all necessary infrastructure and be sustainable in environmental terms. Policy The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this includes infrastructure relating to flood risk. The placemaking principles in Annex A state that new towns should be designed and delivered to embrace high environmental standards, with buildings and neighbourhoods that are climate resilient. This is likely to have a positive effect on Flood Risk through ensuring the delivery of development that is designed to take account of future increases in flood risk as a result of climate change. Broad Locations The assessment found that the proposed broad locations include areas of high flood risk and if development were proposed in those areas there is the potential for a negative effect. It also identified the potential for a negative effect where development would result in the loss of greenfield land and introduction of significant areas of hardstanding, which could increase surface water runoff and has the potential to increase flood risk both onsite and offsite. The significance of the negative effect for individual broad locations depended on the presence and proportion of the areas falling within Flood Zone 3. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on flood risk due to development proposals falling within the same catchment. However, this is not anticipated to result in additional likely significant effects beyond those already identified. In terms of flood risk this is most likely to occur as a result of interactions between proposed new towns at Milton Keynes and Tempsford as well as Thamesmead and Crews Hill and Chase Park. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the negative effects identified for the proposed broad locations to some extent, given the presence of high flood risk areas and/				identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	or the loss of greenfield land and introduction of hard standing there is still the potential for a residual negative effect in the short, medium and long-term at a local/ sub-regional level. Overall, it is considered unlikely that the draft programme, as a whole, would have a significant residual effect on the current or future national flood risk baseline in the short, medium and long term. A minor negative effect is therefore predicted in the short, medium and long term. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions - The assumptions identified in respect of the assessment of the policy is set out in Appendix F. - The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. - It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties - The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. - The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on flood risk is uncertain.				
Health and Wellbeing	Objectives The Health and Wellbeing SEA objective was identified as being compatible with draft programme Objective 1 due to the potential scale of housing delivery and associated infrastructure that could come forward. Neutral compatibility was identified against programme Objectives 2, 3 and 4 where it is considered that there will be no positive or negative relationship with the SEA objective. Objective 5 was identified as being compatible with Flood Risk due to the	-	-/+	+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	requirement for new towns to deliver all necessary infrastructure and be sustainable in transport and environmental terms. Policy The assessment found that the policy statement (including placemaking principles) could have a significant positive effect in the short, medium and long term. It seeks the creation of safe places and ensures that sufficient health infrastructure is delivered and residents have the opportunity for active travel and easily access to green spaces and recreational facilities. There is also the potential for indirect positive effects as a result of the identified positive effects on air quality through a reduced need to travel and a modal shift towards more sustainable travel modes. Broad Locations The scale of housing and associated infrastructure delivery at the proposed broad locations could result in negative effects to health and wellbeing due to the potential loss of existing healthcare facilities, formal open space, sports and recreational facilities, increase demand for healthcare facilities, and construction-related impacts such as noise, vibration, and air pollution. In this context, the assessment of the proposed broad locations identified the potential for significant negative effects in the short and medium term. In the medium and long term, following decades of construction and phased delivery, the baseline characteristics of the local areas will have changed (some more than others depending on their location, i.e. within existing urban areas), with relative improvements arising from the cessation of construction activities and delivery of appropriate open space, sports and recreational facilities, and community and health infrastructure. Taking this into account, the assessment of the proposed broad locations identified the potential for a significant positive effect in the medium to long term. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on health and wellbeing. However, this is not anticipated to result in additional likely significant effects beyond those already identified. In terms of health and wellbeing this is most				identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
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	likely to occur as a result of interactions between proposed new towns at Tempsford and Milton Keynes. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects of construction in the short to medium term at the local/ sub-regional level to some extent, given the scale of growth proposed at the locations and presence of sensitive receptors, including existing communities, it is still likely to be significant at that scale (local/ sub-regional level). Taking account of mitigation provided through wider plans and policies might help to reduce the significance of residual effects in the short and medium term at the local/ sub-regional level but this is uncertain. In the medium to long term, minor positive cumulative effects could arise at the local and sub-regional level through cessation of construction activities and delivery of appropriate public transport, walking and cycling infrastructure, healthcare facilities, and other social infrastructure alongside alignment to the policy and placemaking principles, which seek to deliver active and liveable neighbourhoods. It is possible that the residual significance of the positive effect in the long term at a local/ sub-regional level might be increased but this is uncertain and depends on the scale and nature of relevant infrastructure delivered at the project level, as well as opportunities arising through other plans and programmes in that area. Overall, it is considered unlikely that the draft programme, as a whole, would have a significant effect on the current and/ or future national baseline in relation to health and wellbeing. A minor negative effect is predicted in the short and medium term and a minor positive effect in the medium and long term. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions The assumptions identified in respect of the assessment of the policy is set out in Appendix F.				

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	- The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. - It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties - The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. - The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on health and wellbeing is uncertain.				
Historic Environment	Objectives The Historic Environment SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with negative effects on the historic environment. Neutral compatibility was identified against programme Objectives 2, 3, 4 & 5 where it is considered that there will be no positive or negative relationship with the SEA objective. There is no specific reference to the historic environment in the objectives. Policy The policy (including placemaking principles) states that to support delivery of new towns, development plans should be informed by town-wide framework masterplans, supported by town-wide design codes to ensure placemaking quality. High quality development could help to minimise impacts on the historic environment and can also have a positive effect in some situations. It also requires the delivery of high-quality public transport, including walking and cycling networks, which could improve residents' accessibility to the historic environment. While this could have indirect minor positive effects on the historic environment, it is noted that there is no direct reference to the historic environment within the policy statement or placemaking principles. Overall, it is therefore considered	--	--	--/+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	that the policy statement (including placemaking principles) is likely to have a neutral effect on the historic environment. Broad Locations The scale of housing and associated infrastructure delivery at the proposed locations is likely to result in negative effects given the presence of sensitive receptors, including nationally designated heritage assets. The scale of proposed development at the proposed broad locations could also have adverse effects on the historic character of the existing landscape. In this context, the assessment of the broad locations identified the potential for significant negative effects in the short, medium and long term. In the long term, the potential for minor positive effects was also identified for proposed broad locations that would result in the significant regeneration of existing urban areas. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on historic environment due to the combined increase in vehicle movements and reduction in air quality which may harm historic assets. However, this is not anticipated to result in additional likely significant effects beyond those already identified. In terms of the historic environment this is most likely to occur as a result of interactions between proposed new towns at Tempsford and Milton Keynes. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects of construction in the short to medium term at the local/ sub-regional level to some extent, given the scale of growth proposed at the locations and presence of nationally designated heritage assets, it is still likely to be significant. Taking account of mitigation provided through wider plans and policies might help to reduce the significance of residual effects to some extent but this is uncertain given the scale of growth and presence of nationally designated heritage assets. Given the potential for likely significant effects on nationally designated heritage assets, as a result of proposed development at the broad locations, it is considered that there is the potential for the draft programme to have a significant				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
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	negative cumulative effect on the historic environment in the short, medium and long term. In the long term, minor positive cumulative effects could arise through urban regeneration and the cessation of construction activities and increased accessibility of heritage assets, alongside alignment to the policy and placemaking principles, which seek to promote access to cultural facilities. It is possible that the residual significance of the positive effect in the long term at a local/ sub-regional level might be increased but this is uncertain and depends on the scale and nature of relevant infrastructure delivered at the project level, as well as opportunities arising through other plans and programmes in that area. Positive cumulative effects could arise in the long term through the regeneration of previously developed land and improved accessibility to the historic environment; however, this is uncertain at this stage. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties ▪ The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. ▪ The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ The interactions between development proposed at each broad location and the consequential effects on the historic environment is uncertain.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
Landscape and Townscape	Objectives The Landscape and Townscape SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with negative effects on Landscape and Townscape. Neutral compatibility was identified against programme Objectives 2, 3, 4 & 5 where it is considered that there will be no positive or negative relationship with the SEA objective. There is no specific reference to landscape or townscape in the objectives. Policy The policy (including placemaking principles) states that to support delivery of new towns, development plans should be informed by town-wide framework masterplans, supported by town-wide design codes to ensure placemaking quality and deliver well-designed and distinctive places. It also requires that new towns are designed and delivered to embrace high environmental standards and accessible green spaces. Whilst these requirements may help to ensure that proposals consider and seek to enhance existing landscape and townscape character, there is no reference to landscape or townscape specifically. Overall, it is considered that the policy statement (including placemaking principles) is likely to have a neutral effect on landscape and townscape. Broad Locations The scale of housing and associated infrastructure delivery at the proposed locations was identified as having the potential for negative effects on landscape/ townscape in the short, medium and long term. Minor negative effects in the short term for all proposed broad. Significant negative effects identified in the medium to long term for proposed broad locations that could result in the loss of large areas of greenfield land. For the proposed urban broad locations, minor negative effects identified in the medium term and significant positive effects in the long term through the regeneration of previously developed land. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on landscape and townscape. However, this is not anticipated to result in additional likely significant	-	-	-/+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
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	effects beyond those already identified. In terms of landscape this is most likely to occur as a result of interactions between proposed new towns at Tempsford and Milton Keynes. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects of construction in the short to medium term at the local/ sub-regional level to some extent, given the scale of growth proposed at the locations and potential loss of greenfield land, it is still likely to be significant at that scale (local/ sub-regional level). Taking account of mitigation provided through wider plans and policies might help to reduce the significance of residual effects in the short and medium term at the local/ sub-regional level but this is uncertain. The significant negative effects identified for certain proposed broad locations were not as a result of potential impacts on a National Park or a National Landscape. Overall, it is considered unlikely that the draft programme, as a whole, would have a significant effect on the current and/ or future national baseline relating to landscape/ townscape. A minor cumulative negative effect is predicted in the short and medium term and a minor cumulative positive effect in the long term as a result of urban regeneration. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties ▪ The uncertainties identified in respect of the assessment of the policy is set out in Appendix F.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
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	- The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on landscape is uncertain.				
Land use, Geology and Soils	Objectives The Land use, Geology and Soils SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with negative effects through the loss of greenfield and agricultural land. Neutral compatibility was identified against programme Objectives 2, 3, 4 & 5 where it is considered that there will be no positive or negative relationship with the SEA objective. There is no specific reference to Land use, Geology and Soils in the objectives. Policy The policy statement (including placemaking principles) does not include any specific references to land use, geology and soils. As part of town-wide framework masterplans, it is likely opportunities to reuse brownfield land and avoid high quality agricultural land will be explored; however, this is uncertain. At this stage, it is therefore predicted that the policy statement (including placemaking principles) will have a neutral effect on this SEA objective in the short, medium and long term. Broad Locations The scale of housing and associated infrastructure delivery at the proposed locations is likely to result in adverse effects on land use, geology and soils as a result of the permanent loss of greenfield agricultural land. In the short term (as construction begins) the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of agricultural land (including BMV) is lost. In this context, the assessment of the proposed locations identified the potential for significant negative effects in the medium to long term for proposed broad locations that include greenfield/ agricultural land.	--/+	--/+	--/+	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	For proposed broad locations entirely within existing urban areas, a significant positive effect was identified in the short to medium term and a neutral effect in the long term. The interactions between the proposed broad locations and potential cumulative loss of greenfield/ agricultural land is addressed below. However, it is not anticipated to result in additional likely significant effects beyond those already identified. Cumulative Effects of the Draft New Towns Programme Notwithstanding any mitigation provided through the policy and placemaking principles, given the scale of proposed development the draft programme will result in the significant loss of greenfield and agricultural land. While the extent of BMV agricultural land loss is not known at this stage, it is still likely that the draft programme would have a significant negative cumulative effect on this SEA objective in the short, medium and long term. It should also be noted that there is the potential for minor positive effects in the short, medium and long terms through the regeneration of previously developed land. However, compared to the likely loss of greenfield/ agricultural land this is not likely to be significant. It should be noted that given the strategic nature of the Draft Programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties ▪ The uncertainties identified in respect of the assessment of the policy is set out in Appendix F.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G.				
Materials and Waste	Objectives The Materials and Waste SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with negative effects through the increased use and potential loss of resources. Neutral compatibility was identified against programme Objectives 2, 3, 4 & 5 where it is considered that there will be no positive or negative relationship with the SEA objective. There is no specific reference to Materials and Waste in the objectives. Policy The policy statement (including placemaking principles) does not specifically reference materials/ resources or the management of waste. While it could be assumed that the requirement for new towns to be 'well-designed' and delivered to embrace high environmental standards will include consideration of these issues, this is uncertain. The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this also includes waste management. Overall, it is predicted that the policy statement (including placemaking principles) will have a neutral effect on this SEA objective in the short, medium and long term. Broad Locations The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, it is likely to be substantial. There is also the potential for the sterilisation of mineral resources within proposed broad locations where resources are present. A potential for a minor negative effect is identified in the medium to long term through the generation of municipal and commercial waste once dwellings and buildings are occupied.	--	--	-	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	The interactions between the proposed broad locations and potential cumulative increase in use and loss of resources as well as generation of waste is addressed below. However, it is not anticipated to result in additional likely significant effects beyond those already identified. Cumulative Effects of the Draft New Towns Programme While the proposed objectives and policy (including placemaking principles) will help to mitigate the significance of the residual negative effects of construction in the short to medium term to some extent, given the scale of growth proposed at the locations the requirement for raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel) is still considered to be significant in the national context and baseline. As a result, significant negative cumulative effects are identified for the draft programme in the short and medium term. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. This is considered unlikely to have a significant effect on the national baseline for waste and so a minor negative in the short, medium and long term are identified. It should be noted that given the strategic nature of the draft programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties ▪ The uncertainties identified in respect of the assessment of the policy is set out in Appendix F.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	- The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on air quality is uncertain.				
Population	Objectives The Population SEA objective was identified as being compatible against programme Objectives 1, 2, 3 and 5. The objectives propose a large scale of housing delivery through a new town and ensure that they will help to unlock economic growth and will deliver homes across England. Draft Programme Objective 5 also proposes the timely delivery of all necessary infrastructure, which is assumed to also include community infrastructure. Neutral compatibility was identified against draft programme Objective 4 where it is considered that there will be no positive or negative relationship with the SEA objective as it relates to delivery methods and barriers. Policy The policy statement (including placemaking principles) requires that new towns should provide a diverse range of high-quality housing, which includes a range of housing types and tenures to suit the needs of a balanced community. It sets a minimum target of 40% affordable housing (determined by local conditions), of which at least half should be available for social rent. The policy also requires that new towns should ensure access to jobs, schools, cultural, sporting and healthcare facilities, and other social infrastructure to meet the needs of residents' from the outset. It is predicted that the policy statement (including placemaking principles) will have a significant positive effect on this SEA objective in the short, medium and long term. Broad Locations The assessment of the proposed locations identified the potential for minor positive effects in the short term and significant positive effects in the medium to long term through the delivery of new homes and associated infrastructure to meet needs in the local and wider area. In the short to long term, the assessment	-/+	-/++	-/++	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	also identified the potential for negative effects as a result of loss of existing community infrastructure and community identity as a result of development within the broad locations. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on population due to proximity of the proposed broad locations. However, this is not anticipated to result in additional likely significant effects beyond those already identified. In terms of population this is most likely to occur as a result of interactions between proposed new towns at Tempsford and Milton Keynes. Cumulative Effects of the Draft New Towns Programme Overall, the scale of housing growth proposed through the draft programme, including affordable homes, and the associated infrastructure (including employment and community facilities) delivered will have a positive effect on this SEA objective in the short to long term. A minor positive effect is predicted in the short term as construction begins and then a significant positive effect in the medium to long term as more new homes and associated infrastructure are delivered, helping in part to address the housing crisis. There is the potential for the draft programme to have negative effects through impacts on the identity of existing communities and the loss of existing employment and community facilities within the proposed broad locations. These effects are unlikely to be significant at the national level as a result a minor negative effect is identified in the short, medium and long term. It should be noted that given the strategic nature of the Draft Programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	- It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties - The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. - The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. - The interactions between development proposed at each broad location and the consequential effects on air quality is uncertain.				
Water Resources (Quality and Quantity)	Objectives The Water Resources SEA objective was identified as being incompatible with draft programme Objective 1 due to the potential scale of housing delivery that could come forward with negative effects through the increased demand for water and potential for impacts on water quality. Neutral compatibility was identified against programme Objectives 2, 3, 4 & 5 where it is considered that there will be no positive or negative relationship with the SEA objective as it relates to delivery methods and barriers. There is no specific reference to water resources in the objectives. Policy The policy statement (including placemaking principles) does not specifically reference water use or quality. While it could be assumed that the requirement for new towns to be 'well-designed' and delivered to embrace high environmental standards will include consideration of these issues, this is uncertain. The policy states that development plans should identify the infrastructure necessary to support new towns and it is assumed that this also includes water supply and wastewater treatment infrastructure. Overall, it is predicted that the policy statement (including placemaking principles) will have a neutral effect on this SEA objective in the short, medium and long term. Broad Locations	-	--	--	No additional mitigation measures identified beyond those set out within the assessment of the policy and broad locations. Further work will be carried out at a lower tier of plan-making and assessment to identify specific and more detailed mitigation measures to avoid and reduce the residual adverse effects and enhance residual positive effects.

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	The scale of housing and associated infrastructure delivery at the proposed locations is identified as having the potential for a minor negative effect in the short, medium and long term as a result of an increase in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete, decreasing the quality of nearby water bodies. It will also significantly increase demand for water resources and this is identified as having the potential for a significant negative effect in the medium and long term for proposed broad locations that fall within water stressed areas. In some areas there is the potential for development proposed at the individual broad locations to interact and have a cumulative effect on quality and quantity. However, this is not anticipated to result in additional likely significant effects beyond those already identified. In terms of water quality this is most likely to occur where proposed new town locations fall within the same river catchments and water resource zones. Cumulative Effects of the Draft New Towns Programme There is the potential for the draft programme to have negative effects on water quality at a local/ sub-regional scale in the short to long term through the delivery of the proposed new towns. While the draft programme and policy statement (including placemaking principles) require development to be 'well-designed' and delivered to embrace high environmental standards, it is uncertain if suitable mitigation will be delivered to ensure a neutral effect on water quality. As a result, a minor negative cumulative effect is predicted in the short, medium and long term in relation to water quality. The proposed scale of growth is likely to significantly increase demand for water resources in the medium and long term. Four of the proposed locations fall within water stressed areas and it is recognised that water resources is a national issue. As a result, it is predicted that there is the potential for the draft programme to have a significant negative cumulative effects in the medium and long term. Overall, it is considered that there is potential for the draft programme, as a whole, to have a minor negative cumulative effect on water resources in the short term and a significant negative effect in the medium and long term.				

SEA Objective	Assessment commentary	Cumulative effects of the draft programme			Mitigation
		ST	MT	LT	
	It should be noted that given the strategic nature of the Draft Programme and this assessment, there is also an element of uncertainty for the predicted likely significant effects. Assumptions ▪ The assumptions identified in respect of the assessment of the policy is set out in Appendix F. ▪ The assumptions identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ It is assumed New Towns in the broad locations will be brought forward in accordance with the Draft New Towns Programme objectives and policies. Uncertainties ▪ The uncertainties identified in respect of the assessment of the policy is set out in Appendix F. ▪ The uncertainties identified in respect of the assessment of the broad locations are set out in Appendix G. ▪ The interactions between development proposed at each broad location and the consequential effects on air quality is uncertain.				

Appendix I – Assessment of Reasonable Alternatives

An individual assessment of each of the six alternative new town broad locations contained within the draft programme has been carried out against the SEA objectives and is presented within this Appendix. The qualitative scoring key provided in **Table I-1**.

It is important to remember that alongside the ‘definitions of significance’ (presented in **Appendix E**) a number of factors have underpinned the assessment of broad locations (which includes a number of core assumptions that have been applied) to ensure consistency and proportionality. These can be found in **Section 4.3**.

Table I-1 Qualitative scoring

Score	Description	Symbol
Significant Positive Effect	The delivery of a new town in this broad location is likely to result in a significant positive effect on this objective.	++
Minor Positive Effect	The delivery of a new town in this broad location is likely to result in a positive effect on this objective.	+
Neutral Effect	The delivery of a new town in this broad location is likely to result in an overall neutral effect on this objective.	0
Minor Negative Effect	The delivery of a new town in this broad location is likely to result in a negative effect on this objective.	-
Significant Negative Effect	The delivery of a new town in this broad location is likely to result in a significant negative effect on this objective.	--
Uncertain Effect	The effects of development in this new town broad location on this objective are uncertain/ there is insufficient information available to permit assessment.	?
Mixed Effect	The delivery of a new town in this broad location is likely to result in a positive and negative effect (minor or significant) on this objective.	-/+

Adlington, Cheshire East

Figure I-1 Adlington, Cheshire East broad location

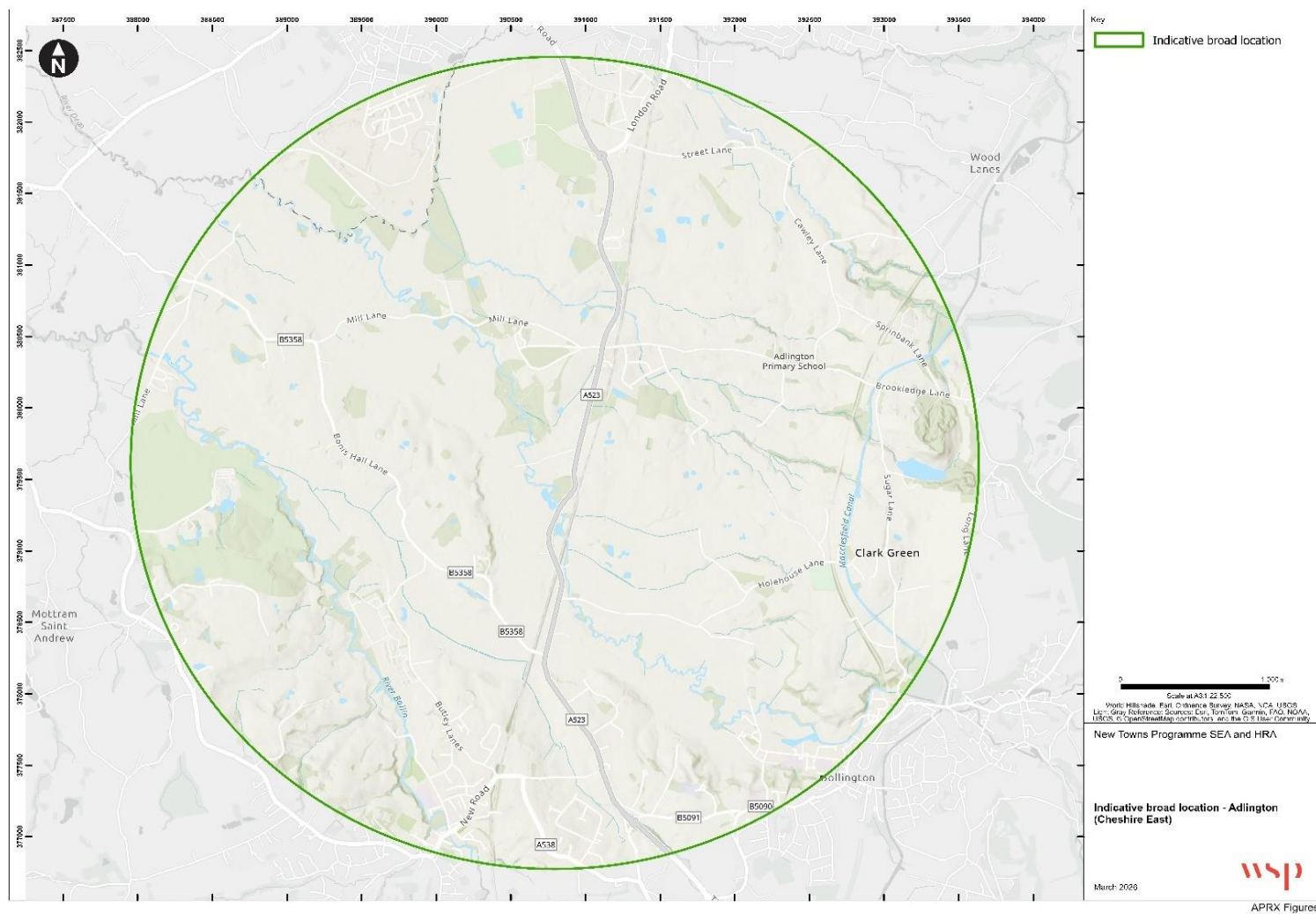


Table I-2 Assessment of Adlington, Cheshire East broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are currently no Air Quality Management Areas (AQMAs) within this broad location but there are thirteen within 15km. These are located predominantly to the north in Greater Manchester and Stockport; however, there are several areas to the south in Macclesfield along stretches of the A523, the A537, and Hibel Road. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities, such as Adlington and Bollington. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and plant. Whilst the number of construction vehicles movements is unknown at this stage, the broad location is predominantly greenfield and the introduction of a substantial number of HGVs and construction related vehicle emissions, and works creating dust, in particular are likely to have a significant negative effect on local air quality compared to the current baseline. There are also likely to be impacts more widely along key transport routes and junctions, in particular the potential to increase the number of HGVs and vehicles travelling from nearby Stockport and Greater Manchester in the north and Macclesfield in the south. Overall, it is considered that, without appropriate mitigation, effects in the short to medium term could be significant. In the medium to long term, the transport implications of delivering 14,000 - 20,000 homes, other uses and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. The Taskforce Report outlines the limited public transport options available within Adlington and the need for significant upgrades, <i>“Whilst Adlington benefits from an existing mainline station, train services are infrequent and the site is not currently integrated into local bus networks. A comprehensive</i>	--	--	+	The NPPF (paragraph 199) states that: <i>“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”.</i> Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. Traffic and transport management and provision and enhancement of green infrastructure will be incorporated as

	<i>sustainable transport strategy will be required to mitigate the currently high risk that the site becomes car dependent. The government would need to ensure that necessary infrastructure is prioritised, including significant upgrades to the local road networks, improvements to Adlington and Stoke-on-Trent train stations to address capacity issues on the whole line, and increased rail service frequency. These works will come at a considerable cost and may impact the speed at which the new town is able to reach its full potential.</i>” Due to the challenges of upgrading the public transport network within the broad location, there is a high chance that the site becomes car dependent. Therefore, a minor negative effect has been identified in the short, medium, and long term. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035 it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035. While electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios; however, NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new settlement at this scale, it is considered that there is the potential for a minor positive effect in the long term.			suggested above and in paragraph 199 of the NPPF. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution;

	Overall, the Adlington, Cheshire broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. - It is assumed that a stand alone settlement at this scale in this location will have a high degree of self-containment. - It is assumed that current government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties - The number of construction vehicles is not known at this stage. - The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. - The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				- production of comprehensive sustainable transport strategy; - coordination with DfT and Highways England on early solutions to potential blockers of future growth; - collaboration between local authorities to maximise the shared benefits of transport infrastructure; and - delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces³⁸¹.
Biodiversity, Flora and Fauna	There are no designated conservation sites within the broad location. There are five Ancient Woodlands within the broad location. Additionally, five categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km, there is one SAC, one SPA, two Ramsar sites, 22 SSSIs, one National Park (Peak District), two NNRs, 197 Ancient Woodlands, and 37 LNRs. Additionally, 23 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The Cheshire & Warrington LNRS³⁸² identifies a number of habitats that should be protected across the broad location, as well as a number of opportunity areas for the restoration of woodlands, enhancement of rivers, and transformation of old landfill sites into grassland habitats. A	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: development should be refused where significant harm to

³⁸¹ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

³⁸² Cheshire West and Chester Council (2025) *Cheshire & Warrington Local Nature Recovery Strategy*. Available online at: https://ehq-production-europe.s3.eu-west-1.amazonaws.com/bd3256fa5bb9efeed8614d45d7d05428c20fbee/original/1739462010/9f0e042f8c520daf000a090c29dfa263_Cheshire_Warrington_Local_Nature_Recovery_Draft_Strategy.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPQP5NM%2F20260119%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260119T161158Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=1e5055ce2a00bd1ab1d58d820d7315654d5d3afafec0ed3db4c41277e043a613 [Accessed December 2025].

	small proportion of the broad location in the north also falls within the Greater Manchester LNRS³⁸³, which identifies a small number of potential opportunity areas. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • South Pennine Moors SAC and SPA, Midland Meres & Mosses - Phase 1 Ramsar site and Rostherne Mere Ramsar site: ○ Disturbance within the designated site; ○ Changes to water quality; ○ Change to surface and subsurface water flows; and ○ Air quality. • South Pennine Moors SPA: ○ Direct impacts to functionally linked land (FLL) outside of the designated site. • Midland Meres & Mosses - Phase 1 Ramsar site: ○ Habitat loss - potential loss or fragmentation of FLL. The phased delivery of 14,000 - 20,000 homes, other uses and associated infrastructure in this broad location is not likely to result in the loss of any international or nationally designated sites; however, there are clear pathways for impacts to international and nationally designated sites within 15km (as noted above). The broad location could have a negative effect on habitats and species due to both the direct loss of habitat (including Ancient Woodland and priority habitats) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. Owing to the scale of development on greenfield land, there is likely to be the large-scale loss and fragmentation of existing habitats, and this could include the loss of priority habitats. There is also the potential for impacts to existing waterbodies and the habitats and species that they support,				biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such

³⁸³ Greater Manchester Combined Authority (2025) Greater Manchester Local Nature Recovery Strategy. Available online: <https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/>

	through their removal or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species Without appropriate mitigation, adverse effects in the short to medium term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Adlington, Cheshire East broad location is assessed as likely to have a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				as existing waterbodies, priority habitats and ancient woodland) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and deliver BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ Develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.

Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated³⁸⁴; and based on an average completion rate of 800 dwellings per annum, a total of 48,000 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.025% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.045% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.44% of the total construction sector emissions in 2024^{385,386}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that,	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"</i>. Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes;

³⁸⁴ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³⁸⁵ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁸⁶ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

	when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³⁸⁷. Given the current mix of generation on the national grid³⁸⁸ this would equate to around 0.7 tCO₂e/yr/dwelling or 550 tCO₂e/yr at a completion rate of 800 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering 14,000 – 20,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that less than 20% of the broad location falls within Flood Risk Zones 2 and 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Development may also increase flood risk elsewhere.			■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³⁸⁷ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³⁸⁸ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	Overall, the Adlington, Cheshire East broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO₂e per dwelling would be generated in terms of embodied carbon. ■ It is assumed that a build out rate of 800 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 10% of the broad location falls within Flood Zones 2 and 7% of the broad location falls within Flood Zone 3. These higher flood risk areas are associated with the Manchester Ship Canal, Forest Canal, and the River Mersey and its tributaries. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at some risk of flooding. The introduction of 14,000 – 20,000 new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to significantly increase flood risk both onsite and offsite.	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating

	Overall, the Adlington, Cheshire East broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage.				improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of 14,000 – 20,000 homes, other uses and associated infrastructure in this new town location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or delivery of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location (including residents in Adlington, Prestbury, and Bollington) as well as	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter</i>

	people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. It is recognised that the delivery of a new town in this broad location will result in the loss of large areas of greenfield land and informal areas for recreation; however, the extent to which these are used regularly for recreation by existing communities or visitors is unknown at this stage. In this regard, the broad location includes a number of parks such as Middlewood Way Park. In addition, a number of formal open space, sports and recreational facilities are located within the broad location including (for example) Prestbury Golf Club, Avro Golf Club, Golf at Mottram Hall, Shrigley Hall Golf & Country Club. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. While the Taskforce Report does not outline the scale of community and health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Adlington, Cheshire East broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions			<i>alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities; ■ the implementation of a green infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’, which includes open space provision; ■ avoiding, where possible, impacts to PRoW;

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	There are three scheduled monuments, and 109 listed buildings (two Grade I, 99 Grade II, and eight Grade II*), and one Registered Park and Garden (Grade II*) within the broad location. There are three scheduled monuments also present within the broad location. There is also one heritage asset within the broad location which is on the Heritage at Risk Register. Within 15km, there is one World Heritage Site (Jodrell Bank Observatory), six national character areas, 18 registered parks and gardens (five Grade II*, 13 Grade II), 94 scheduled monuments, and 2,559 listed buildings (29 Grade I, 2,377 Grade II, and 153 Grade II*). There are also 36 heritage assets within 15km that are on the Heritage at Risk Register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss and significant erosion to the historic character of existing landscape. Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of

	may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Adlington, Cheshire East broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short term, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ adoption of heritage-led design principles where appropriate; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological

					recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or Landscapes within the broad location, however there is one National Park (Peak District) within 15km. The broad location falls within the Shropshire, Cheshire and Staffordshire Plain National Character Area (NCA), which according to its profile produced by Natural England (NE), <i>“is an expanse of flat or gently undulating, lush, pastoral farmland, which is bounded by the Mersey Valley NCA in the north, with its urban and industrial development, and extending to the rural Shropshire Hills NCA in the south. To the west, it is bounded by the hills of the Welsh borders and to the east and south-east by the urban areas within the Potteries and Churnet Valley, Needwood and South Derbyshire Claylands, and Cannock Chase and Cank Wood NCAs”</i>. The broad location itself is primarily comprised of greenfield land, arable fields and pockets of woodland, with the A523 and northern railway (running between Stoke-on-Trent and Manchester Piccadilly) passing through the centre of the broad location. The eastern area of the broad location is characterised by the presence of the Peak Forest Canal (upper section) and Macclesfield Canal (upper section) with the River Dean (Bollington to Bollin) towards the north, west and southern edges of the location. Existing residential dwellings are primarily located towards the northern part of the broad location. The delivery of 14,000 – 20,000 homes and associated infrastructure in a predominantly greenfield location will significantly change the landscape in this broad location. Given the phased nature of development, in the short term, a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a significant negative effect on landscape. The scale of proposed development also has the potential for negative effects on views to and from the Peak District National Park given the close proximity to the broad location. Given the predominate greenfield nature of the broad location, negative effects on townscape will be very limited; however, there are a number of	-	--	--	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

	small villages and hamlets, whose built form and value could be affected by the development. In terms of visual amenity, there is likely to be a significant change given the scale of proposed development in a broad location that is predominantly greenfield/ agricultural land and relatively flat with views across the site. As a result, the scale of proposed development will introduce a significant level of light pollution in a rural location with negative effects. Overall, the Adlington, Cheshire East broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The layout of proposed development across the broad location is not known at this stage ■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The majority of the broad location is greenfield/ agricultural land, with greater than 85% of the broad location covered by either arable land, pastures, or broad-leaved forest. Approximately 91% of this location is classified as Grade 3 agricultural land, 7% Grade 4, and 1% is Grade 5. While the quantity of Grade 3a is not known at this stage it is assumed that the delivery of this scale of development could result in significant loss of best and most versatile agricultural land. The delivery of 14,000 - 20,000 homes, other uses and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield and agricultural land with a negative effect on this	-	--	-	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (<i>inter alia</i>) sites of

	SEA objective. In the short term as construction begins the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of greenfield and agricultural land (including BMV) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of greenfield and agricultural land. According to Cheshire East's Local Plan³⁸⁹, there are 21 Regional Important Geological Sites (non-statutory regionally important geological or geo-morphological sites) in the Cheshire East area. There is the potential for the presence of contaminated land given historic and current land uses, with three historic landfill site identified towards the south (2 nearby Bollington and 1 nearby Prestbury) and one historical landfill identified in the north of the broad location (nearby Dandy Farm) as well as agricultural land spread across the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development could lead to the loss of BMV agricultural land given the presence of Grade 3 agricultural land. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.			geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “<i>a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)</i>”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; ■ where possible, the loss of BMV land should be avoided/ minimised; ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).

³⁸⁹ Cheshire East Council (2017) *Cheshire East Local Plan, Local Plan Strategy 2010 – 2030*, pp.16. Available online at: <https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf> [Accessed December 2025]

Materials and Waste	Within the broad location, there is one permitted waste management sites/ facilities while there are no mineral extraction sites. There are six historic landfill sites within the broad area. There are no sites within the broad location that are allocated for waste management uses in the Cheshire East Replacement Waste Local Plan (Adopted July 2007), however there are eight allocated sites within 15km. Within 15km of the broad location, there are 11 permitted waste sites, 268 historic landfill sites, and 7 mineral waste sites. Development of a new town within this broad location has the potential to impact upon the operation of the existing permitted waste site and associated facilities. For example, there may be direct effects (i.e. the loss of the facilities due to development) or indirect effects (e.g. construction traffic or road diversions associated with the construction of a new town could impact vehicle movements associated with the operation of the waste management facilities (e.g. delays and longer travel distances). More generally, the operation of the waste management facilities may be incompatible with the development of a new town in this broad location (as impacts from the facilities could affect prospective residents due to noise, odour and litter/windblow etc.), which would require mitigation, or potentially could require the relocation/closure of the facilities. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England³⁹⁰ sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill.	--	--	-	It is recommended that proposals for the new town location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction; ■ proposals for the broad location include the prior extraction of mineral resources where feasible; and ■ it is recommended that any proposals for a new town in this broad location, seek to direct development away from the existing waste management facility (e.g. through the implementation of a buffer zone around the facility) to ensure effects from the operation of the facility (e.g. noise, odour etc.) on the new town are minimised. It may also be appropriate to implement further mitigation in this regard (e.g. screening/ green buffers to minimise noise impacts).

³⁹⁰ Department for Environment, Food & Rural Affairs and Environment Agency (2018) *Resources and waste strategy for England*. Available online at: <https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england> [Accessed December 2025].

	Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Adlington, Cheshire East broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term, and a minor negative in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of 14,000 – 20,000 homes will significantly help to meet not only the identified housing needs of Cheshire East where it is broadly located but also the wider sub-region, including Stockport and Greater Manchester. It is assumed that a mix of types and tenures of new homes	-/+	- /++	- /++	Section 8 of the NPPF concerns the delivery of a sufficient supply of homes. Paragraph 61 states that, “<i>To support the Government’s objective of significantly boosting the supply of</i>

	will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. The Taskforce Report identifies that the Cheshire East broad location aspires to deliver 40% affordable housing, above plan policy of 30%, <i>“Exemplar placemaking can be achieved, with a commitment to environmental sustainability and minimum 40% affordable housing provision built-in to plans from the very outset.”</i> In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and finally the broad location built out. Development of the new town in this broad location could lead to the loss of some existing homes; however, this loss if it occurs is not considered to be significant in comparison to the scale of new homes that a new town could deliver. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report states that, <i>“Greater Manchester has an extremely diverse economy, but growth is constrained by a shortage of housing. A new town at Adlington could help to sustain future growth in both Cheshire and Greater Manchester by easing housing pressures and supporting workforce mobility.</i> <i>A new town at Adlington could reduce long-distance inward commuting to Cheshire’s key employment sites by providing local homes for its workforce”.</i> Development of the new town in this broad location could lead to the loss of some employment, most likely related to agriculture; however, this loss if it occurs is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. However, it is also noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses.			<i>homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”</i> Paragraph 63 reflects on the importance of meeting the housing needs of different groups and Paragraph 66 states that for major development that that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenure. Section 6 of the NPPF relates to the economy. Paragraph 85 states, that planning decisions <i>“should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”</i> In Paragraph 87 it states that <i>“Planning policies and decisions should recognise and address the specific locational requirements of different sectors”.</i> Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe

	While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. At this stage no significant community (including education) infrastructure has been identified that might be lost as a result of the delivery of a new town in this broad location. The existing communities of Adlington (approx. population of 1,081), and Prestbury (approx. population of 3,471) are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be lost without sensitive planning and suitable open and green space provided between new development and these existing communities. To the south, the risk of coalescence is reduced for existing communities, such as Bollington (approx. population of 7,944), given the presence of existing barriers such as the River Dean. Therefore, a minor negative effect has been identified in the short, medium, and long-term. Overall, the Adlington, Cheshire East broad location is assessed as having the potential for a minor positive and minor negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that the scale and nature of employment floorspace is not known at this stage. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of coalescence and loss of community identity for any existing communities that fall within the broad location.			places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible; and ■ Ensure accessibility of new employment and community services/ facilities to existing communities; ■ deliver sufficient community infrastructure; and

	■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown ■ The composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not known at this stage. ■ The nature and scale of community infrastructure and employment opportunities to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered is not known at this stage.				■ explore opportunities for community ownership of land and long-term stewardship of assets.
Water Resources (Quality and Quantity)	The broad location falls within the North West Basin District, and the Mersey Upper Management Catchment. The Operational Catchment is the Bollin Dean Mersey Upper. The broad location intersects with the boundaries of three WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each these waterbodies is either moderate or poor. The following WFD waterbodies directly intersect the broad location: Bollin (Source to Dean) and Dean (Bollington to Bollin). The delivery of 14,000 – 20,000 homes, other uses and associated employment and infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short term, with the significance of the negative effect increasing in the medium to long term as construction is completed and location is fully built out.	-	-	-	Future iterations of Water Resources West's Regional Resilience Plan and United Utility's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk from, or adversely affecting water resources.

	The broad location does not fall within a water stressed area as identified by the Environment Agency³⁹¹. The WRW Regional Plan identifies that the broad location falls within an area facing a deficit of by 215 Ml/d by 2051.³⁹² The scale of growth has the potential to significantly increase demand on water resources within United Utility's supply area. Given the scale of proposed growth and that the broad location does not fall within a water stressed area, it is considered that there is the potential for a minor negative effect on water resources in the medium to long term. In the short term the significance of the negative effect on water resources is anticipated to be lesser as a result of the phasing of development. Overall, the Adlington, Cheshire East broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short, medium, and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek water efficiency standards of a minimum of 110 litres per person per day; and ■ Seek opportunities to enhance the Bollin (Source to Dean) and Dean (Bollington to Bollin).

³⁹¹ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

³⁹² Water Resources West (2025) Final Regional Plan. Available online at: <https://static1.squarespace.com/static/5e67889204d86850e1fdcece/t/68496524f191f2674157ed09/1749640490728/WRW+final+regional+plan+2025+v1.0.pdf> [Accessed on 03/12/25]

Figure I-2 Heyford Park, Cherwell broad location

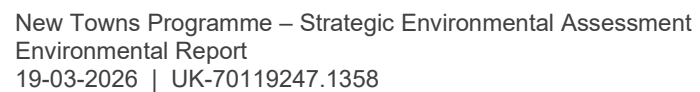


Table I-3 Assessment of Heyford Park, Cherwell broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are currently no Air Quality Management Areas (AQMA) within this broad location but there are three within 15km of the broad location. These AQMA are located to the north along the A422 in Banbury, south east in the centre of Bicester, and south in the City of Oxford. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities, such as Upper Heyford. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and plant. Whilst the number of construction vehicles movements is unknown at this stage, the broad location has a large proportion of greenfield land, and the introduction of a substantial number of HGVs and construction related vehicle emissions, and works creating dust, are in particular likely to have a significant negative effect on local air quality compared to the current baseline. There are also likely to be impacts more widely along key transport routes and junctions, in particular the potential to increase the number of HGVs and vehicles travelling along the A40 and A34 (through the AQMA in Oxford), and A422 towards Banbury. Overall, it is considered that, without appropriate mitigation, effects in the short to medium term could be significant. In the medium to long term, the transport implications of delivering over 13,000 homes, other uses (such as employment) and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision reducing the number of vehicle trips and associated emissions to air. The Taskforce Report outlines that, <i>"A significant challenge for this rural site is public transit connectivity and the risk of car dependency...a key priority must be to ensure considerable</i>	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan"</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. Traffic and transport management and provision and enhancement of green infrastructure will be incorporated as

	<i>transport planning and forward funding for infrastructure is aligned, ensuring attractive and efficient bus and active travel routes between the site and nearby rail stations are delivered, as well as upgrades to rail frequency". It is also assumed that a new town in this location would be able to take advantage of the proposed new railway station at the Chiltern Valley line.</i> In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035 it is expected that the vehicle fleet share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035. Electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios; however, NOx, PM10s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new settlement at this scale, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Heyford Park, Cherwell broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.		suggested above and in paragraph 199 of the NPPF. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure and services, including the creation of links to the proposed new railway station on the Chiltern Valley line; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce

	■ It is assumed that the potential delivery of a new station on the Chiltern Valley line may impact on nearby road networks including the M40 and A34. ■ It is assumed that a stand alone settlement at this scale in this location will have a high degree of self-containment, with appropriate public transport, walking and cycling provision delivered alongside the new homes, employment and community infrastructure. ■ It is assumed that current government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The number of construction vehicles is not known at this stage. ■ The nature and scale of public transport, walking and cycling infrastructure to be delivered is not known.				the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces³⁹³.
Biodiversity, Flora and Fauna	Within the new town location, there are no National Network Sites, two SSSIs (Ardley Trackways SSSI, situated within the eastern boundary of the broad location and Ardley Cutting and Quarry SSSI which cuts across the north east of the broad location), and four Ancient Woodlands. Additionally, seven categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km, there is one SAC (Oxford Meadows SAC), 47 SSSIs, 247 Ancient Woodlands and seven LNRs. Additionally, 14 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The Oxfordshire County Council Local Nature Recovery Strategy (LNRS) identifies a number of habitats and species that should be protected across the broad location, including detailed biodiversity priorities and actions and specific actions to recover species at risk of disappearing. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should

³⁹³ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	designated nature conservation sites, as a result of the following impact pathways: • Oxford Meadows SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality The phased delivery of over 13,000 homes, other uses and associated infrastructure in this broad location is not likely to result in the loss of any international designated sites; however, there are clear pathways for impacts international designated sites within 15km (as noted above). Of the two SSSIs located within the broad location, Ardley Trackways SSSI is designated due to its geological interest (and as such effects on this SSSI are considered within the Land Use, Geology and Soils SEA Objective), whilst the Ardley Cutting and Quarry SSSI is designated for both its biological and geological interest, with the main biological interest of the SSSI being the limestone grassland on the steep banks of the railway cutting and the adjacent quarry, which is one of the largest limestone grassland sites in the Oxfordshire Cotswolds where unimproved grassland is very rare. The SSSI supports a diverse range of rare plant species and species characteristic to limestone grassland, as well as rich invertebrate and vertebrate populations, including several species uncommon in Oxfordshire. It includes notable butterfly populations, nationally rare moths and nationally uncommon beetles, and a large population of internationally protected great crested newts. There is the potential for the direct loss of / impacts on both of these SSSIs. However, it is assumed that these sites will be retained, although there remain pathways for indirect impacts (e.g. noise and emissions to air/ dust deposition), particularly during construction. The broad location could have a negative effect on habitats and species due to both the direct loss of habitat (potentially including Ancient Woodland). Owing to the scale of development on greenfield land, there is likely to be the large-scale loss and fragmentation of existing habitats, and this could include the loss of priority habitats. There is also the potential for impacts to existing waterbodies and the habitats and species that they				not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the new town location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, priority habitats and ancient woodland) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and

	support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in indirect adverse impacts such as noise, vibration, dust and emissions to air associated with the construction and occupation of new development that could have negative effects on existing habitats and species, within and adjacent to the broad location. Without appropriate mitigation, adverse effects in the short to medium term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Heyford Park, Cherwell broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. ■ It is assumed that the SSSIs present within the broad location will be retained. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				water quality associated with the Cherwell and Oxon Ray rivers and other water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; and ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ Develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.

Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO₂e per dwelling would be generated³⁹⁴; and based on an average completion rate of 520 dwellings per annum, a total of 31,200tCO₂e would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.016% of the 6th Carbon Budget (965 MtCO₂e) and 0.029% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO₂e). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.28% of the total construction sector emissions in 2024^{395,396}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that,	-	-	-	At paragraph 161, the NPPF states that <i>"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"</i>. Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the new town location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes;

³⁹⁴ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

³⁹⁵ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

³⁹⁶ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

	when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used³⁹⁷. Given the current mix of generation on the national grid³⁹⁸ this would equate to around 0.7 tCO₂e/yr/dwelling or 364 tCO₂e/yr at a completion rate of 520 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering over 13,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this location would provide an opportunity to take advantage of the proposed new railway station on the Chiltern Valley line. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). Overall, the Heyford Park, Cherwell broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short to long term. Assumptions				■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including the creation of links to the proposed new railway station; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation, with intention to become a 'renewable energy surplus town'; ■ renewable energy surplus generation ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

³⁹⁷ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

³⁹⁸ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	■ It is assumed that 60 tCO_{2e} per dwelling would be generated in terms of embodied carbon. ■ It is assumed that a build out rate of 520 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised. ■ The nature, type and scale of any renewables provision is uncertain.				
Flood Risk	Approximately 1% of the broad location falls within Flood Zone 2 and 1% of the broad location falls within Flood Zone 3. Due to the very limited area of the location covered by Flood Zones 2 and 3, and consistent with the definitions of significance, it is unlikely that the new buildings and infrastructure proposed as part of the development will be at high risk of flooding. The introduction of over 13,000 new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to increase flood risk both onsite and offsite. However, given the low percentage of land currently falling within flood zones 2 and 3, the effects are not likely to be significant. Future precipitation projections for the UK suggest that the frequency and intensity of rainfall is likely to increase across the UK, and if not well managed, this may lead to an increase in localised flooding incidents. It is therefore likely that the increased flood risk will be realised in the long term, rather than the short and medium term.	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

	Overall, the Heyford Park, Cherwell broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium, and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage.				Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of over 13,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location (including residents in Upper Heyford, Caulcott, Middleton Stoney, and Ardley) as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects.	--	-- /++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and

	It is recognised that the delivery of a new town in this broad location will result in the loss of large areas of greenfield land and informal areas for recreation. There are number of recreational areas such as the village green, allotments, sports grounds and children's playgrounds; however, the extent to which these are used regularly for recreation by existing communities or visitors is unknown at this stage. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. While the Taskforce Report does not outline the scale of community and health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for the existing surrounding communities. In this regard, it is noted that the broad location is within 15km of five hospitals, with the John Radcliffe Hospital in Headington, providing acute medical and surgical services. According to the Taskforce Report, development has already commenced on adjacent land to the airbase, with a hotel, primary school and range of shops and commercial facilities developed in and around the new village centre. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Heyford Park, Cherwell broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.			quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places <i>"that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"</i>. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRoW; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP;

	- It is assumed that sufficient community, health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties - The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				- provision of facilities that promote active travel; and - provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and - effective and early engagement with the local integrated care board (ICB).
Historic Environment	Within the broad location, there is one National Character Area, four Conservation Areas, one Registered Park and Garden (Grade II), five Scheduled Monuments, 37 Listed Buildings (two Grade I, 32 Grade II, and three Grade II*), and one asset on the Heritage at Risk register (RAF Upper Heyford). Within 15km of the broad location, there is one World Heritage Site (Blenheim Palace), 18 Registered Parks and Gardens (three Grade I, nine Grade II, and six Grade II*), 95 Scheduled Monuments, 3,208 Listed Buildings (48 Grade I, 3,007 Grade II, and 153 Grade II*), and 16 assets on the Heritage at Risk register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location, specifically the former US airbase. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss and significant erosion to the historic character of existing landscape. Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Heyford Park, Cherwell broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term.	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact.

	Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ adoption of heritage-led design principles where appropriate; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.

Landscape and Townscape	There are no National Parks within 15km of the new town location, however one National Landscape, the Cotswolds, is within 15km of the new town location. The new town location is within the Cotswolds National Character Area, which according to its profile produced by NE, <i>“the best-known section of the predominantly oolitic Jurassic Limestone belt that stretches from the Dorset coast to Lincolnshire. The dominant pattern of the Cotswold landscape is of a steep scarp crowned by a high, open wold; the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. The scarp provides a backdrop to the major settlements of Cheltenham, Gloucester, Stroud and Bath and provides expansive views across the Severn and Avon Vales to the west. Smaller towns and villages nestle at the scarp foot, in the valley bottoms and on the gentler valley sides at springlines. Scattered hamlets and isolated farmsteads are found on the higher ground. The limestone creates a strong sense of place and unity which carries through to the buildings and walls which have been built using local limestone for centuries. The distinctive character of the area is reflected in its designation as the Cotswolds Area of Outstanding Natural Beauty [now National Landscape], with sixty five percent of the NCA being covered by this designation”</i>. The broad location itself is primarily comprised of arable land and pastures, with a former US airbase situated in the northern part of the broad location. Existing residential properties are predominantly located in the area to the south of the airbase. The Chilterns railway line passes through the broad location towards the north east. The northern area is characterised by the presence of the Padbury Brook and the southern area is characterised by the presence of the Gallos Brook and their associated habitats. The delivery of over 13,000 homes and associated infrastructure in a location with a proportion of brownfield land, a former US airbase during the cold war, will significantly change the current built form and townscape in this broad location, bringing an opportunity to enhance the setting and visual amenity. High quality design and effective management of the use of the former US airbase site that integrates well with the local area is likely to improve the appearance of the townscape, leading to minor positive effects. However, there are a number of small villages and hamlets, whose built form and value could be affected by the development.	-	--	--	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

	Given the high proportion of greenfield land of the broad location, negative effects on landscape will also be evident. Given the phased nature of development, in the short term, a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a significant negative effect on landscape. In terms of visual amenity, there is likely to be a significant change given the scale of proposed development in a broad location that has a high proportion of greenfield/ agricultural land. As a result, the scale of proposed development will introduce a significant level of light pollution in a rural location with negative effects. Overall, the Heyford Park, Cherwell broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The layout of proposed development across the broad location is not known at this stage. ■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	According to CORINE land cover types, approximately 25% of the broad location is brownfield land consisting predominantly of discontinuous urban fabric, construction sites, with some small areas identified as a mineral extraction sites. A large proportion (19.0%) of the broad location is categorised as an airport, due to being comprised of the disused former	-	--	-	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF

	RAF Upper Heyford airbase. Approximately 75% is identified as greenfield, predominantly consisting of non-irrigated arable, with smaller areas of pastures, and coniferous and broad-leaved forest. Within the broad location, the percentage of land falling within each Agricultural Land Classification (ALC) is classified as approximately 7% Grade 2, 75% Grade 3, and 18% as non-agricultural land. The former US airbase is predominantly comprised of brownfield land, whilst some of the former airbase buildings are occupied by local businesses, alongside police training facilities and some of the former runways are used to store cars. The airbase was historically significant as a US airbase during the Cold War, housed over 8,000 American military personnel and their families at any one time, with residents of local villages using the airbase's amenities. The main airbase site is owned by Dorchester Living, who have already commenced development on adjacent land which has planning permission for circa 2,700 homes, of which circa 1,200 homes have been delivered. A hotel, primary school and range of local shops and commercial facilities have been developed in and around a new village centre. The delivery of over 13,000 homes, other uses and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield and agricultural land with a negative effect on this SEA objective. In the short term as construction begins, the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of greenfield and agricultural land (including BMV) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of greenfield and agricultural land. However, it is noted that a proportion of the site is currently brownfield land, associated with the former US airbase, the development of which could then constitute a positive effect. The broad location contains the Ardley Trackways SSSI (within the eastern boundary of the broad location) which is notified for its geological importance, in addition to the Ardley Cutting and Quarry SSSI (which cuts across the north eastern section of the broad location), which is notified for its geological and biological importance.		states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (<i>inter alia</i>) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of designated geological assets; ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary;

	The Ardley Trackways SSSI's citation³⁹⁹ highlights that it is a nationally important site containing the presence of an array of fossilised trackways. These trackways were formed by the passage of a herd of sauropod dinosaurs, and several theropod dinosaurs, along a shoreline in what is now north-eastern Oxfordshire, during the Middle Jurassic (approximately 165 million years ago). The Ardley Cutting and Quarry SSSI's citation⁴⁰⁰ highlights that the site is of geological interest for its exposures of Jurassic rocks. The site's citation highlights that <i>"This is a key site for its fossil marker horizons, palaeontology, sedimentary features such as channels and emergent surfaces, and its stratigraphy... as such is of national importance for the understanding of the Jurassic Period in Britain."</i> These sites are also Local Geological Sites (Ardley Fields Quarry Ardley Quarry (North)). Given the presence of these sites within the broad location, there is the potential for development of a new town to have negative effects on these sites, including direct loss, during the short and medium term as construction takes place. However, it is assumed that these sites will be retained (particularly in relation to the SSSIs, given their nationally protected status), although there remains pathways for indirect impacts (e.g. noise and emissions to air/ dust deposition), particularly during construction in the short and medium term. There is the potential for the presence of contaminated land given historic and current land uses, with a large proportion of the broad location comprised of the former airbase, alongside the presence of three historic landfill sites, one permitted waste site and a mineral extraction site identified adjacent within the eastern boundary of the broad location as well as agricultural land spread across the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions				■ where possible, the loss of BMV land should be avoided/ minimised; ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).

³⁹⁹ Natural England (2010) Ardley Trackways SSSI (Citation). Available online at: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/2000672.pdf> [Accessed 04/12/2025]

⁴⁰⁰ Natural England (1999) Ardley Cutting and Quarry SSSI (Citation). Available online at: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1000903.pdf> [Accessed 04/12/2025]

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will result in the loss of BMV agricultural land. ■ It is assumed that the SSSIs present within the broad location will be retained. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				
Materials and Waste	Within the broad location, there is one permitted waste site (Ardley Landfill) within the eastern boundary of the broad location, separated by the B430. On this site/surrounding area, there are three waste management facilities (Viridor Ardley Energy Recovery Facility (ERF) and Valencia Waste Management (which are situated on the Ardley Landfill site) and Ardley IVC Composting Facility, which is situated to the west of the landfill site). There are also six historic landfill sites, four of which are situated along the north eastern/eastern boundary of the broad location (Ardley Wood (split across two separate sites), Ardley Fields Farm 2 and Ardley Quarry Inert Area (which both overlap with the Ardley Landfill site/Viridor Ardley ERF facility) and Land off Port Way, situated in the south west of the broad location. The broad location does not contain any sites allocated for waste management within the Oxfordshire County Council Minerals and Waste Local Plan Part 1: Core Strategy (Adopted September 2017)⁴⁰¹. Within 15km of the broad location, there are ten permitted waste sites and 88 historic landfill sites.	--	--	--	It is recommended that proposals for the new town location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction.

⁴⁰¹ Note that the Oxfordshire County Council Minerals and Waste Local Plan Part 1: Core Strategy does not identify or allocate specific sites. Site allocations were intended to be set out in the "Minerals and Waste Local Plan Part 2: Site Allocations Plan". However, in December 2022, the Council approved an updated Minerals and Waste Development Scheme, combining parts 1 and 2 into a new Minerals and Waste Plan and, as such, work on part 2 ceased.

	Development of a new town within the broad location has the potential to impact upon the operation of the existing permitted waste site and associated facilities. For example, construction traffic or road diversions associated with the construction of a new town, could impact vehicle movements associated with the operation of the waste management facility (e.g. delays and longer travel distances). More generally, the operation of the waste management facility may be incompatible with the development of a new town in this broad location (impacts from the facility on the new town, such as noise, odour and litter/windblow), which would require mitigation, or potentially could require the relocation/closure of the waste management facility. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term.				■ It is recommended that any proposals for a new town in this broad location, seek to direct development away from the existing waste management facility (e.g. through the implementation of a buffer zone around the facility) to ensure effects from the operation of the facility (e.g. noise, odour etc.) on the new town are minimised. It may also be appropriate to implement further mitigation in this regard (e.g. screening/green buffers to minimise noise impacts).

	Within the broad location there is one mineral extraction site (Smiths Ardley quarry), which is situated in the east/south east of the broad location. The broad location does not contain any sites allocated for minerals extraction within the Oxfordshire County Council Minerals and Waste Local Plan Part 1: Core Strategy (Adopted September 2017). However, a large proportion of the broad location is identified in the Core Strategy as being a minerals safeguarding area (for crushed rock), as well as minerals consultation area and a mineral strategic resource area (for crushed rock). Within 15km of the new town location there are two mineral extraction sites. Taking this into account, it is considered that negative effects associated with mineral resources would be minor in the short term due to the phased nature of development, and significant in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of over 13,000 homes will significantly help to meet not only the identified housing needs of Heyford Park and Cherwell where it is broadly located but also the wider sub-region, including the city of Oxford and surrounding towns and villages. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. The New Towns Taskforce Report also recognises that there is the potential for a new town in this broad location to relieve the housing	-/+	-/ ++	-/ ++	Section 8 of the NPPF concerns the delivery of a sufficient supply of homes. Paragraph 61 states that, “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the

	pressures and prices in the region, <i>“Nearby Oxford, a city with a much higher than average GDP per head, suffers from significant housing pressures, with both average house and private rent prices being extremely high. There are also affordability challenges in Cherwell, with the median house price being 8.11 times median earnings in 2024 and private renters in Oxford paying on average 39% of their income on a rented home, above the England average of 34.2%. A new town designation could maximise density on site, support the co-ordination of transport provision, provide long-term certainty and speed up delivery timelines.”</i> In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and finally the broad location built out. Development of the new town in this broad location could lead to the loss of a limited number of existing homes; however, with appropriate mitigation and compensation measures in place, the overall scale of new housing delivered would be substantially greater, and deliver substantial benefits to the broad location. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report states that, <i>“Designation here would catalyse the development of a green and clean technologies hub with the potential for seven thousand jobs delivered on site”</i>. Development of the new town in this broad location could also lead to the loss of some employment, most likely related to agriculture; however, this loss is if it occurs not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Additionally, the Taskforce Report states that, <i>“There is land adjacent to the site where a promoter is seeking to secure NSIP status for a Strategic Rail Freight Interchange (SRFI); the placemaking of the wider Heyford Park site will be an important consideration alongside this, though it may bring economic and employment benefits and may provide the opportunity for infrastructure cost sharing”</i>. The SRFI could provide further employment and economic opportunities for those who would live in the proposed new town, and whilst outside the proposed boundary, would in economic terms be important to the growth and viability of the broad location. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long		<i>needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”</i> Paragraph 63 reflects on the importance of meeting the housing needs of different groups and Paragraph 66 states that for major development that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenure. Section 6 of the NPPF relates to the economy. Paragraph 85 states, that planning decisions <i>“should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”</i> In Paragraph 87 it states that <i>“Planning policies and decisions should recognise and address the specific locational requirements of different sectors”</i>. Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should

	term as employment floorspace is delivered and then becomes operational. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. At this stage no significant community (including education) infrastructure has been identified that might be lost as a result of the delivery of a new town in this broad location. Nearby existing communities such as Caulcott, Lower Heyford and Upper Heyford are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be lost without sensitive planning and suitable open and green space provided between new development and these existing communities. To the east, the risk of coalescence is reduced for existing communities, such as Bucknell, given the presence of existing barriers such as the M40. As such, a minor negative effect is anticipated in the short to long term. Overall, the Heyford Park, Cherwell broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a minor positive effect and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed scale and nature of employment floorspace is not known at this stage.				promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ Seek to avoid the loss of existing homes and areas of employment where possible; and ■ Ensure accessibility of new employment and community services/ facilities to existing communities; ■ deliver sufficient community infrastructure; and

	■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of coalescence and loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not know at this stage. ■ The nature and scale of community infrastructure and employment opportunities to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered is not known at this stage.				■ explore opportunities for community ownership of land and long-term stewardship of assets.

Water Resources (Quality and Quantity)	The broad location sits within two river basin districts. Covering a small area in the north of the broad location is the Anglian River Basin District, Ouse Upper and Bedford Management Catchment, and Great Ouse Upper Operational Catchment. Covering the majority of the broad location is the Thames River Basin District and the Cherwell and Ray Management Catchment, and the Oxon Ray and Cherwell Operational Catchments. The broad location intersects with the boundaries of four WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each of these waterbodies is either moderate or poor. The following waterbodies directly intersect with the broad location: Padbury Brook, Cherwell (Nell Bridge to Bletchingdon) and Gallos Brook. The delivery of over 13,000 homes, other uses and associated employment and infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short term, with the significance of the negative effect increasing in the medium to long term as construction is completed and location is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency⁴⁰². The WRSE Regional Plan identifies that in a 1 in 500 year drought, the region falls within an area facing a deficit of between 1.2 billion and 3 billion litres of water a day by 2075.⁴⁰³ Thames Water WRMP24⁴⁰⁴ also reveals that, without action, the supply area could face a shortfall of over 1 billion litres of water per day by 2050. The broad location falls within the SWOX Water Resource Zone (WRZ), which predicts a supply-demand balance of -35.47 Ml/d for 2029-30⁴⁰⁵.	-	--	--	Future iterations of Water Resources South East's Regional Resilience Plan and Thames Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies;

⁴⁰² Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

⁴⁰³ Water Resources South East (2025) Regional Water Resources Plan. Available online at: https://www.wrse.org.uk/media/tpfp5d5t/wrse-final-regional-plan-june-2025.pdf?utm_source=hs_email&utm_medium=email&hsenc=p2ANqtz-9Kguhyqkid9U8YJAibAnrdK2bz4EpEhm114-ngJ1jRCT84CFARbZ9U7SONgkMh5PD9DF7x [Accessed on 05/12/25]

⁴⁰⁴ Thames Water (2024) A Summary of our Water Resources Management Plan 2024. Available online at: <https://www.thameswater.co.uk/media-library/piapsyzm/overview.pdf> [Accessed 05/01/26]

⁴⁰⁵ MOSL (2025) Water Resource Zones (WRZs). Available online at: <https://mosl.co.uk/market-insight/market-performance/environmental-impact/water-resource-zones-wrzs> [Accessed 02/02/26].

	The scale of growth has the potential to significantly increase demand on water resources within Thames Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area it is considered that there is the potential for a significant negative effect on water resources in the medium to long term. In the short term the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the Heyford Park, Cherwell broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek water efficiency standards of a minimum of 110 litres per person per day; and ■ Seek opportunities to enhance Padbury Brook, Cherwell (Nell Bridge to Bletchingdon) and Gallos Brook.

Marlcombe, East Devon

Figure I-3 Marlcombe, East Devon broad location

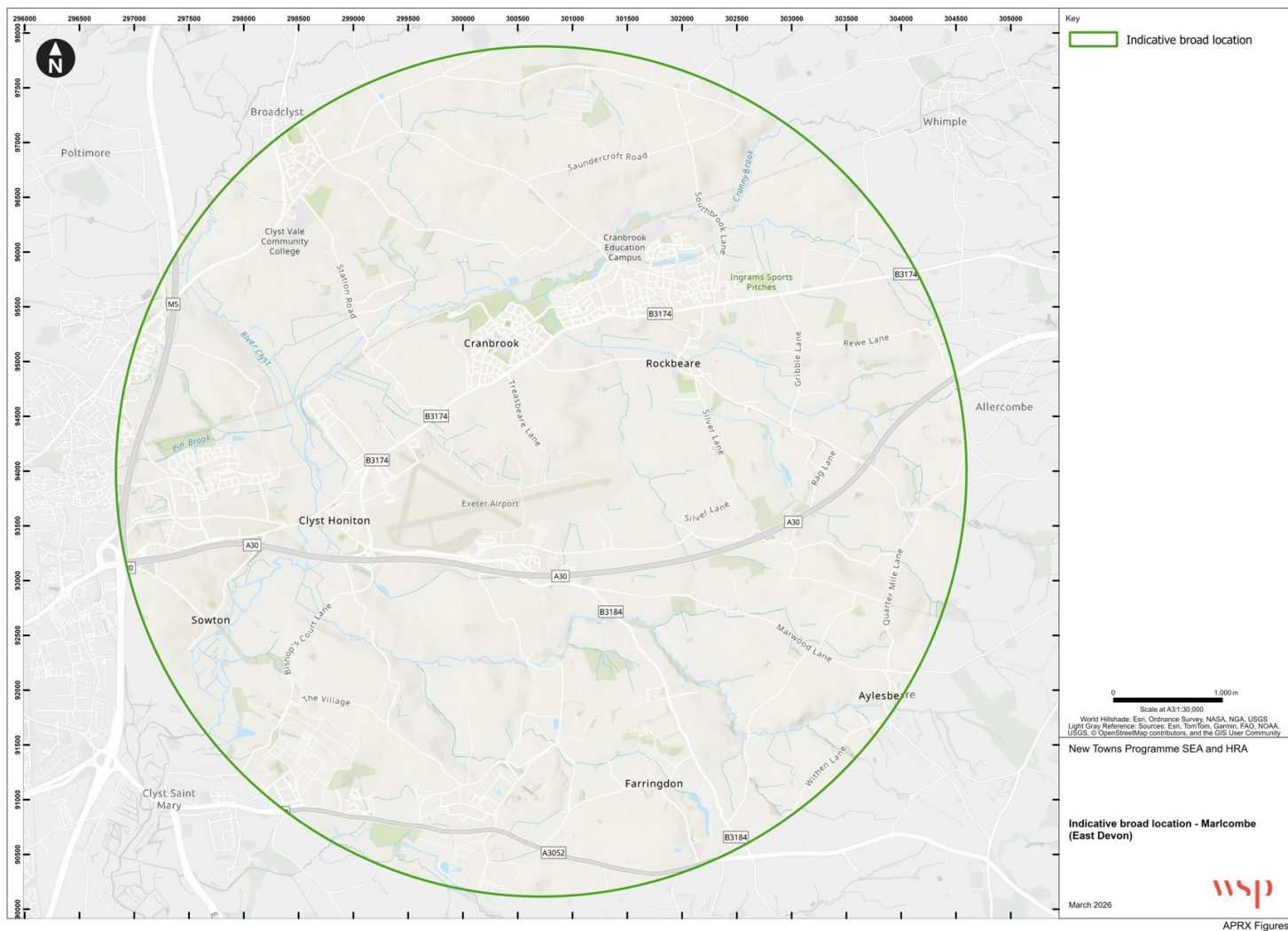


Table I-4 Assessment of Marcombe, East Devon broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are no Air Quality Management Areas (AQMA) within this broad location but there are three within 15km. These are located to the west in Exeter and Crediton, and north in Cullompton. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities such as Clyst Honiton, Clyst St Mary and Farringdon. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and plant. Whilst the number of construction vehicles movements is unknown at this stage, the broad location is predominantly greenfield and the introduction of a substantial number of HGVs and construction related vehicle emissions, and works creating dust, in particular are likely to have a significant negative effect on local air quality compared to the current baseline. The proposed site sits in close proximity to key strategic transport infrastructure, particularly the M5 and the Great Western Mainline, which will connect it well both regionally and nationally. There is the opportunity to integrate with work being done by Devon County Council, Devon and Torbay CCA and local authorities to improve transport connectivity across the region, for example through the Devon Metro scheme. There are also likely to be impacts more widely along key transport routes and junctions, in particular the potential to increase the number of HGVs and vehicles travelling along the A3015, B3183, and B321 (through the AQMA at Exeter), M5 through the AQMA at Cullompton, and A377 through the AQMA at Crediton. There may be emissions (dust) as a result of the demolition of any existing buildings/infrastructure and earthworks.	--	--	+	The NPPF (paragraph 199) states that: <i>“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. Traffic and transport management and

	The Taskforce Report also highlights that congestion on junctions 28-31 on the M5 may be a key blocker of future growth. The Taskforce Report states, <i>“Coordination with DfT and Highways England on early solutions to this will be critical for speedy delivery. In the near term this site will be able to utilise nearby Cranbrook for bus and rail connectivity, but in the medium to long term further work needs to be done to ensure that the site is fully integrated into the work that is taking place on the Devon Metro by Devon County Council and Devon and Torbay CCA”</i>. Overall, it is considered that, without appropriate mitigation, effects in the short to medium term could be significant. The broad location is served by Cranbrook railway station which is served by Great Western Railway and South Western Railway, providing direct connections to Exeter St Davids, London Waterloo, Salisbury. The broad location also benefits from a wide range of existing community facilities and employment associated with nearby Exeter. The broad location's connectivity and proximity to Exeter will further help to reduce the number of vehicle trips and associated emissions to air. In the medium to long term, the transport implications of delivering at between 10,000 to 14,000 homes, other uses and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of a standalone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision reducing the number of vehicle trips and associated emissions to air. A new town in this location may also provide services, facilities and employment opportunities for existing communities in the surrounding area including within Exeter. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national		provision and enhancement of green infrastructure will be incorporated as suggested above and in paragraph 199 of the NPPF. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure; ■ increasing the frequency of services running from Cranbrook; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure

	policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM2.5) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new settlement at this scale, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Marcombe, East Devon broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that a stand alone settlement at this scale in this location will have a high degree of self-containment, with appropriate public transport, walking and cycling provision delivered alongside the new homes, employment and community infrastructure. ■ It is assumed that current government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage.				Standards', that can help to reduce the impacts of atmospheric pollution; ■ coordination with DfT and Highways England on early solutions to potential blockers of future growth; ■ collaboration between local authorities to maximise the shared benefits of transport infrastructure; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces⁴⁰⁶.

⁴⁰⁶ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure is not known.				
Biodiversity, Flora and Fauna	There are no designated nature conservation sites within the broad location. There is one Ancient Woodland (Withybed Copse), located to the east of the broad location which is comprised of deciduous woodland. Additionally, eight categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km of the broad location there are three SACs, two SPAs, one Ramsar Site, one National Park (Dartmoor), one MCZ, 20 SSSIs, 128 Ancient Woodlands, two NNRs and ten LNRs. Additionally, 24 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The three SACs, East Devon Pebblebed Heaths, Dawlish Warren and Sidmouth to West Bay, are all situated south of the broad location within the 15km buffer. The Exe Estuary SPA and Ramsar is situated to the south of the broad location extending 10 km south from Exeter to the open sea at Dawlish Warren. The East Devon Heaths SPA is located to the south of the broad location, lying inland of the coastal town of Budleigh Salterton. The draft Devon Local Nature Recovery Strategy (LNRS) identifies a number of species and habitats that should be protected across the broad location, as well as a number of opportunity areas for the protection and enhancement of woodlands and temperate rainforests, one of the UK's rarest habitats. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Exe Estuary SPA, Exe Estuary Ramsar, East Devon Heath SPA, and East Devon Pebblebed Heaths SAC : ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site.	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant

	○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. ● Sidmouth to West Bay SAC and Dawlish Warren SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. The phased delivery of between 10,000 to 14,000 homes, other uses and associated infrastructure in this broad location is not likely to result in the loss of any international or nationally designated sites; however, there are clear pathways for impacts international and nationally designated sites within 15km (as noted above). Development of a new town in this broad location could have a negative effect on habitats and species due to both the direct loss of habitat and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. Owing to the scale of development on greenfield land, there is likely to be the large-scale loss and fragmentation of existing habitats, and this could include the loss of priority habitats. There may be impacts to existing waterbodies (such as the River Clyst and its associated tributaries) and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. Without appropriate mitigation, adverse effects in the short to medium term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect.				effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, priority habitats and Ancient Woodland) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with the water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; and

	Overall, the Marcombe, East Devon broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage				■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species’.
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated⁴⁰⁷; and based on an average completion rate of 560 dwellings per annum, a total of 33,600 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.017% of the 6th Carbon	-	-	-	At paragraph 161, the NPPF states that “<i>The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated</i>

⁴⁰⁷ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

	Budget (965 MtCO₂e) and 0.031% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO₂e). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.3% of the total construction sector emissions in 2024^{408,409}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used⁴¹⁰. Given the current mix of generation on the national grid⁴¹¹ this would equate to around 0.7 tCO₂e/yr/dwelling or 392 tCO₂e/yr at a completion rate of 400 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage.			<i>infrastructure</i>". Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site;

⁴⁰⁸ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

⁴⁰⁹ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

⁴¹⁰ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

⁴¹¹ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering at between 10,000 to 14,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this location would provide an opportunity improve connectivity across the region, e.g. through the Devon Metro Scheme. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that more than 20% of the broad location falls within Flood Risk Zone 2 and Flood Risk Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Development may also increase flood risk elsewhere. Overall, the Marcombe, East Devon broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short to long term. Assumptions ■ It is assumed that 60 tCO₂ per dwelling would be generated. ■ It is assumed that a build out rate of 560 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties				■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

	■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 17% of the broad location falls within Flood Zone 2 and 13% of the broad location falls within Flood Zone 3. These higher flood risk areas are associated with the River Clyst and its tributaries. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a high risk of flooding. The introduction of at between 10,000 to 14,000 new homes, other uses and associated infrastructure will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to significantly increase flood risk both onsite and offsite. Overall, the Marcombe, East Devon broad location is assessed as having a significant negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage.	--	--	--	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible;

					■ installation of flood defences where appropriate; • adoption of flood resilient design in new buildings; and • avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of between 10,000 to 14,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. Additionally, given the proximity of the broad location to Exeter Airport, prospective residents will be exposed to aircraft noise and air pollution which may have negative effects on health and wellbeing. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location (such as residents in Southbrook, Cranbrook, Clyst Honiton, Clyst St Mary and Farringdon) as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. It is recognised that the delivery of a new town in this broad location will result in the loss of large areas of greenfield land and informal areas for recreation; however, the extent to which these are used regularly for recreation by existing communities or visitors is unknown at this stage. In this regard, the broad location includes a number of parks such as Cranbrook Country Park and St. Martin's Play Park. In addition, a number of formal open space, sports and recreational facilities are located within the broad location including (for example) City Padel and Pinhoe Target Shooting Club. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term.	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and</i>

	While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. Overall, the Marcombe, East Devon broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				<i>resilience</i>". Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRow; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	There are 142 listed buildings (five Grade I, 130 Grade II and seven Grade II*) within the broad location. There are two Conservation Areas, one Registered Park & Garden (Grade II), and two heritage assets on the	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets;

	Heritage at Risk Register. Within 15km, there is one World Heritage Site (Dorset and East Devon Coast), 16 registered parks and gardens (2 Grade I, 10 Grade II and 4 Grade II*), 126 scheduled monuments and 4,069 listed buildings (71 Grade I, 3,722 Grade II and 276 Grade II*). A total of 32 heritage assets within 15km of the broad location are on the Heritage at Risk Register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the new location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss and significant erosion to the historic character of existing landscape. Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Marcombe, East Devon broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.			the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ ensure sensitive development within or within the setting of Conservation Areas;

					■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ adoption of heritage-led design principles where appropriate; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	Within 15km of the broad location there is one National Park (Dartmoor National Park) as well as two National Landscapes (East Devon and Blackdown Hills). The broad location falls within the Devon Redlands National Character Area, which according to its profile produced by NE, “<i>has a very strong, unified character. The underlying red sandstone and consequent red soil dominate the landscape through ploughed fields, cliffs and exposures, and are visually evident in the traditional stone and cob farmsteads, hamlets and villages that are scattered across the area. Not only does the soil visually characterise the area but its fertility also makes it the agricultural heart of Devon. Mixed agriculture has shaped this landscape since medieval times, an era that left a dense pattern of deep and narrow lanes</i>	-	--	--	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on

	<i>imprinted in the landscape. The gently rolling hills that feature across the NCA support a network of hedgerows enclosing relatively small fields that are either grazed or under arable cultivation. Hedgerow trees and small copses often give a wooded appearance to the hills. The valleys in between are flat bottomed and open into extensive flood plains across the central part of the Redlands. Here, more 'shrubby' hedgerows or fences enclose larger arable or grazed fields".</i> The broad location itself is primarily comprised of arable fields, pastures, and pockets of urban land, with Exeter Airport situated centrally within the broad location, and the A30 passing through the location from west to east and the M5 bordering from the west. The western area of the broad location includes the Upper and Lower Clyst in the west; Upper and Lower Cranny Brook in the north east; Aylesbeare Stream in the south; and Ford Stream in the east. The majority of existing dwellings are present in the north of the broad location with industrial or commercial units existing in pockets in the north and south of the broad location, which detract from the rural nature of the broad location. The delivery of at between 10,000 to 14,000 homes and associated infrastructure in a predominantly greenfield location will affect the landscape in this broad location. In the short term, a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, there will be additional loss of open, greenfield land, and the broad location is considered likely to have a minor negative effect on landscape. The scale of proposed development also has the potential for negative effects on views to and from East Devon and Blackdown Hills National Landscapes given the close proximity to the broad location. Likely effects are considered unlikely for Dartmoor National Park as it is situated on the periphery of the 15km boundary. Given the predominate greenfield nature of the broad location, negative effects on townscape will be limited; however, there are a number of small villages and hamlets, whose built form and value could be affected by the development. In terms of visual amenity, there is likely to be a significant change given the scale of proposed development in a broad location that is predominantly greenfield/ agricultural land. The scale of proposed			visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

	development will introduce a significant level of light pollution in a rural location with negative effects. Additionally, given the proximity to sensitive receptors (including residential dwellings, informal and formal open space, sports, and recreational facilities), there is the potential for significant adverse effects on visual amenity. Overall, the Marcombe, East Devon broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short term, and significant negative in the medium and long term. Assumptions - It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties - The extent of total land take for the development of the new town across the broad location is not known. - The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. - The layout of proposed development across the broad location is not known at this stage. - The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The majority of the broad location is greenfield/ agricultural land. According to CORINE land cover types, approximately 10% of the broad location is brownfield land, predominantly consisting of airports, construction sites, discontinuous urban fabric, and industrial or commercial units. The remaining 90% of the broad location covered by arable land and pastures. Approximately 80% of this land is classified as Grade 3, with the remaining 20% classified as Grade 1, Grade 2 and Grade 4 agricultural land. In consequence, there is the potential for a substantial proportion of the broad location to be classified as Best and Most Versatile (BMV) agricultural land; however, it is noted that the quantity of Grade 3a land (which is BMV) is not known. The delivery of at between 10,000 to 14,000 homes, other uses and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield agricultural land with a negative	-	--	-	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (<i>inter alia</i>) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions

	effect on this SEA objective. In the short term (as construction begins) the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of agricultural land (including BMV land) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of agricultural land. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses, with a permitted waste site and historic landfill sites identified across the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will result in the loss of BMV agricultural land. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of a new town within the broad location is not known. ■ It is uncertain whether the development will result in the loss of BMV agricultural land. ■ It is uncertain whether the development will utilise previously developed land. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; ■ where possible, the loss of BMV land should be avoided/ minimised; ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	Within the broad location of the possible new town, there is 1 permitted waste management site/facility and 4 historic landfills. There are no sites allocated for waste management uses in the Devon Waste Plan 2011 –	--	--	--	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of

	2031. Within 15km of the broad location, there are 8 permitted waste sites (together with 67 historic landfill sites). In the short to medium term, the construction of development associated with a new town in this broad location would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are no mineral extraction sites within the broad location, however, there are two existing mineral extraction sites within 15km of the broad location. The Devon Minerals Plan highlights a number of Mineral Safeguarding Areas (MSAs) and Safeguarded Mineral Sites throughout Devon. Within the broad location there is an MSA for Aggregate Minerals and Infrastructure. Taking this into account, it is considered that negative effects associated with mineral resources would be minor in the short term due to the phased nature of development, and significant in the medium and long term. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments,				resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction; ■ proposals for the broad location include the prior extraction of mineral resources where feasible; and ■ it is recommended that any proposals for a new town in this broad location, seek to direct development away from the existing waste management facility (e.g. through the implementation of a buffer zone around the facility) to ensure effects from the operation of the facility (e.g. noise, odour etc.) on the new town are minimised. It may also be appropriate to implement further mitigation in this regard (e.g. screening/ green buffers to minimise noise impacts).

	significant negative effects on this SEA objective in the short and medium term have been identified. Overall, the Marcombe, East Devon broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of at between 10,000 to 14,000 homes will help to meet not only the identified housing needs of East Devon where the new town is broadly located but also the wider sub-region. It is assumed that a mix of types and tenures of new homes will provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. The New Towns Taskforce Report identifies that East Devon Council aspires to deliver 40% affordable housing in the new town, above plan policy of 30%, but will need grant funding to do so. The report states that without a new town designation, there is a risk that development comes forward in a piecemeal fashion and without a town centre. In terms of housing, it is considered that there is the potential for a minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes	-/+	- /++	- /++	Section 8 of the NPPF concerns the delivery of a sufficient supply of homes. Paragraph 61 states that, “<i>To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.</i>” Paragraph 63 reflects on the importance of meeting the housing needs of different groups and

	are delivered and finally the broad location built out. Development of a new town in this broad location could lead to the loss of some existing homes; however, this loss if it occurs is not considered to be significant in comparison to the scale of new homes that a new town could deliver. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report states that, <i>“the proposed new town in East Devon provides an excellent opportunity to capitalise on the economic strengths of the region, whilst further bolstering the local labour market and sustaining the growth momentum demonstrated over the past decade”</i>. The employment opportunities generated will be accessible for communities within and surrounding the broad location. The proximity of the broad location to Exeter city centre and Exeter Airport, alongside key transport routes such as the M5, provides further employment opportunities, as highlighted in the Taskforce Report, <i>“Exeter is not only the administrative capital of Devon but an economic and cultural hub of the region offering a high quality of life to residents... This is comprised of a comprehensive professional sector in combination with strong research credentials across medicine, renewable energy and climate change, with the University of Exeter at its heart. This growth has changed the economic geography of the sub-region. There are now as many jobs in the Sowton area adjacent to the proposed East Devon new town as in Exeter city centre. At the heart of this economic shift is the Exeter and East Devon Enterprise Zone, a hub for clean growth technologies. The Enterprise Zone has the potential to create over 10,000 jobs, and generate up to £10 million annually in business rates, with over £100 million already allocated for infrastructure investments”</i>. There is also likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of a new town in this broad location could lead to the loss of some employment, most likely related to agriculture but also some existing employment premises in the southern area in proximity to the A3052; however, this loss is (if it occurs) not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the			Paragraph 66 states that for major development that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenure. Section 6 of the NPPF relates to the economy. Paragraph 85 states, that planning decisions <i>“should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”</i> In Paragraph 87 it states that <i>“Planning policies and decisions should recognise and address the specific locational requirements of different sectors”</i>. Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected

	short term with significant positive effects identified in the medium to long term as employment floorspace is delivered and then becomes operational. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas, such as Exeter. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. At this stage no significant community (including education) infrastructure has been identified that might be lost as a result of the delivery of a new town in this broad location. The existing nearby communities such as Cranbrook (approx. population of 6,743) and Farringdon (approx. population of 340) are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be lost without sensitive planning and suitable open and green space provided between new development and these existing communities. To the west, the risk of coalescence is reduced for existing communities, such as Clyst Honiton (approx. population of 295) and Clyst St. Mary (approx. population of 2,400), given the presence of existing barriers such as the A30 and A3052. Therefore, a minor negative effect has been identified in the short, medium, and long-term. Overall, the Marcombe, East Devon broad location is assessed as having the potential for a minor positive and minor negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions			communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ seek to avoid the loss of existing homes and areas of employment where possible; and ■ ensure accessibility of new employment and community services/ facilities to existing communities; and ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of coalescence and loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the South West River Basin District, and the Devon East Management Catchment. The Operational Catchment is the Clyst and Culm. The broad location intersects with the boundaries of seven WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each of these waterbodies are either moderate, poor or bad. The following WFD waterbodies directly intersect the broad location: Upper Clyst Lower Clyst, Aylesbeare Stream, Lower Cranny Brook, Upper Cranny Brook, Grindle Brook and Ford Stream (EXE). The delivery of at between 10,000 to 14,000 homes, other uses and associated employment and infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some	-	-	-	Future iterations of West Country Water Resources' Regional Plan and South West Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, South West Water's next Drainage and Wastewater Management Plan (DWMP) will need

	or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short term, medium, and long term. In the short term the significance of the negative effect on water resources is anticipated to be lesser as a result of the phasing of development. The broad location does not fall within a water stressed area as identified by the Environment Agency⁴¹². The West Country Water Resources (WCWR) Regional Plan identifies that the broad location falls within an area facing a deficit of between 131 MI/d - 246 MI/d by 2050.⁴¹³ The scale of growth has the potential to increase demand on water resources within South West Water's supply area. Overall, given the scale of proposed growth and that the broad location does not fall within a water stressed area, it is considered that there is the potential for a minor negative effect on water resources in the short, medium, and long term. In the short term the significance of the negative effect on water resources is anticipated to be lesser as a result of the phasing of development. Overall, the Marcombe, East Devon broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short term, medium, and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.			to capture the growth projections adequately and ensure provision of wastewater treatment infrastructure. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if

⁴¹² Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 02/12/25]

⁴¹³ West Country Water Resources (2023) Regional Water Resources Plan. Available online at <https://www.westcountrywaterandenvironment.org/media/vbgbqgc3/draft-regional-plan-full-technical-plan-january-2023.pdf> [Accessed on 02/12/25]

					possible and at a minimum, exceed existing plans for water efficiency standards of 110 litres per person per day; and ■ seek opportunities to enhance the River Clyst and associated tributaries.

Figure I-4 Plymouth broad location

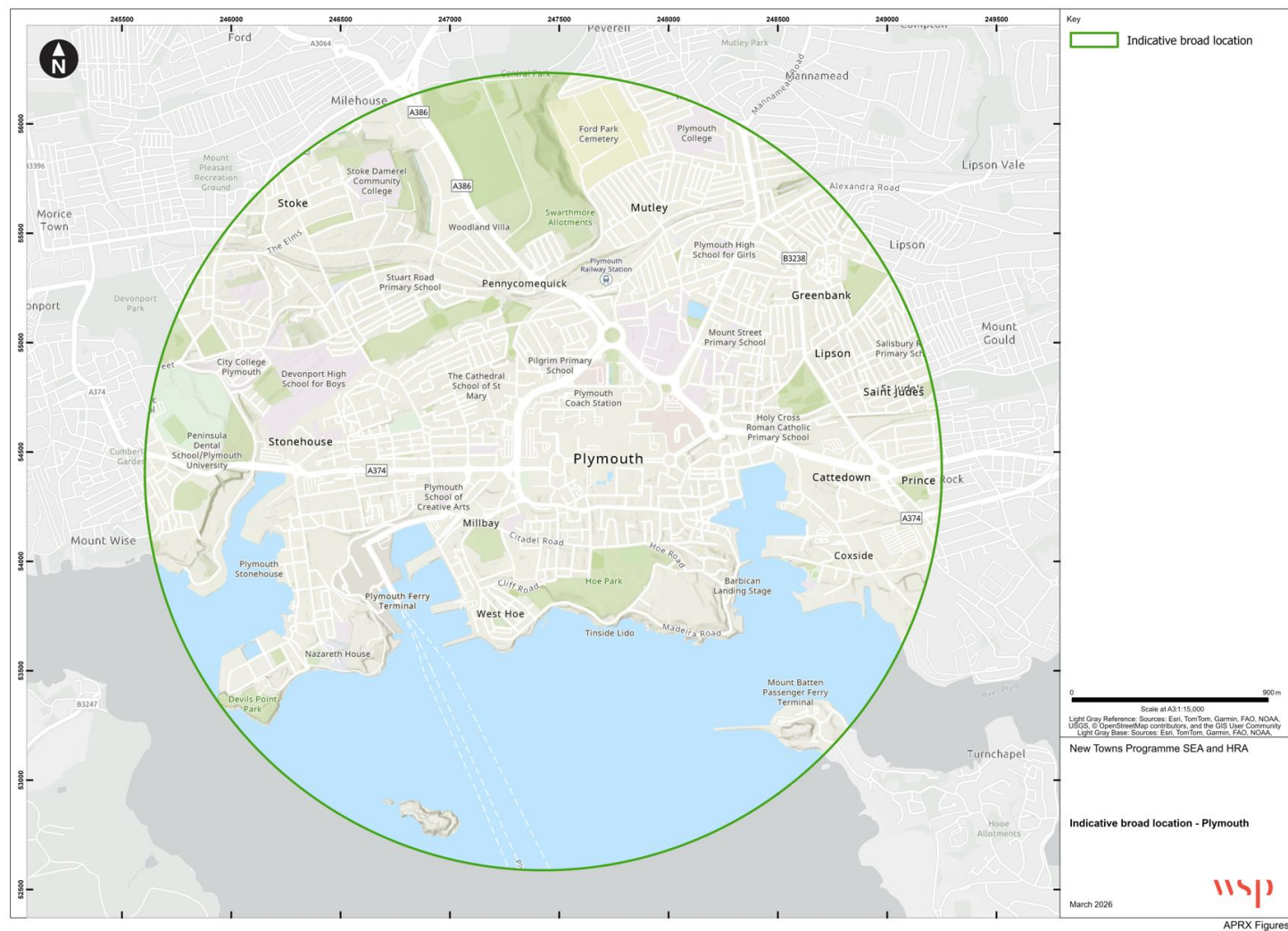


Table I-5 Assessment of Plymouth broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are currently no Air Quality Management Areas (AQMA) within this broad location. However, there are two AQMAs within 15km; Tideford AQMA is located towards the west of the broad location, covering the village of Tideford, including Mill Road and Quay Road on the A38; towards the east is Ivybridge AQMA, which encompasses all properties fronting onto Western Road in Ivybridge. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities within the surrounding Plymouth area. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements, plant and heavy machinery in the broad location and along key transport routes, including (<i>inter alia</i>) the A38, A386 and A374. There will also be emissions (dust) as a result of the demolition of any existing buildings/infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs, plant and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the presence of AQMAs (though distant from the broad location) and number of receptors within/adjacent to the broad location (existing residential, employment and community uses). In the medium to long term, the transport implications of delivering between 10,000 to 14,000 homes and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network and emissions to air within this broad location) are not known at this stage. It is assumed that the new town will provide facilities to meet the needs of prospective residents alongside appropriate public transport, walking and cycling provision, reducing the number of vehicle trips and associated emissions to air. A new town in this location may also provide services,	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan"</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where

	facilities and employment opportunities for existing communities in the surrounding area. It is assumed that the delivery of new homes, employment and associated community infrastructure within an existing accessible urban area will help to reduce the number of vehicle trips and associated emissions to air. It is expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. It is also assumed that a new town in this broad location would be able to improve accessibility to the existing Plymouth railway station, which provides connections to London (Paddington), Bristol, and Birmingham via Great Western Railway (GWR) and CrossCountry, and runs the Cornish Main Line to Penzance. Furthermore, the ambition of the new town to transform the centre of Plymouth and create “Britain’s Ocean City” with city centre living will help to reduce the number of vehicle trips and associated emissions to air. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle			possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including accessibility to existing railway stations; ■ increasing the frequency of services running from Plymouth train station; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ implementation of a clean air zone; ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ production of a green infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’, that can help to reduce the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter

	movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given the existing urban area, it is considered that there is the potential for a minor positive effect in the long term. Overall, the Plymouth broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				arising from the wear of brakes, tyres and road surfaces⁴¹⁴.
Biodiversity, Flora and Fauna	Within the broad location there are three SSSIs (Richmond Walk, Western King, and Plymouth Sound Shores and Cliffs); there are no other designated conservation sites. Additionally, five categories of habitat included in the Priority Habitats Inventory are present within the broad location. Within 15km, there is one National Park (Dartmoor), four SACs, one SPA, three MCZs, 24 SSSIs, one NNR, 170 Ancient Woodlands and 14 LNRs. Additionally, 27 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. The draft Devon Local Nature Recovery Strategy (LNRS) identifies a number of species and habitats that should be protected across the broad location, as well as a number of opportunity areas for the protection and	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to

⁴¹⁴ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	enhancement of woodlands and temperate rainforests, one of the UK's rarest habitats. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Plymouth & Sound Estuaries SAC: ○ Habitat loss within the designated site. ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. ○ Urban edge impacts. • Start Point to Plymouth Sound and Eddystone SAC, South Dartmoor Woods SAC, and Blackstone Point SAC: ○ Disturbance within the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. • Dartmoor SAC, Tamar Estuaries Complex SPA: ○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. The phased delivery of between 10,000 to 14,000 homes and associated infrastructure in this broad location is not likely to result in the direct loss of/impacts on any internationally designated sites. There is the potential for		biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, Ancient Woodland and priority habitats)

	the direct loss of/impacts on Richmond Walk SSSI, Western King SSSI, and Plymouth Sound Shores and Cliffs SSSI. However, it is assumed that these sites will be retained, although there remain pathways for indirect impacts (e.g. noise and emissions to air/ dust deposition), particularly during construction. Development in the broad location could have a negative effect on habitats and species present due to both the direct loss of habitat (including Priority Habitats) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. There is also the potential for impacts to existing waterbodies and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species. Given the findings of the HRA Screening, it is considered that without appropriate mitigation, there is the potential for a significant negative effect in the short to long term. It is recognised that previously developed land can also play an important role for biodiversity. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. Given the predominantly urban nature of the broad location, it is likely to be more challenging for the development to meet BNG requirements on-site. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Plymouth broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known.			and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.

	- It is assumed that the SSSIs present within the broad location will be retained. Uncertainties - The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. - The scale and nature of green infrastructure to be delivered on site is not known at this stage. - The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be generated⁴¹⁵; and based on an average completion rate of 560 dwellings per annum, a total of 33,600 tCO₂ would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.017% of the 6th Carbon Budget (965 MtCO_{2e}) and 0.031% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO_{2e}). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 0.3% of the total construction sector	-	-	-	At paragraph 161, the NPPF states that “<i>The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure</i>”. Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location

⁴¹⁵ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

	emissions in 2024^{416,417}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used⁴¹⁸. Given the current mix of generation on the national grid⁴¹⁹ this would equate to around 0.7 tCO₂e/yr/dwelling or 392 tCO₂e/yr at a completion rate of 560 dwellings/year. It is expected that the regeneration of this broad location will provide an opportunity for the delivery of renewable energy capacity. There is also opportunity for the homes and associated development constructed in the new town, subject to feasibility and viability, to be connected to the existing district heating scheme. There may also be opportunities for the delivery of a new town to expand the existing network. Beyond this, the nature, type and scale of any renewables provision is uncertain at this stage and may be limited given the previously developed nature of the broad location.				include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including improved accessibility to the existing railway station; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and

⁴¹⁶ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

⁴¹⁷ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

⁴¹⁸ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

⁴¹⁹ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering between 10,000 to 14,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this broad location would provide an opportunity to improve access to the existing Plymouth railway station. It is also expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that approximately 20% of the broad location falls within Flood Zone 2 Flood Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Given the previously developed nature of the broad location, it is considered unlikely that development would significantly increase flooding within the area and elsewhere. Notwithstanding this, approximately 20% of the broad location does fall within high flood risk areas and there is the potential for development to be delivered in these areas. Overall, the Plymouth broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO₂ per dwelling would be generated in terms of embodied carbon.				■ adoption of water efficiency design measures.

	■ It is assumed that a build out rate of 560 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 10% of the broad location falls within Flood Zone 2 and 10% of the broad location falls within Flood Zone 3. These higher flood risk areas are primarily located in the south of the broad location and are associated with tidal flooding. Given the proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a high risk of flooding. However, owing to the previously developed nature of the broad location, it is likely that the regeneration of this area would not significantly increase flood risk either on or offsite (for example, through significantly increasing the level of hardstanding and surface water runoff) compared to the current baseline. It is likely that the broad location benefits from existing defences, although the extent of this is unknown at this stage. Notwithstanding this, over 20% of the broad location does fall within high flood risk areas and there is the potential for development to be delivered in these areas. Overall, the Plymouth broad location is assessed as having a significant negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions	--	--	--	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example:

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage. ■ The extent of any existing flood defences is not known.				■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of between 10,000 to 14,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. While the Taskforce Report does not outline the scale of healthcare facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access for existing surrounding	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW.

	communities. Residents within the broad location will also have access to existing healthcare facilities (such as Mount Gould Hospital and Derriford Hospital) within and near to the broad location. The provision of facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. The delivery of a new town in this broad location could result in the loss of informal areas for recreation. In this regard, the broad location includes a number of parks such as Central Park, Hoe Park, The Brickfields, and Victoria Park. In addition, a number of formal open space, sports and recreational facilities are located within the broad location including (for example) Millbay Park Recreation Ground, The Astor Playing Field and Plymouth Cricket Ground. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Plymouth broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities.		Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’, which includes open space provision; ■ avoiding, where possible, impacts to PRoW; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide

	- It is assumed that there will be no loss of existing healthcare facilities. Uncertainties - The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				additional, accessibility capacity to support existing communities; effective and early engagement with the local integrated care board (ICB).
Historic Environment	Within the broad location there are four Registered Parks and Gardens (three Grade II and one Grade II*), nine Scheduled Monuments, one Protected Wreck Site, 421 Listed Buildings (16 Grade I, 363 Grade II, and 42 Grade II*). There are six assets on the Heritage at Risk Register. Within 15km, there is one World Heritage Site (Cornwall and West Devon Mining Landscape), eight Registered Parks and Gardens (two Grade I, three Grade II, and three Grade II*), 260 Scheduled Monuments, four Protected Wrecks and 1,721 Listed Buildings (51 Grade I, 1,534 Grade II, and 136 Grade II*). A total of 92 heritage assets are on the Heritage at Risk Register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Given the urban nature of the broad location, it is unlikely that the regeneration of the area would result in the loss of, and significant erosion to, the historic character of the existing landscape, although there is potential for effects on the setting of Conservation Areas and Registered Parks and Gardens including The Hoe and Civic Square, Plymouth. Development also has the potential to affect the maritime heritage of Plymouth. During construction, in the short and medium term, negative effects could, without mitigation, be significant. This reflects the considerable number of designated heritage assets within the broad location, the potential for their loss and potential impacts to setting. In the long term, regeneration of the area could have positive effects on the historic environment through the removal of buildings that currently detract from the historic environment as well as improving the accessibility of residents to cultural heritage assets. There may also be scope for heritage-	--	--	--/ +	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be

	led development to positively impact and enhance the setting of some assets, for example, capitalising on Plymouth's maritime heritage. There is also the potential for significant negative effects in the long term through the permanent loss of heritage assets and impacts to their setting. Overall, the Plymouth broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short to long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ ensure sensitive development within or within the setting of Conservation Areas; ■ avoid development with Registered Parks and Gardens; ■ adoption of heritage-led design principles where appropriate; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; ■ ensure the safeguarding and promotion of Plymouth's maritime/naval heritage; and ■ where required, a programme of trial trenching and archaeological

					recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or National Landscapes within the broad location; there is one National Park (Dartmoor National Park) and three National Landscapes (South Devon, Cornwall, and Tamar Valley) within 15km of the broad location. The broad location falls within the South Devon National Character Area, which according, to its profile produced by NE, comprises <i>“mainly a coastal plateau. It is divided by steep valleys and rivers that rise on Dartmoor. Wooded valleys and rias (long inlets) towards the coast are remote and hard to access from the land. The majority of the area consists of mixed farmland. Fields are separated by Devon hedgebanks and narrow winding lanes”</i>. The broad location itself is primarily comprised of relatively flat urban land and port areas, with the A386, A374 and A375 intersecting through the centre and Cross Country and GWR railway lines passing through the west to the east of the broad location, respectively. The broad location includes a number of parks such as Central Park, Hoe Park, The Brickfields and Victoria Park. In addition, a number of formal open space, sports and recreational facilities are located within the broad location including (for example) Millbay Park Recreation Ground, The Astor Playing Field and Plymouth Cricket Ground. The southern area of the broad location is characterised by Plymouth port and a number of marinas. The development of a new town in this broad location to deliver between 10,000 to 14,000 homes and associated infrastructure in and urban area has the potential to affect the existing landscape, townscape and visual amenity, including in respect of proximate National Landscapes. Negative effects are predicted in the short and medium term during construction but given the existing urban nature of the broad location, these effects are anticipated to be minor. In the long term following construction, it is predicted that there is the potential for a significant positive effect on townscape and visual amenity through regeneration of the area and the creation of ‘Britain’s Ocean City’.	-	-	++	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce townscape, landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

	Overall, the Plymouth broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short and medium term and a significant positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The design and layout of proposed development across the broad location is not known at this stage. ■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The entirety of the broad location is urban land at 100% cover. According to CORINE land cover types, approximately 100% is classified as brownfield land, predominantly consisting of continuous urban fabric, discontinuous urban fabric, port areas, green urban, industrial or commercial units, and other land uses. Given its existing urban nature, the delivery of between 10,000 to 14,000 homes and associated infrastructure in this broad location is likely to have a significant positive effect in the short and medium term through the efficient use of land. While there are some small areas of green space that could be lost as a result of development, this is uncertain and redevelopment would not result in the loss of any agricultural land. In the long term following construction, it is predicted that the effect will be neutral. Within 15km of the broad location, there are two known Regionally Important Geological Sites (RIGS) within Plymbridge Wooded Valley. The two RIGS are Bickleigh Vale Quarry and Mainstone Quarry which are designated for slate and granite exposures. Due to their distance away from the broad location, negative effects are considered unlikely. There is the potential for the presence of contaminated land given historic and current land uses as existing brownfield land, with six historic landfill	++	++	0	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks

	sites intersecting with the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known.				<i>arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)”.</i> In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	Within the broad location there are no permitted waste management sites/facilities, there are, however, five historic landfill sites. Within 15km of the broad location, there are 8 permitted waste sites (together with 99 historic landfill sites). The Plymouth Waste Development Plan Document 2006-2021⁴²⁰ identifies five areas where the potential allocation of strategic waste management sites should be explored. These sites are: Coypool, the existing Chelson Meadow waste management facility; Moorcroft Quarry; Prince Rock; and land west of Ernesettle. The DPD also details two sites allocated for local level waste management facilities, these being Chelson Meadow and Northern Area. The only site that sits within the broad location is Prince Rock, however, the DPD states that there a number of key issues with this site and it is unlikely to progress a waste allocation on this site due to the amount of land available and proximity to existing residential development. Therefore, it is not expected to have any effects. The remaining four sites sit within 15km of the broad location.	--	--	-	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the

⁴²⁰ Plymouth City Council Waste Development Plan. Available online: <https://www.plymouth.gov.uk/sites/default/files/WasteDevelopmentPlan.pdf>
New Towns Programme – Strategic Environmental Assessment
Environmental Report
19-03-2026 | UK-70119247.1358

	In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are no mineral extraction sites within the broad location (there are six extraction sites within 15km). As a result, it is assumed that there would be no direct effects on minerals resources. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Plymouth broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term and a minor negative effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.				appropriate management waste arising during construction.

	■ It is assumed that the broad location will include provision for appropriate waste management facilities Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (<i>inter alia</i>): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage. ■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of between 10,000 to 14,000 homes will significantly help to meet the identified housing needs of Plymouth, with a focus on delivering housing within the city centre core, creating 'Britain's Ocean City', and developing a market for city centre living. It is assumed that a mix of types and tenures of new homes will provided to meet the needs of all the population. In this context, the Taskforce Report highlights that, <i>"Although housing in Plymouth is comparatively affordable to other parts of England, with the median house price being 6.41 times the median income in 2024, there is a lack of good quality housing – especially in the city centre – and new quality housing is the missing piece of the puzzle in attracting much needed highly-skilled workers"</i>. The Taskforce Report notes an ambition for 40% of homes to be affordable, although some of the first housing sites are likely to include lower levels. Importantly, the Taskforce Reports highlights that: <i>"While the majority of the homes in the first phase (3,800 by 2035) are allocated in the Local Plan, housing delivery in Plymouth has become very challenging in recent years due to increasing struggles with financial viability"</i>. In this context, a new town presents an opportunity to bring forward a comprehensive, holistic scheme and accelerate housing delivery. In terms of housing, it is considered that there is the potential for minor positive effects in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered. It is important to note that the development of a new town in this broad location could lead to the loss of existing homes and	-/+	- /++	- /++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities.-In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on

	communities (depending on the exact location and layout of development) that could impact community identity. The extent that existing homes and communities would be retained or could be lost is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. Delivery of a new town in this broad location and transformation of the area presents an opportunity to attract skilled workers to live and work in the city, promote Plymouth nationally and internationally (under the Ocean City concept), and encourage inward investment. The precise scale and nature of new employment that might be delivered is not known at this stage but there is significant economic potential associated with the delivery of a new town in this broad location. The Taskforce Report states that, <i>“The key driver for the new town is the Ministry of Defence’s commitment to invest an extra £4.4bn in Devonport, Western Europe’s largest naval base, over the next decade, with an additional commitment to the nuclear deterrent programme until 2070. This is a rare long-term financial commitment, and the scale of expected growth is significant, with thousands of new jobs expected in construction, engineering, and logistics. By 2040, over 25,000 additional economically active residents will be needed”</i>. Therefore, a new town in this broad location is likely to provide housing to meet needs arising from growth of the naval base, in-turn supporting economic development. Prospective residents are likely to also benefit from existing employment uses in the broad location, including marine autonomy, manufacturing, tourism and service sector jobs. This will likely support the growth of these sectors. Encompassing the centre of Plymouth, development of a new town in this broad location could lead to the loss of some existing employment (within the broad location there is a range of employment uses); however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver and support for the growth of Devonport. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long				population. These measures may include, for example: ■ production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing; ■ seek to avoid the loss of existing homes and areas of employment where possible; ■ ensure accessibility of new employment and community services/ facilities to existing communities; ■ ensure sensitive planning to safeguard community identity; and ■ deliver sufficient community infrastructure; ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	term due to the phased nature of delivery. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. Given the urban nature of the broad location, there is the potential for the loss of a number of existing community facilities (there are several schools located within the broad location. It is assumed that these facilities would be retained); however, there remains uncertainty. While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. In the short term, prospective residents will have access to existing facilities within and surrounding the broad location, including key assets such as the University of Plymouth. The existing communities of Plymouth are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities could be affected without sensitive planning. However, there is also potential for the transformational regeneration of the city centre and surrounding area to create a new town identity, which is likely to improve deprivation and attract new people to live and work in the city. Overall, the Plymouth broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes.				

	■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location, however, it is assumed that the majority would be retained, however, this remains unknown at this stage. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings/facilities will be retained within the broad location is unknown. ■ The composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of any employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the South West River Basin District, and the South West TraC Management Catchment. The Operational Catchment is the Tamar Estuary. The broad location intersects with the boundary of one WFD waterbody Plymouth Sound (transitional water). The overall status of this waterbody is moderate. The delivery of between 10,000 to 14,000 homes, other uses and associated infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. As the broad location is already of an urban nature, it is unclear how significant any effects in this regard will be (given the presence of existing users/ consumers and the previously developed nature of some of the broad location); however, there is still a risk that the quality of water	-	-	-	Future iterations of West Country Water Resources Regional Plan and South West Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, South West Water's next Drainage and Wastewater Management Plan (DWMP) will need to capture the growth projections

	bodies could be decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Overall, it is considered that there is the potential for minor negative effects in the short term, with the significance of the negative effect increasing in the medium to long term as construction is completed and location is fully built out. The broad location does not fall within a water stressed area as identified by the Environment Agency⁴²¹. The West Country Water Resources (WCWR) Regional Plan identifies that the broad location falls within an area facing a deficit of between 131 MI/d - 246 MI/d by 2050⁴²². The scale of growth has the potential to increase demand on water resources within South West Water's supply area. Taking the overall scale of growth into account and that delivery of the new town in this broad location would result in the redevelopment of an existing urban area with existing water resource needs, it is considered that there is the potential for a minor negative effect in the short term. While the phased delivery continues in the medium term the significance is likely to increase but is predicted to still be minor and this is also predicted in the long term. Given the scale of proposed growth and that the broad location does not fall within a water stressed area it is considered that there is the potential for a minor negative effect on water resources in the short, medium, and long term. Overall, the Plymouth broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known.				adequately and ensure provision of wastewater treatment infrastructure. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if possible and at a minimum, exceed

⁴²¹ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 26/11/25]

⁴²² West Country Water Resources (2023) Regional Water Resources Plan. Available online at <https://www.westcountrywaterandenvironment.org/media/vbgbqqc3/draft-regional-plan-full-technical-plan-january-2023.pdf> [Accessed on 02/12/25]

	It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				existing plans for water efficiency standards of 110 litres per person per day; and seek opportunities to enhance local waterbodies.

South Barking

Figure I-5 South Barking broad location



Table I-6 Assessment of South Barking broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are six Air Quality Management Areas (AQMA) within the broad location (Greenwich AQMA, Bexley AQMA, Barking and Dagenham AQMA, Redbridge AQMA, Newham AQMA, and Havering AQMA) and 46 within 15 km of the broad location, covering the entire broad location. Changes in air quality could have impacts on designated and non-designated habitats as well as on the health of existing communities, within and in the surrounding areas of the broad location. In the short to medium term, demolition and construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and heavy machinery in the broad location and along key transport routes. There will also be emissions (dust) as a result of the demolition of existing infrastructure and earthworks. The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. Atmospheric emissions as a result of the HGVs and heavy machinery as well as dust from demolition and earthworks is likely to have a significant negative effect in the short and medium term during construction given the number of receptors within the broad location (existing residential, employment and community). In the medium to long term, the transport implications of delivering over 48,000 homes and associated infrastructure (in terms of potential number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of new homes, employment and associated community infrastructure within an existing accessible urban area will help to reduce the number of vehicle trips and associated emissions to air. It is expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. It is also assumed that a new	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan"</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where

	town in this broad location would benefit from the potential DLR extension to improve local connectivity and capacity in the wider area (Beckton Riverside). In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios, however NO_x, PM₁₀s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of national phasing out of petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the existing accessibility to public transport and services/ facilities already afforded given the existing urban area, it is considered that there is the potential for a minor positive effect in the long term. Overall, the South Barking broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.				possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces⁴²³.

⁴²³ DfT (2025) Review of PM_{2.5} reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	■ It is assumed that the new DLR extension will go ahead and any new or redeveloped stations, completed as part of this, would be accessible to this broad location. ■ It is assumed that there is already good accessibility to public transport and walking/ cycling routes given the broad location is located in an existing urban area. ■ It is assumed that current Government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles and movements as well as scale of potential demolition is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure to be provided as part of development is not known.				
Biodiversity, Flora and Fauna	There are no designated conservation sites within the broad location. Nine categories of habitat included in the Priority Habitats Inventory and five LNRs are present within the broad location. Within 15km of the broad location, there is one SAC (Epping Forest), one SPA (Lee Valley), one Ramsar site (Lee Valley), 30 SSSIs, one NNR, one MCZ, 186 Ancient Woodlands, and 56 LNRs. Additionally, 16 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. It is noted that the Greater London Authority (GLA) draft Local Nature Recovery Strategy (LNRS) was available for consultation until 29 October 2025. Access to the maps identifying protected and potential opportunity areas are no longer available. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Lee Valley SPA and site and Epping Forest SAC:	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity. Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of

	○ Disturbance within the designated site.; ○ Direct impacts to functionally linked land (FLL) outside of the designated site; ○ Changes to water quality; ○ Change to surface and subsurface water flows; and ○ Air quality. Development in the broad location could have a negative effect on habitats and species present due to both the direct loss of habitat (including Priority Habitats) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development (including vehicle movements). There is also the potential for impacts to existing waterbodies (principally the River Thames) and the habitats and species that they support, through their loss, modification or diversion and/or as a result of changes to water flow, levels and quality. There is also the potential for construction to result in significant levels of noise, vibration and dust that could have negative effects on existing habitats and species. Given the findings of the HRA Screening, it is considered that without appropriate mitigation, there is the potential for a significant negative effect in the short to long term. It is recognised that previously developed land can also play an important role for biodiversity. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. Given the predominantly brownfield nature of the broad location, it is likely to be more challenging for the development to meet BNG requirements on-site. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the South Barking broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.				special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example: ■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, Ancient Woodland and priority habitats) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with water bodies;

	■ It is assumed that the development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; and ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and ■ develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and subsurface water flows, and impacts on protected species'.
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). However, given the urban nature of the broad location, this loss is not likely to be significant. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO_{2e} per dwelling would be	-	-	-	At paragraph 161, the NPPF states that "<i>The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including</i>

	generated⁴²⁴; and based on an average completion rate of 1,920 dwellings per annum, a total of 96,000 tCO₂e would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.06% of the 6th Carbon Budget (965 MtCO₂e) and 0.1% of the Climate Change Committee's (CCC) recommended 7th Carbon Budget (535 MtCO₂e). To further contextualise the embodied emissions during construction, on a per annum basis, they would be equivalent to 1% of the total construction sector emissions in 2024^{425,426}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used⁴²⁷. Given the current mix of generation on the national grid⁴²⁸ this would equate to around 0.7		<i>the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".</i> Paragraph 164 sets out that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation;

⁴²⁴ This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

⁴²⁵ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

⁴²⁶ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

⁴²⁷ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

⁴²⁸ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	tCO₂e/yr/dwelling or 1,344 tCO₂e/yr at a completion rate of 1,920 dwellings/year. It is expected that the regeneration of this broad location will provide an opportunity for the delivery of renewable energy capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage and may be limited given the previously developed nature of the broad location. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering over 48,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a new town in this broad location will incorporate appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this broad location would provide an opportunity to take advantage of, and accelerate, the delivery of the DLR extension to improve local connectivity and capacity in the wider area (Beckton Riverside). It is also expected that residents will have access to existing public transport, employment opportunities and community facilities within the surrounding areas. The same is also true for communities in the surrounding areas that will be able to access public transport, employment opportunities and community facilities delivered within the broad location. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that over 20% of the broad location falls within Flood Zone 2 and Flood Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Given the previously developed nature of the broad location, it is considered unlikely that development would significantly increase flooding within the area and elsewhere. Notwithstanding this, over 20% of the broad			■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards'; ■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

	location does fall within high flood risk areas and there is the potential for development to be delivered in these areas. Overall, the South Barking broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO_{2e} per dwelling would be generated in terms of embodied carbon. ■ It is assumed that a build out rate of 1,920 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties ■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 59% of the broad location falls within Flood Zone 2, with 57% of the broad location falling within Flood Zone 3. These higher flood risk areas are associated with the Thames estuary. Given the high proportion of the broad location within Flood Zones 2 and 3, it is considered that, without appropriate mitigation, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a high risk of flooding. However, owing to the previously developed nature of the broad location, it is likely that the regeneration of this area would not significantly increase flood risk either on or offsite (for example, through significantly increasing the level of hardstanding and surface water runoff) compared to the current baseline. Notwithstanding this, significantly over 20% of the broad location	--	--	--	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These

	does fall within high flood risk areas and there is the potential for development to be delivered in these areas. It is noted that Barking Riverside received funding from Homes England to deliver a range of infrastructure which includes for flood defences. The extent to which this will reduce existing and future flood risk is not known at this stage. Overall, the South Barking broad location is assessed as having a significant negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties ■ The layout of proposed development across the location is not known at this stage.				should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible; ■ installation of flood defences where appropriate; ■ adoption of flood resilient design in new buildings; and ■ avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	The phased delivery of over 48,000 homes and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could include any direct effects arising from the loss or creation of facilities (e.g., healthcare facilities, formal open space, sports and recreational facilities), effects arising from construction activities and effects arising from changes in demand for healthcare services. The regeneration of the broad location through the construction of new homes and associated infrastructure as well as commercial floorspace has the potential to generate noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the	--	--/ ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104

	short to medium term, as a result of the phased delivery, and could affect existing residential and employment/ commercial areas within and surrounding the broad location as well as people that ultimately move into new homes and commercial spaces delivered in the early phases of the project. In the short to medium term, there is the potential for negative effects. The regeneration of this broad location could result in the loss of existing open/ green spaces, such as Gallions Reach Park, Mayesbrook Park and Parsloes Park, as well as recreational facilities, including gyms and other facilities (for example) Goresbrook Sports Centre, Abbey Leisure Centre, and Thamesmead Leisure Centre. Whilst there remains uncertainty, if the proposed new development led to the total loss of these facilities, there is potential that this would contribute to a negative effect in the short to medium term. While the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes is not known, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for the existing surrounding communities. Similarly, while the scale of health infrastructure to be delivered alongside the new homes is not known, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for the existing surrounding communities. In this regard, it is noted that the broad location is within 15km of 63 hospitals. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the South Barking broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions			stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRow. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities where possible; ■ the implementation of a green infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’, which includes open space provision; ■ avoiding, where possible, impacts to PRow;

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health as well as open space and recreation facilities (including green infrastructure) will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties ■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage. ■ It is uncertain whether the proposed new development would lead to the loss of existing open/ green spaces.				■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).
Historic Environment	Within the broad location there are 26 Listed Buildings (four Grade I, 20 Grade II and two Grade II*), one Scheduled Monument, four Conservation Areas, and five assets on the Heritage at Risk register. Within 15km of the broad location, there are three World Heritage Sites (Maritime Greenwich, Tower of London, and Palace of Westminster, Westminster Abbey and St. Margaret's Church), 420 Conservation Areas, 91 Registered Parks and Gardens (eight Grade I, 67 Grade II, and 16 Grade II*), 134 Scheduled Monuments, 11,294 Listed Buildings (426 Grade I, 9,993 Grade II, and 875 Grade II*), and a total of 306 assets on the Heritage at Risk register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Given the urban and industrial nature of the broad location, it is unlikely that the regeneration of the area would result in the loss of, and significant erosion to, the historic character of the existing landscape. However, this is dependent on the design of development. During construction, in the short and medium term, negative effects could, without mitigation, be significant. This reflects the considerable number of designated heritage assets within the broad location, the potential for their loss and potential impacts to setting.	--	--	--/ +	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade 1 and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance

	In the long term, the regeneration of the area could have positive effects on the historic environment through the removal of buildings that currently detract from the historic environment as well as improving the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. There is also the potential for minor negative effects in the long term through impacts to the setting of heritage assets. Overall, the South Barking broad location is assessed as having a minor negative effect on the Historic Environment SEA objective in the short to long term and a minor positive effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example: ■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ adoption of heritage-led design principles; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological

					recording should be undertaken, with results disseminated.
Landscape and Townscape	There are no National Parks or National Landscapes within the broad location, however, there is one National Landscape (Kent Downs) within 15km of the broad location. The broad location falls within the Greater Thames Estuary National Character Area, which according to its profile produced by NE, <i>“predominantly a remote and tranquil landscape of shallow creeks, drowned estuaries, lowlying islands, mudflats and broad tracts of tidal salt marsh and reclaimed grazing marsh that lies between the North Sea and the rising ground inland. It forms the eastern edge of the London Basin and encompasses the coastlines of South Essex and North Kent, along with a narrow strip of land following the path of the Thames into East London”.</i> The broad location itself is primarily comprised of urban land, industrial or commercial units, and estuaries. There are a number of parks throughout the broad location, including (for example) Gallion’s Reach Park, Mayesbrook Park and Parsloes Park, with a number of waterbodies, such as Dagenham Breach, located in the east. The A13 runs through the centre from east to west of the broad location. The southern area of the broad location characterised by the presence of the River Thames. The regeneration of the broad location to deliver over 48,000 homes and associated infrastructure in an urban area has the potential to affect the existing townscape and visual amenity, with the loss of green spaces, such as Gallions Reach Park, Parsoles Park, Barking Park, and Mayesbrook Park. Negative effects are predicted in the short and medium term during construction but given the existing urban nature of the broad location, these effects are anticipated to be minor. In the long term following construction, it is predicted that there is the potential for a positive effect on townscape and visual amenity through the regeneration of the broad location. Overall, the South Barking broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short to long term and a significant positive effect in the long term given the potential for positive regeneration.	-	-	++	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place.

	Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The design and layout of proposed development across the broad location is not known at this stage. ■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The entirety of the broad location is non-agricultural and urban land at 100% cover. According to CORINE land cover types, approximately 91% of the broad location is brownfield land consisting predominantly of discontinuous urban fabric, industrial or commercial units, with smaller areas of dump sites, construction sites and port areas. The remaining 8% is classed as estuaries. Given the existing urban nature, the delivery of a new town in this broad location is likely to have positive effects in the short and medium term through the efficient use of land. While there are some small areas of green space that could be lost as a result of development, this is uncertain and regeneration would not result in the loss of any agricultural land. In the long term following construction, it is predicted that the effect will be neutral. In the long term following construction, it is predicted that the effect will be neutral. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses including large industrial uses, with four historic landfill sites intersecting with the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions	++	++	0	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (inter alia) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties ■ The extent of total land take for the development of the new town across the broad location is not known. ■ The layout of proposed development across the broad location of the proposed new town is not known at this stage.				<i>remediation (as well as potential impacts on the natural environment arising from that remediation)”.</i> In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate remediation should be undertaken where necessary; and ■ a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	There is one permitted waste management site/ facility within the broad location, sixteen historic landfill that intersect with the broad location, and no mineral waste sites. Within 15km of the broad location, there are 26 permitted waste sites, 368 historic landfill sites, and three mineral waste sites. There are no allocated waste management sites in the Joint Waste Development Plan for the East London Waste Authority Boroughs⁴²⁹. In the short to medium term, the construction of development associated with the new town would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/ recycled. In this regard, the Waste and Resources Strategy for England sets out\ plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years)	--	--	-	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: ■ the use of sustainable construction materials; ■ the provision of appropriate waste management facilities on-site where possible; and ■ the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction.

⁴²⁹ London Borough of Barking & Dagenham, London Borough of Havering, London Borough of Newham, London Borough of Redbridge (2012) *Joint Waste Development Plan for the East London Waste Authority Boroughs*. Available online at: <https://www.newham.gov.uk/downloads/file/1041/adoptedjointwastedpd> [Accessed 29/01/26]

	and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are no existing mineral extraction sites with the broad location. Given the urban nature of the broad location, it is not predicted that there would be significant direct effects on minerals resources. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the South Barking broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short and medium term and a minor negative effect in the long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (inter alia): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage.				

	■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The delivery of over 48,000 homes will significantly help to meet future needs of the South Barking Housing Market Area. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and regeneration is then complete. It is also important to note that the development of the new town in this broad location could lead to the loss of existing homes and communities that would impact community identity. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. Given the urban nature of the broad location, there is the potential for the loss of a number of existing community facilities. There is also the potential for the loss of existing homes with impacts on community identify. The extent that existing homes and communities can be retained is uncertain at this stage and there is therefore the potential for a minor negative effect in the short medium and long term. While the precise scale and nature of new employment that might be delivered is not known at this stage, it is assumed that employment opportunities will be generated and accessible for communities within and surrounding the broad location. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of the new town over a 25-year period. Development of the new town in this broad location could lead to the loss of some employment areas; however, this loss, if it occurs, is not considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long	-/+	- /++	- /++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ Production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing;

	term. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses. While the scale of community (including education) infrastructure to be delivered alongside the new homes and employment is not known, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. Residents within the broad location will also have access to community facilities in the surrounding areas. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. Additionally, the large-scale regeneration of the broad location has the potential to improve deprivation in this area with a positive effect. Overall, the South Barking broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a significant positive and minor negative effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of the loss of community identity for any existing communities that fall within the broad location. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties				■ Seek to avoid the loss of existing homes and areas of employment where possible; ■ Ensure accessibility of new employment and community services/ facilities to existing communities; and ■ Deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The exact composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of employment opportunities to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Thames River Basin District, and the Roding Beam and Ingrebourne, London and Thames TraC Management Catchments. The Operational Catchments include the Roding Beam and Ingrebourne, Marsh Dykes and Tidal Thames. The broad location intersects the boundary of six WFD waterbody management catchments (one transitional water and five rivers) and the overall waterbody status for each of these waterbodies ranges from moderate to bad. The following WFD waterbody directly intersects with the broad location: Marsh Dykes, Gores Brook, Mayes Brook, Seven Kings Water, Beam and Ravensbourne, alongside the River Thames, which crosses the centre of the broad location. The delivery of over 48,000 homes and associated infrastructure has the potential to increase the amount of wastewater and pollutant discharges during both construction and once buildings are complete. Given the urban nature of the broad location, the increase is not likely to be substantial (given the presence of existing users/ consumers and the previously developed nature of the area); however, there is still a risk that the quality of water bodies could be decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor negative effects in the short, medium and long term as construction is completed and the new town is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency. The WRSE Regional Plan identifies that the broad	-	--	--	Future iterations of Water Resources South East's Regional Plan and Thames Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example:

	location falls within an area facing a deficit of between 1.2 billion and 3 billion litres of water a day (MI/d) by 2075⁴³⁰. The scale of growth has the potential to significantly increase demand on water resources within Thames Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area it is considered that there is the potential for a significant negative effect on water resources in the medium to long term. In the short term the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the South Barking broad location is assessed having the potential for a minor negative effect on the Water Resources SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek water efficiency standards of a minimum of 110 litres per person per day; and ■ Seek opportunities to enhance the River Thames and associated tributaries.

⁴³⁰ Water Resources South East (2025) Regional Water Resources Plan. Available online at: https://www.wrse.org.uk/media/tpfp5d5t/wrse-final-regional-plan-june-2025.pdf?utm_source=hs_email&utm_medium=email&hsenc=p2ANqtz-9Kguhyqkid9U8YJAibAnrdK2bz4EpEhm114-ngJ1jRCT84CFARbZ9U7SOngkMh5PD9DF7x [Accessed on 15/12/25]
 New Towns Programme – Strategic Environmental Assessment
 Environmental Report
 19-03-2026 | UK-70119247.1358

Wychavon Town

Figure I-6 Wychavon Town broad location

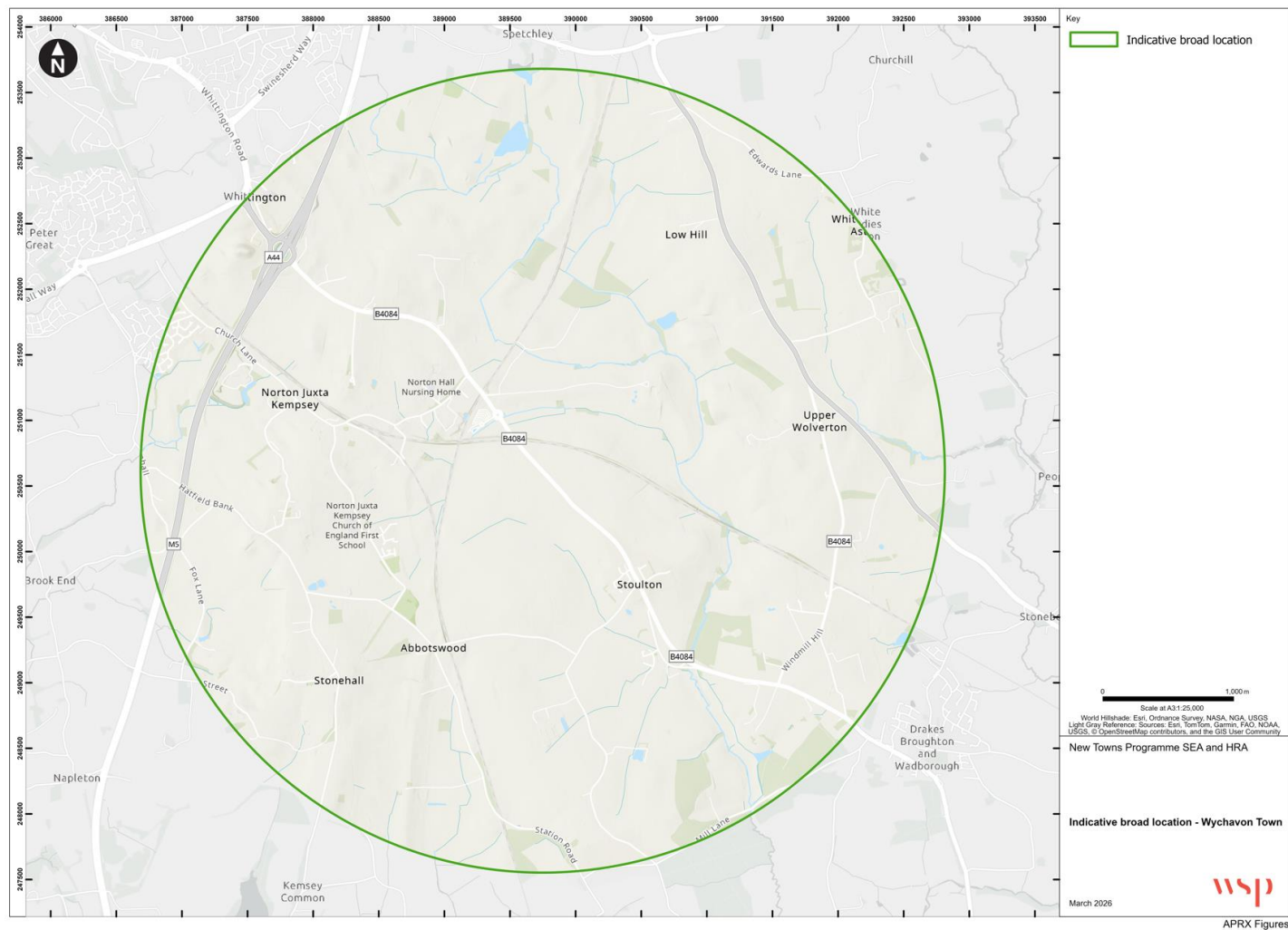


Table I-7 Assessment of Wychavon Town broad location

SEA Objective	Assessment commentary	Pre-mitigation score			Mitigation
		ST	MT	LT	
Air Quality	There are no Air Quality Management Areas (AQMA) within this broad location but there are two within 15km; Worcester City (Political Boundary) AQMA, which covers the entirety of Worcester City and is located approximately 0.1km to the north west of the broad location, and Worcester Road, Wychbold AQMA, which covers a section of the A38 (Worcester Road), between Droitwich Spa and Bromsgrove (north of the broad location). However, it is noted that the Wychbold AQMA has been compliant with the national air quality objectives for 5 years and could be revoked within the next 12-months. Changes in air quality could have impacts on designated and non-designated habitats within and surrounding the location as well as the health of existing communities, such as in the south eastern areas of the city of Worcester (e.g. St Peters, Red Hill and Swineshead) and other settlements within/surrounding the broad location, such as Whittingdon, Brockhill Village, Littleworth, Norton and Stoulton. In the short to medium term, construction activities will generate emissions to air (including dust). The sources of these emissions will include HGV movements and plant. Whilst the number of construction vehicles movements is unknown at this stage, the broad location is predominantly greenfield and the introduction of a substantial number of HGVs and construction related vehicle emissions, and works creating dust, in particular are likely to have a significant negative effect on local air quality compared to the current baseline. There are also likely to be impacts more widely along key transport routes and junctions, in particular the potential for emissions associated with increases in the number of HGVs and vehicles travelling along the M5 and A44 (with potential effects on the Worcester City (Political Boundary) AQMA). Overall, it is considered that, without appropriate mitigation, effects in the short to medium term could be significant. In the medium to long term, the transport implications of delivering between 10,000 to 15,000 homes and associated infrastructure (in terms of potential	--	--	+	The NPPF (paragraph 199) states that: <i>"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan"</i>. Paragraph 110 of the NPPF states that significant development should be focused on locations which can be made sustainable, and which limit the need to travel and offers a choice of transport modes thereby reducing congestion and impacts on air quality. Traffic and transport management and provision and enhancement of green infrastructure will be incorporated as

	number of trips generated and impacts on the highway network within this broad location) are not known at this stage. However, it is assumed that the delivery of a stand alone settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision reducing the number of vehicle trips and associated emissions to air. A new town in this location may also provide services, facilities and employment opportunities for existing communities in the surrounding area including within Worcester. Additionally, a new town in this broad location would be able to take advantage of the existing Worcestershire Parkway railway station within the centre of the broad location and it is assumed that a new town in this broad location would also benefit from the development of the Midlands Rail Hub rail improvement scheme, which will enable more frequent services towards Birmingham, Cheltenham and Cardiff. In the medium to long term, with the requirement for 100% of new cars and vans to be zero emissions by 2035, it is expected that the share of petrol and diesel vehicles will reduce over time. Nationally, it is forecast that electric vehicles will cover a higher percentage of vehicle kilometres (vkm) than diesel vehicles before 2030 and petrol vehicles before 2035; electric vehicle uptake is expected to increase over time to be covering around 80% of total car vkm by 2050. The 2022 National Road Traffic Projections show an increase in distance travelled from 2025 to 2060 under all scenarios; however, NOx, PM10s and tailpipe CO₂ emissions are also projected to decrease in all scenarios. Overall, if realised, these national policy changes could have positive effects on future air quality, particularly in the long term and in those locations where vehicle emissions have previously been associated with air quality issues. However, it is recognised that this would not address potential increases of fine particulate matter (PM_{2.5}) that arise from the wear of brakes, tyres and road surfaces. In the medium to long term, following decades of construction and phased delivery, the baseline characteristics of the area will have changed, with relative improvements arising from the cessation of construction activities. Taking this into account, alongside the localised consequence of the national policy phasing out petrol and diesel cars on emissions arising from vehicle movements associated with occupants of the new homes and the high degree of self-containment offered by a new settlement at this scale, it is considered that there is the potential for a minor positive effect in the long term.			suggested above and in paragraph 199 of the NPPF. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance air quality where possible. These measures may include, for example: ■ provision of appropriate public transport, walking and cycling infrastructure, including the creation of links with the Midlands Rail Hub rail improvement scheme; ■ provision of appropriate electric vehicle charging facilities; ■ preparation of a Construction Environmental Management Plan(s) (CEMP) including dust management plan; ■ preparation of a Construction Transport Management Plans(s) (CTMP); ■ use of low emissions vehicles during construction; ■ installation of air quality monitors; ■ development of an air quality management plan(s); ■ assessment of highways impacts and implementation of appropriate highways improvements to avoid congestion; ■ implementation of a clean air zone; ■ production of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', that can help to reduce

	Overall, the Wychavon Town broad location is assessed as having a significant negative effect on the Air Quality SEA objective in the short and medium term and a minor positive effect in the long-term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that a stand alone settlement at this scale in this location will have a high degree of self-containment, with appropriate public transport, walking and cycling provision delivered alongside the new homes, employment and community infrastructure. ■ It is assumed that a new town in this broad location would benefit from the presence of the existing Worcestershire Parkway Station within the broad location and in particular, the development of the Midlands Rail Hub rail improvement scheme, which will enable more frequent services towards Birmingham, Cheltenham and Cardiff. ■ It is assumed that current government policy phasing out the sale of new petrol and diesel cars and vans from 2035 and support for zero emission vehicle transition will continue. Uncertainties ■ The number of construction vehicles is not known at this stage. ■ The implications of development at this scale in this location on the existing highway network and number of vehicle trips generated are unknown. ■ The nature and scale of public transport, walking and cycling infrastructure is not known.				the impacts of atmospheric pollution; and ■ delivery of roadside technologies where appropriate to mitigate the levels of fine particulate matter arising from the wear of brakes, tyres and road surfaces⁴³¹.
Biodiversity, Flora and Fauna	Within the broad location there are no National Site Network Sites, however, there are two SSSIs (Cooksholme Meadows SSSI, located within the central area of the broad location, and Great Blaythorn Meadow SSSI, located on the southeastern edge of the broad location). There are no other designated conservation sites within the broad location; however, there are three areas of Ancient Woodland (one within the boundary of the northern portion of the broad location, one in the south of the broad location	--	--	--/ +	The NPPF, at paragraph 187, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value and minimising impacts on, and providing net gains for, biodiversity.

⁴³¹ DfT (2025) Review of PM2.5 reduction technologies for on-road transport. Available online: <https://www.gov.uk/government/publications/mitigating-emissions-of-fine-particulate-matter-from-road-transport>

	(split into two areas) and one in the south east of the broad location (split into four areas)). Additionally, six categories of habitat included in the Priority Habitats Inventory are present within the broad location. The Worcestershire Local Nature Recovery Strategy (LNRS) identifies a number of areas of particular importance for biodiversity across the broad location, as well as a number of areas that could become of particular importance for biodiversity. Within 15km of the broad location there are 2 SACs (Lyppard Grange Ponds SAC, located to the north, within the city of Worcester, and Bredon Hill SAC, located to the south east of the broad location). There are also 71 SSSIs, 2 NNRs, 265 areas of Ancient Woodland and 14 LNRs within 15km of the broad location. Additionally, 13 categories of habitat included within the Priority Habitats Inventory are present within 15km of the broad location. Cooksholme Meadows SSSI is designated because it represents a rare and extensive area of unimproved grassland, including traditionally managed hay meadows and damp grazing pasture. The site features neutral soils and supports a diverse range of grasses and wildflowers, with several species being locally uncommon or scarce in Worcestershire. Its biodiversity is further enhanced by a small pond and species-rich hedgerows, and it provides important habitat for butterflies and moths. Whilst located within the broad location, it is not allocated for development and is separated from the development parcels by two intersecting railway lines. Emerging policy for the site also identifies the requirement for separation distances in line with Natural England guidance. Great Blaythorn Meadow SSSI is designated due to its diverse semi-natural grassland, which is particularly species-rich in the northern part of the site. The meadow contains a variety of grassland types and supports a notable array of wildflowers and grasses. Locally uncommon species are present within the site. The site is bordered by traditional hawthorn and blackthorn hedges and a stream, and provides habitat for butterflies such as the holly blue and meadow brown. The HRA Screening of this broad location concluded that there is the potential for a likely significant effect at the following internationally designated nature conservation sites, as a result of the following impact pathways: • Bredon Hill SAC and Lyppard Grange Ponds SAC:		Paragraph 193 stipulates (<i>inter alia</i>) that: ■ development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for; ■ development which is likely to have an adverse effect on a SSSI should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and ■ development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists. Paragraph 195 states that the presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. In this context, it is recommended that proposals for the broad location include measures to mitigate negative effects and enhance biodiversity where possible. These measures may include, for example:

	○ Disturbance within the designated site. ○ Direct impacts to functionally linked land (FLL) outside of the designated site. ○ Changes to water quality. ○ Change to surface and subsurface water flows. ○ Air quality. The phased delivery of between 10,000 to 15,000 homes and associated infrastructure in this broad location is not likely to result in the direct loss of/impacts on any internationally designated sites. There is the potential for the direct loss of/impacts on Cooksholme Meadows SSSI and Great Blaythorn Meadow SSSI. However, it is assumed that these sites will be retained, although there remain pathways for indirect impacts (e.g. noise and emissions to air/ dust deposition), particularly during construction. Development of a new town in this broad location could have a negative effect on habitats and species due to both the direct loss of habitat (including Ancient Woodland) and indirect adverse impacts such as noise and emissions to air associated with the construction and occupation of new development. Owing to the scale of development on greenfield land, there is likely to be the large scale loss and fragmentation of existing habitats and this could include the loss of priority habitats. There is also the potential for impacts to existing waterbodies and the habitats and species that they support, through their removal or diversion and/ or as a result of changes to water flow, levels and quality. Without appropriate mitigation, adverse effects in the short to long term on this SEA objective are assessed as significant. In the long term, it is assumed that at least a 10% BNG will be delivered in line with statutory requirements contained in the Environment Act 2021; however, it is uncertain where and how this will be delivered. It is also assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. In this context, there is the potential for a minor long term positive effect. Overall, the Wychavon Town broad location is assessed as having a significant negative effect on the Biodiversity SEA objective in the short, medium and long term and a minor positive effect in the long term. Assumptions				■ avoid the loss of key designated and non-designated habitats (such as existing waterbodies, priority habitats and ancient woodland) and provide suitable buffers where necessary; ■ effective and early engagement with Natural England; ■ implementation of measures to maintain the water levels, flow and water quality associated with the Stoulton Brook/Bow Brook (a tributary of the River Avon) and Hatfield Brook (a tributary of the River Severn) and other water bodies; ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of a construction ecological management plan(s); ■ implementation of measures informed by ecological surveys to avoid adverse impacts and delivery BNG. These measures should be set out in a comprehensive Biodiversity Strategy; and ■ support the delivery of wider biodiversity initiatives and BNG at a strategic landscape/ catchment scale where possible; and develop ways to avoid/ mitigate/ compensate direct, cumulative and indirect effects on protected sites or functionally linked land including for air quality, water quality, disturbance, surface and

	■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will deliver a minimum of 10% BNG in line with statutory requirements under the Environment Act 2021. ■ It is assumed that green infrastructure will be delivered as part of development, but the nature and scale is not known. ■ It is assumed that the SSSIs present within the broad location will be retained. Uncertainties ■ The extent to which any existing designated or non-designated habitats (including waterbodies) will be retained is not known. ■ The scale and nature of green infrastructure to be delivered on site is not known at this stage. ■ The scale and nature (on-site, off-site, credits etc) of the BNG to be delivered is not known at this stage.				subsurface water flows, and impacts on protected species’.
Climate Change (Adaptation and Mitigation)	In the short to medium term, construction activities associated with the new town would increase energy consumption and direct and indirect greenhouse gas (GHG) emissions. Sources of emissions would include (for example) the use of plant, HGV movements and from the extraction, processing, manufacture and transport of construction materials (reflected in embodied carbon). There would also be a permanent loss of carbon sequestration in soils where permanent land take occurs. The scale of GHG emissions that would be generated during construction is not known at this stage. As a proxy, and for the purposes of this assessment, it is assumed that 60 tCO₂e per dwelling would be generated⁴³²; and based on an average completion rate of 400 – 600 dwellings per annum, a total of 24,000 – 36,000 tCO₂e would be generated per annum. To contextualise these estimated emissions, over a five-year period, these construction emissions would be equivalent to 0.01% – 0.02% of the 6th Carbon Budget (965 MtCO₂e) and 0.02 % – 0.03% of the Climate Change Committee’s (CCC) recommended 7th Carbon Budget (535 MtCO₂e). To further contextualise the embodied emissions during	-	-	-	At paragraph 161, the NPPF states that “ <i>The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure</i> ”. Paragraph 164 sets out that new development should be planned for in ways that avoid

⁴³² This assumption is based on RIBA 2030 targets for domestic buildings (<https://www.riba.org/media/ykxpwv4p/riba-2030-climate-challenge.pdf> [Accessed January 2026]) based on an average floor area of 95 m². It should be noted that this estimate accounts for the embodied carbon in construction materials (lifecycle stages A1 – A5), maintenance and repair (lifecycle stages B1 – B5) and decommissioning (lifecycle stages C1 – C4).

	construction, on a per annum basis, they would be equivalent to 0.22% – 0.32% of the total construction sector emissions in 2024^{433,434}. On this basis, the GHG emissions associated with construction are not predicted to be significant. In the medium to long term, there will be ongoing GHG emissions associated with the energy use in buildings and vehicle movements. It is expected that emissions from buildings will be reduced in accordance with prevailing Building Regulations that are aligned with the Government's net zero commitment. In this regard, the Future Homes Standard aims to ensure that all new build homes are future-proofed in relation to energy efficiency and low carbon heating. New homes built from 2025 must produce 75–80% fewer carbon emissions compared to those constructed under 2013 regulations and they must be 'zero carbon ready'. The primary energy source will be electricity rather than fossil fuel. This means that, when the electricity grid has been decarbonised, they will become zero carbon homes. On this basis, GHG emissions in the medium to long term are not predicted to be significant when contextualised against the 6th Carbon Budget and the CCC's recommended 7th Carbon Budget. By way of example, Ofgem produces typical energy consumption figures for use in determination of energy price caps. A 2-3 bedroom house typically uses 3,900 kWh/year where electric storage heating is used⁴³⁵. Given the current mix of generation on the national grid⁴³⁶ this would equate to around 0.7 tCO₂e/yr/dwelling or 280 – 420 tCO₂e/yr at a completion rate of 400 – 600 dwellings/year. It is expected that the broad location will provide an opportunity for the delivery of renewable energy generating capacity. However, the nature, type and scale of any renewables provision is uncertain at this stage. As highlighted in respect of the Air Quality SEA objective, the transport implications of delivering between 10,000 to 15,000 homes are not known at this stage. Similarly, the changes arising from any associated vehicle				increased vulnerability to the range of impacts arising from climate change and help to reduce GHG emissions. In this context, it is recommended that proposals for the broad location include measures to mitigate, and adapt to, climate change. These measures may include, for example: ■ the use of sustainable construction materials; ■ delivery of zero carbon homes; ■ provision for district heating and cooling systems; ■ provision of appropriate public transport, walking and cycling infrastructure, including the creation of links to the proposed new railway station; ■ provision of appropriate electric vehicle charging facilities; ■ delivery of renewable energy generation; ■ incorporation of appropriate sustainable drainage systems and, where appropriate, drainage defences to mitigate flood risk on and off site; ■ provision of green infrastructure aiming to meet Natural England's Green Infrastructure Standards';

⁴³³ ONS (2025) Atmospheric emissions: greenhouse gases by industry and gas. Available from <https://www.ons.gov.uk/economy/environmentalaccounts/datasets/ukenvironmentalaccountsatmosphericemissionsgreenhousegasemissionsbyeconomicsectorandgasunitedkingdom> [Accessed November 2025].

⁴³⁴ It should be noted that data relating to emissions from the construction sector in 2024 do not account for the embodied carbon in construction materials. In consequence, estimated emissions associated with the construction of dwellings in this new town location may be overstated.

⁴³⁵ Details available at: <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/average-gas-and-electricity-use-explained> [Accessed January 2026]. Note that heat pumps will use less electricity than an equivalent storage heater system. Details also exclude any generation from rooftop solar PV generation.

⁴³⁶ Current emission conversion factor 0.177 kgCO₂e/kWh as per <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025> [Accessed January 2026]

	use from the occupation of any homes is subject to some uncertainties; however, applying national projections of vehicle emissions assuming the phasing out of the sale of new petrol and diesel cars and vans from 2035 show a reduction in tailpipe CO₂ emissions. It is assumed that the delivery of a new settlement will offer a high degree of self-containment with appropriate public transport, walking and cycling provision, reducing GHG emissions associated with vehicles. In this regard, a new town in this location would take advantage of the existing Worcestershire Parkway railway station in the broad location and it is assumed that the site would also benefit from the development of the Midlands Rail Hub. Alignment with Building Regulations is expected to help ensure that new development within this broad location is adaptable to the effects of climate change (for example, through design which incorporates appropriate ventilation and water saving measures). However, it is noted in respect of the assessment against the Flood Risk SEA objective that approximately 6% of the broad location falls within Flood Risk Zone 2 and 4% falls within Flood Risk Zone 3. In consequence, there is the potential for development within this location to be affected by future climate change impacts associated with increased flood risk. Development may also increase flood risk elsewhere. Overall, the Wychavon Town broad location is assessed as having a minor negative effect on the Climate Change SEA objective in the short, medium and long term. Assumptions ■ It is assumed that 60 tCO₂e per dwelling would be generated, in terms of embodied carbon. ■ It is assumed that a build out rate of 600 dwellings per annum is used, noting that this is a scale of ambition for completions commensurate with a step change in housing delivery and plans made under the New Towns Act 1946 and 1965 e.g. Crawley, Stevenage and Milton Keynes. ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for renewable energy facilities. Uncertainties				■ adoption of appropriate design principles to ensure the appropriate heating and ventilation of buildings; and ■ adoption of water efficiency design measures.

	■ The exact scale of GHG emissions associated with the broad location is unknown and will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised.				
Flood Risk	Approximately 3% of the broad location falls within Flood Zone 2 and 2% of the broad location falls within Flood Zone 3. The areas that fall within Flood Zones 2 and 3 and that are therefore higher flood risk areas, are associated primarily with a small watercourse/stream which runs from a series of ponds/lakes in the north west of the broad location to the source of Stoulton Brook, in the south east of the broad location, which in turn flows into Bow Brook (a tributary of the River Avon) to the south east of the broad location. Additionally, there are some smaller areas of higher flood risk (Flood Zones 2 and 3) in the west of the broad location, associated with the Hatfield Brook, which flows into the River Severn to the south west of the broad location. Should development be located in Flood Zones 2 and 3, there is the potential for construction activity in the short to medium term, and new buildings and infrastructure in the medium to long term, to be at a risk of flooding. The introduction of between 10,000 to 15,000 new homes, and associated infrastructure, will result in the loss of greenfield land and introduction of significant areas of hardstanding, which is likely to increase surface water runoff and has the potential to increase flood risk both onsite and offsite. Future precipitation projections for the UK suggest that the frequency and intensity of rainfall is likely to increase across the UK, and if not well managed, this may lead to an increase in localised flooding incidents. Overall, the Wychavon Town broad location is assessed as having a minor negative effect on the Flood Risk SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.	-	-	-	The NPPF, at paragraphs 170-182, provides the basis for the consideration of flood risk in determining planning applications and requires that proposals seek to avoid inappropriate development in areas of flood risk and ensure that development does not increase flood risk elsewhere. At paragraph 182, the NPPF states that proposals which could affect drainage on or around the site should incorporate sustainable drainage systems (SuDS). These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Aligned with the NPPF, measures to manage flood risk should be implemented including, for example: ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ implementation of permeable hardstanding where possible;

	- It is assumed that infrastructure might be delivered within the higher flood risk areas at this location. Uncertainties - The layout of proposed development across the location is not known at this stage.				- installation of flood defences where appropriate; - adoption of flood resilient design in new buildings; and - avoiding more vulnerable development in areas at the highest risk of flooding.
Health and Wellbeing	There are six hospitals within 15km of the broad location, with the nearest being Worcestershire Royal Hospital/Newtown Branch, situated to the north west of the broad location, approximately 1.6km from the boundary. The phased delivery of between 10,000 to 15,000 homes, other uses and associated infrastructure in this broad location is likely to have a range of effects on health and wellbeing. These could potentially include any direct effects arising from the loss or creation of facilities e.g., healthcare facilities, formal open space, sports and recreational facilities, effects arising from construction activities and effects arising from changes in demand for healthcare services. The construction of new homes and associated infrastructure has the potential to generate significant levels of noise, vibration and dust, which can have impacts on human health and wellbeing. These impacts are likely to occur in the short to medium term, as a result of the phased delivery, and could affect existing communities within and surrounding the broad location (including residents in south eastern areas of the city of Worcester (e.g. St Peters, Red Hill and Swineshead) and other settlements within/surrounding the broad location, such as Whittingdon, Brockhill Village, Littleworth, Norton and Stoulton) as well as people that ultimately move into new homes delivered in the early phases of the project. In the short to medium term there is the potential for negative effects. It is recognised that the delivery of a new town in this broad location will result in the loss of large areas of greenfield land and informal areas for recreation; however, the extent to which these are used regularly for recreation by existing communities or visitors is unknown at this stage. There are no significant formal recreational facilities identified within the broad location that could be lost as a result of the delivery of new town. However, there are some local facilities, such as Spetchley Cricket Ground, which falls partially within the boundary of the north of the broad location	--	-- / ++	++	Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 103 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities whilst paragraph 104 stipulates that existing open space should not be developed unless (<i>inter alia</i>) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Paragraph 105 requires that decisions protect and enhance PRoW. Paragraph 134 seeks to ensure that developments create places “<i>that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</i>”. Paragraph 198 seeks to

	and may therefore be affected by the delivery of a new town. The potential loss of open space and recreation facilities is assessed as having a negative effect in respect of this SEA objective in the short and medium term. While the Taskforce Report does not outline the scale of existing and new open space, sports and recreational facilities to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be sufficient to meet the needs of the population as well as improve access to multi-functional recreational areas and infrastructure for existing communities within and surrounding the broad location. The provision of these facilities has the potential for significant positive effects on this SEA objective in the medium and long term. While the Taskforce Report does not outline the scale of community and health infrastructure to be delivered alongside the new homes, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community and health infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium and long term. Overall, the Wychavon Town broad location is assessed as having a significant negative effect on the Health and Wellbeing SEA objective in the short and medium term and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that sufficient health and recreation facilities as well as open space and green infrastructure will be delivered to meet the needs of the new town population and improve access for existing communities. Uncertainties				ensure that development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Aligned with the NPPF, it is recommended that measures are incorporated to promote health and wellbeing. These measures may include, for example: ■ avoiding the loss of existing open space, sports and recreational facilities; ■ the implementation of a green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards', which includes open space provision; ■ avoiding, where possible, impacts to PRow; ■ implementation of measures to minimise construction-related effects on health, linked to a CEMP; ■ provision of facilities that promote active travel; and ■ provision of healthcare facilities to meet demand and provide additional, accessibility capacity to support existing communities; and ■ effective and early engagement with the local integrated care board (ICB).

	■ The nature and scale of health and recreation facilities as well as open space and green infrastructure to be delivered is not known at this stage.				
Historic Environment	Within the broad location there is one Scheduled Monument (Motte castle, moated site, and medieval agricultural remains at Crookbarrow Farm), which is situated in the north west. Within the broad location, there are also 46 listed buildings (44 Grade II and 2 Grade II*), one registered park and garden (Grade II* Spetchley Park), which falls partially within the boundary of the broad location in the north, and two conservation areas. Within 15km of the broad location, there are two registered battlefields (Battle of Evesham 1265 and Battle of Worcester 1651 with Powick Old Bridge 1642), 122 Scheduled Monuments, 12 registered parks and gardens (one Grade I, 6 Grade II* and 5 Grade II) and 4,081 Listed Buildings (71 Grade I, 209 Grade II* and 3,801 Grade II). A total of 31 heritage assets within 15km of the broad location are on the Heritage at Risk Register. There is the potential for the loss of designated heritage assets (and any non-designated assets not currently identified, including archaeological assets) within the broad location. Where heritage assets are retained, there is the potential for substantial harm to their significance, as well as to the setting of designated and non-designated heritage assets in close proximity to the broad location. Further to this, the scale of development proposed at this location is likely to result in the loss, and significant erosion to, the historic character of the existing landscape. Development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of some assets. However, this is currently uncertain. Overall, the Wychavon Town broad location is assessed as having a significant negative effect on the Historic Environment SEA objective in the short, medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards.	--	--	--	The NPPF (paragraph 212) sets out that great weight should be given to the conservation of heritage assets; the more important the asset, the greater the weight should be. At paragraph 213, the NPPF goes on to state any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of, grade II listed buildings should be exceptional and assets of the highest significance (including scheduled monuments and grade I and grade II* listed buildings) wholly exceptional. The NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments should also be assessed as designated heritage assets. Paragraph 218, meanwhile, requires developers to record, and advance understanding of, the significance of any heritage assets to be lost, in a manner proportionate to their importance and the impact. In this context, measures to manage impacts on heritage assets should be implemented. These measures could include, for example:

	Uncertainties ■ The extent to which any existing designated or non-designated heritage assets will be retained is not known. ■ The layout of proposed development across the location is not known at this stage. ■ The presence of undiscovered archaeological assets is not known at this stage.				■ effective and early engagement with Historic England; ■ a historic environment characterisation study/ assessment should be produced to inform any future masterplans; ■ the loss of designated heritage assets should be avoided where possible; ■ existing buildings, features and hard and soft landscape that contribute to the setting of assets should be retained where possible; ■ ensure sensitive development within or within the setting of Conservation Areas; ■ adoption of heritage-led design principles where appropriate; ■ informed by a historic environment characterisation study/ assessment, screening should be provided to minimise effects on the setting of heritage assets and, where possible, enhance their setting; ■ where appropriate, measures should be incorporated to enhance public access to, and understanding of, heritage assets; and ■ where required, a programme of trial trenching and archaeological recording should be undertaken, with results disseminated.
Landscape and Townscape	The broad location is not situated within any designated landscapes; however, there are two National Landscapes (Cotswolds and Malvern Hills, which are situated approximately 6.6km to the south and 9.4km to the	-	--	--	Paragraph 197 of the NPPF states that planning policies and decisions should protect and enhance valued

	south west respectively) within 15km of the broad location. Given the relatively flat nature of the broad location, and that each of these National Landscapes include areas of higher ground, there may be impacts on view from each of the National Landscapes, from development at this broad location. However, given that the broad location is on the edge of an existing large urban area (Worcester), and given the distance, any effects are not likely to be significant. There are no National Parks within 15km of the broad location. The broad location falls within Severn and Avon Vales National Character Area. According to its profile⁴³⁷, produced by NE, <i>“the lower valleys of the rivers Severn and Avon dominate this low-lying open agricultural vale landscape made up of distinct and contrasting vales, including Evesham, Berkeley, Gloucester, Leadon, and Avon, with Cotswold outliers like Bredon Hill punctuating the otherwise flat vale landscape. The M5 motorway runs through the centre and the eastern edge of the area. A small proportion of the National Character Area (NCA) is urban and includes towns such as Worcester, Cheltenham, Gloucester and Stratford-upon-Avon, with its world famous Shakespearian connections. Industrial development is still important at Avonmouth and the archaeology/heritage of former industry is prominent around Sharpness Docks, Pill, Gloucester-Sharpness Canal and Stroudwater Canal. The majority of the area is used as agricultural land.”</i> The broad location itself is primarily comprised of relatively flat greenfield land and arable fields and incorporates the existing settlements of Stoulton (in the south east) and Littleworth (in the south west) alongside other scattered residential areas along the local highway network (e.g. Norton Juxta Kempsey). Worcestershire Parkway railway station is situated within the central area of the broad location, which serves as a station on the Cotswold Line (which runs east-west across the broad location) and the Cross Country Route (which runs north south across the broad location). Adjacent to Worcestershire Parkway Station to the north (within the central part of the broad location) are a number of industrial units/distribution centres. A small number of local roads also cross the broad location, including the B4084, which crosses the broad location from the north west to the south east. The M5 motorway runs through the western/north western edge of				landscapes and recognise the intrinsic character and beauty of the countryside. Aligned with the NPPF, it is recommended that measures are incorporated to conserve and enhance landscape and minimise effects on visual amenity. These measures may include, for example: ■ implementation of a comprehensive green and blue infrastructure strategy aiming to meet Natural England’s Green Infrastructure Standards’; ■ development of a comprehensive strategic landscape strategy and high quality design principles to reduce landscape and visual effects (e.g. through screening/boundary treatments and retention of existing landscape features) and deliver attractive buildings and spaces and a strong sense of place; and ■ implementation of a lighting strategy to minimise outward glow from new development.

⁴³⁷ Natural England (undated) *National Character Area 106 Severn and Avon Vales*. Available online at: <https://nationalcharacterareas.co.uk/severn-and-avon-vales/> [Accessed January 2026]

	the broad location, with Junction 7 connecting to the B4084 to the north. The A44 runs through the eastern/north eastern edge of the broad location. The delivery of between 10,000 to 15,000 homes and associated infrastructure in a predominantly greenfield location will significantly change the landscape in this broad location. Given the phased nature of development, in the short term a minor negative effect is identified reflecting the area of greenfield land assumed to be lost and that much of the existing landscape will still remain. In the medium to long term, given the scale of development and the loss of open, greenfield land, the broad location is considered likely to have a significant negative effect on landscape. Given the predominately greenfield nature of the broad location, negative effects on townscape will be limited; however, there are a number of small villages and hamlets (as noted above), whose built form and value could be affected by development. In terms of visual amenity, there is likely to be a significant change given the scale of proposed development in a broad location that is predominantly greenfield/ agricultural land and relatively flat with views across. The scale of development proposed will introduce a significant level of light pollution with negative effects, however, it is noted that the broad location is nearby to the city of Worcester, where such effects would already be experienced. Overall, the Wychavon Town broad location is assessed as having a minor negative effect on the Landscape and Townscape SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent of total land take for the development across the broad location is not known. ■ The scale and nature of any landscaping or green infrastructure to be delivered on site is not known at this stage. ■ The layout of proposed development across the broad location is not known at this stage.				

	■ The buildings that might be demolished as part of the development of the new town are not known.				
Land use, Geology and Soils	The majority of the broad location is greenfield/ agricultural land, with approximately 95% of the broad location being covered by a combination of non-irrigated arable land and covered by pastures. The remaining 5% of land cover is comprised of brownfield land. Approximately 21% of the broad location is provisionally classified as Grade 2 agricultural land, whilst the remaining 79% is provisionally classified as Grade 3 agricultural land. In consequence, there is a substantial quantity of Best and Most Versatile (BMV) within the broad location; however, it is noted that the quantity of Grade 3a which is also BMV agricultural land is not known. The delivery of between 10,000 to 15,000 homes, other uses and associated infrastructure in this broad location would result in the permanent loss of large areas greenfield agricultural land with a negative effect on this SEA objective. In the short term (as construction begins), the negative effect is likely to be minor and the significance would then increase in the medium term as construction continues and a greater quantity of agricultural land (including BMV land) is lost. While construction is assumed to have been completed and the broad location built out in the long term, there is still the potential for a significant negative effect as a result of the permanent loss of agricultural land. There are no designated geological sites within the broad location. There is the potential for the presence of contaminated land given historic and current land uses, with a historic landfill site identified near the centre of the broad location at the site of the Worcestershire Parkway railway station and one located in the north west of the broad location, as well as agricultural land spread across the broad location. It is assumed that any contaminated land will be remediated where required under existing statutory requirements. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that development will result in the loss of BMV agricultural land.	-	--	-	The NPPF stipulates that planning policies and decisions should promote the effective use of land and recognise the benefits of the BMV agricultural land. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing (<i>inter alia</i>) sites of geological value and soils and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that decisions should ensure that “a <i>site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)</i>”. In this context, it is recommended that measures are incorporated to minimise effects on land use, geology and soils. These measures may include, for example: ■ informed by a contaminated land assessment, appropriate

	- It is assumed that any contaminated land will be remediated, where required, in line with the statutory requirement under of Part 2A if the Environmental Protection Act 1990. Uncertainties - The extent of total land take for the development of the new town across the broad location is not known. - The layout of proposed development across the broad location of the proposed new town is not known at this stage.				remediation should be undertaken where necessary; - where possible, the loss of BMV land should be avoided/ minimised; - a soil resource plan(s) should be implemented to manage effects on soil resources (e.g. through the reuse of soil on site).
Materials and Waste	Within the broad location of the possible new town, there are no permitted waste management sites. There are two historic landfill sites within the broad location (one located at the site of Worcestershire Parkway Station and one located in the north west of the broad location). There are no sites allocated for waste management uses in the Worcestershire County Council Waste Core Strategy for Worcestershire (Adopted November 2012). Within 15km of the broad location there are two permitted waste sites (together with 107 historic landfill sites). As there are no waste management facilities within the broad location, there would be no direct effects on waste management capacity. In the short to medium term, the construction of development associated with a new town in this broad location would generate construction and demolition waste. In the medium to long term, once dwellings and other buildings are occupied, there would additionally be the generation of municipal and commercial waste. The generation of this waste could indirectly affect the capacity of existing waste management facilities; however, it is assumed that appropriate capacity will be provided as part of new development. The volume of waste arisings are not known at this stage and it is anticipated that a proportion of wastes would be reused/recycled. In this regard, the Waste and Resources Strategy for England sets out plans to eliminate avoidable plastic waste over the lifetime of the plan (25 years) and eliminate all avoidable waste by 2050. One of the Strategy's goals is for 65% of municipal waste (by weight) to be recycled by 2035, with less than 10% being disposed of in landfill. Taking into account assumptions regarding waste management capacity and national waste targets, it is considered that negative effects on the	--	--	--	It is recommended that proposals for the broad location include measures to promote the sustainable waste hierarchy and the sustainable use of resources. Measures may include, for example: - the use of sustainable construction materials; - the provision of appropriate waste management facilities on-site where possible; and - the adoption of Site Waste Management Plans to ensure the appropriate management waste arising during construction; and - proposals for the broad location include the prior extraction of mineral resources where feasible.

	aspect of the SEA objective associated with waste arisings would be minor and not significant in the short, medium and long term. There are no existing mineral extraction sites within the broad location and no strategic minerals site allocations in the Worcestershire County Council Worcestershire Minerals Local Plan 2018-2036 (adopted July 2022). However, the broad location does contain minerals safeguarding areas and minerals consultation zones for sand and gravel, as identified in the Local Plan. Within 15km of the new town location there are two mineral extraction sites. There is the potential for any mineral safeguarded land to be lost as a result of development in this broad location with the potential for a negative effect in the short to long term. The construction of new buildings and infrastructure will require raw materials (such as aggregates, steels and timber) and minerals (such as sand and gravel). The type and volume of materials required is unknown at this stage but, given the scale of development, would be substantial. Whilst it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments, negative effects on this SEA objective in the short to medium term are assessed as significant. Overall, the Wychavon Town broad location is assessed as having a significant negative effect on the Materials and Waste SEA objective in the short, medium term and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. ■ It is assumed that the broad location will include provision for appropriate waste management facilities. Uncertainties ■ The exact type and volume of waste arisings associated with the broad location is unknown. This will be dependent on a number of factors including (inter alia): the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. ■ The type and volume of materials that would be required during construction are not known at this stage.				

	■ The extent to which exiting buildings, infrastructure and materials will be reused is uncertain at this stage.				
Population	The taskforce report highlights that there are <i>“currently plans for 10,000 homes on this site, but new town designation has the potential to bolster the speed and scale of delivery”</i> concluding that <i>“a new town in this location has the potential to deliver significantly more homes than currently planned”</i>. The latest assumptions for this broad location are that between 10,000 to 15,000 homes could be delivered which will significantly help to meet not only the identified housing needs of Wychavon District (where the majority of the broad location is situated) and Malvern Hills District (which the broad location partially falls within) but also the wider sub-region, including the City of Worcester and beyond. It is assumed that a mix of types and tenures of new homes will be provided to meet the needs of all the population and that a significant number of affordable homes would be delivered. In this regard, the New Towns Taskforce report highlights that: <i>“Housing affordability is a serious issue in this area, with Wychavon’s median house prices being above the national average and 9.53 times median earnings in 2024. In the West Midlands, house price growth has outpaced the national average, with the demand far outstripping supply in the region. The delivery of a new town at Worcestershire Parkway would significantly increase the supply of new market and affordable homes within a wide geographical area and would ensure that new homes are accompanied by the connectivity and amenities required to support growth and create mixed communities.”</i> In terms of housing, it is considered that there is the potential for minor positive effect in the short term as construction begins. The positive effect is assessed as significant in the medium to long term as more new homes are delivered and finally the broad location built out. Development of the new town in this broad location could lead to the loss of some existing homes; however, this loss if it occurs is not considered to be significant in comparison to the scale of new homes that a new town could deliver. It is also assumed that existing settlements, such as Stoulton and Littleworth, would be retained. While the precise scale and nature of new employment that might be delivered is not known at this stage, the Taskforce Report does highlight	-/+	-/ ++	-/ ++	Section 8 of the NPPF concerns the delivery of a sufficient supply of homes. Paragraph 61 states that, <i>“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”</i> Paragraph 63 reflects on the importance of meeting the housing needs of different groups and Paragraph 66 states that for major development that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenure. Section 6 of the NPPF relates to the economy. Paragraph 85 states, that planning decisions <i>“should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”</i> In Paragraph 87 it states that <i>“Planning policies and decisions should recognise and address the specific</i>

	that the development of a new community in this location could unlock the potential of the region's economic growth, noting that Worcestershire county is home to 26,000 businesses including expanding sectors in cyber security and advanced manufacturing. It also notes that the neighbouring West Midlands city region is home to frontier industries from all growth-driving sectors, with strengths in automotives, batteries and high-value services and that the broad location is accessible in one hour from both Oxford and Bristol by train and is also well connected to industrial clusters in the Oxford-Cambridge Growth Corridor and the South West. The broad location benefits from direct rail connections to Oxford, London and Bristol. As noted in the Taskforce Report, the broad location is only seven minutes by train from Worcester, thirty minutes by train from Birmingham New Street, and is situated next to/includes a section of the M5, connecting the Midlands with the South West region. The report additionally highlights that accelerated delivery at Worcestershire Parkway would support the future growth of these economies by improving the supply of homes with ready access to jobs. Alongside this, the report highlights that a new town in this broad location will benefit from the development of the Midlands Rail Hub rail improvement scheme which will enable more frequent services towards Birmingham, Cheltenham and Cardiff. Development of a new town in this broad location could lead to the loss of some employment, most likely related to agriculture but also some existing employment premises in the central area, adjacent to Worcestershire Parkway Station (namely industrial units/distribution centres). Given that there is uncertainty in relation to any employment development that would be delivered at the broad location, it remains uncertain as to whether the loss would be considered to be significant in comparison to the sub-regional employment opportunities that a new town could deliver. There is likely to be a substantial number of employment opportunities available within the local area related to the construction of a new town in this broad location over a 25-year period. Overall, it is considered that a new town in this broad location will have a positive effect on the economy. A minor positive effect is predicted in the short term with significant positive effects identified in the medium to long term. However, it is noted that there is the potential for minor negative effects in the short and medium term during construction as a result of disruption to existing commercial and industrial uses.			<i>locational requirements of different sectors</i>". Section 8 of the NPPF concerns the promotion of health and safe communities. Paragraph 96 sets out that planning decisions should aim to achieve healthy inclusive and safe places. Paragraph 98 states that planning policies and decisions should promote accessible community facilities and shared spaces, support cultural strategies, prevent the loss of valued services, allow existing facilities to modernise, and ensure housing, economic uses, and community services are integrated to create sustainable, well-connected communities. Paragraph 100 reflects the importance of development ensuring that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. In this context, it is recommended that measures are incorporated to minimise and/ or enhance effects on population. These measures may include, for example: ■ production of a compensatory scheme covering any loss of existing homes and/ or employment. Any people directly affected through compulsory purchase orders/ demolition should be offered alternative equivalent housing;

	While the Taskforce Report does not outline the scale of community (including education) infrastructure to be delivered alongside the new homes and employment, for the purposes of this assessment it is assumed to be significant and sufficient to meet the needs of the population as well as improve access to community (including education) infrastructure for the existing surrounding communities. The provision of these facilities has the potential for significant positive effects on this SEA objective. It is assumed that none of these facilities are likely to be delivered in the short term, and therefore the significant positive effects would not be realised until the medium to long term. Given the proximity of the broad location to the city of Worcester and existing transport links, residents of the broad location would also benefit from access to existing facilities in the areas surrounding the broad location. At this stage, no significant community (including education) infrastructure has been identified that might be lost as a result of the delivery of a new town in this broad location. South eastern areas of the city of Worcester (e.g. St Peters, Red Hill and Swineshead) and other settlements within/surrounding the broad location, such as Whittingdon, Brockhill Village, Littleworth, Norton and Stoulton, are most likely to be impacted by the development of a new town in this broad location. There is a risk that the identity of these communities (particularly those within/ immediately surrounding the broad location) could be lost without sensitive planning and suitable open and green space provided between new development and these existing communities. As such, a minor negative effect is anticipated in the short to long term. Overall, the Wychavon Town broad location is assessed as having the potential for a minor positive and negative effect on the Population SEA objective in the short term and a minor positive effect and a significant positive effect in the medium and long term. Assumptions ■ It is assumed that a new town will deliver different types and tenures of homes to meet the needs of all the population, which includes affordable homes. ■ It is assumed that sufficient new community infrastructure and employment opportunities will be delivered to meet the needs of the new town population and improve access for existing communities. ■ It is assumed that there is a risk of coalescence and loss of community identity for any existing communities that fall within the broad location.				■ seek to avoid the loss of existing homes and areas of employment where possible; and ■ ensure accessibility of new employment and community services/ facilities to existing communities; ■ deliver sufficient community infrastructure; and ■ explore opportunities for community ownership of land and long-term stewardship of assets.

	■ It is assumed that existing settlements, such as Stoulton and Littleworth, would be retained. ■ Development in this broad location could potentially result in the loss of some existing homes across the broad location; however, this is uncertain and it is assumed that the majority would be retained. ■ It is assumed that schools and other educational facilities located within the broad location would be retained. Uncertainties ■ The extent to which any existing homes and employment buildings will be retained within the broad location is unknown. ■ The composition of new homes in terms of types and tenure and scale of affordable homes to be delivered is not known at this stage. ■ The nature and scale of community infrastructure to be delivered is not known at this stage. ■ The nature and scale of employment opportunities/floorspace to be delivered is not known at this stage.				
Water Resources (Quality and Quantity)	The broad location falls within the Severn River Basin District, and the Avon Warwickshire, Severn Vale and Severn Middle Worcestershire Management Catchments. The Operational Catchments are the Avon - Midlands West, Severn River and Trib and Severn River Worcestershire. The broad location overlaps with the boundaries of seven WFD waterbody catchments (all of which are rivers) and the overall waterbody status for each of these waterbodies is either moderate or poor. The following WFD waterbodies directly intersect with the broad location: Stoulton Bk - source to conf Bow Bk and Hatfield Bk - source to R Severn. The delivery of between 10,000 to 15,000 homes and associated infrastructure has the potential to lead to major increases in the amount of wastewater, surface run-off and/ or pollutant discharges during both construction and once buildings are complete so that the quality of water bodies could be considerably decreased and some or all water targets (including those relevant to chemical and ecological condition) could not be achieved. Alongside this, there is the potential for this level of growth in this broad location to significantly decrease WFD waterbody status (or potential). Overall, it is considered that there is the potential for minor	-	--	--	Future iterations of Water Resources West's Regional Resilience Plan and Severn Trent Water's Water Resources Management Plan will need to take the proposed level of growth and increased population levels into account as part of future demand forecasts to determine the nature, scale and location of additional water resource infrastructure required to meet the increased demand. Alongside this, Severn Trent Water's next Drainage and Wastewater Management Plan (DWMP) will need to capture the growth projections adequately and ensure provision of wastewater treatment infrastructure.

	negative effects in the short term, with the significance of the negative effect increasing in the medium to long term as construction is completed and location is fully built out. The broad location falls within a water stressed area as identified by the Environment Agency⁴³⁸. The Water Resources West (WRW) Regional Plan identifies that the water resource zone that the broad location falls within is facing a deficit of 19Ml/d in 2030/31; however, it is anticipated to be in surplus by 2035/36, but by 2060/61 it is anticipated to be in deficit again⁴³⁹. The scale of growth has the potential to significantly increase demand on water resources within Severn Trent Water's supply area. Given the scale of proposed growth and that the broad location falls within a water stressed area, it is considered that there is the potential for a significant negative effect on water resources in the medium to long term. In the short term the significance of the negative effect on water resources is anticipated to be minor as a result of the phasing of development. Overall, the Wychavon Town broad location is assessed as having the potential for a minor negative effect on the Water Resources SEA objective in the short term and a significant negative effect in the medium and long term. Assumptions ■ It is assumed that development will be in accordance with relevant prevailing building standards. Uncertainties ■ The extent to which any existing waterbodies will be retained, altered or enhanced is not known. ■ It is not known if there is sufficient water resources available to meet increased demand as result of the proposed scale of development.				The NPPF (section 15 para 187) states that planning policies and decisions should contribute to, and enhance, the natural and local environment by preventing new and existing development from contributing to, putting at unacceptable risk form, or adversely affecting water resources. In this context, it is recommended that measures are incorporated to minimise effects on water resources. These measures may include, for example: ■ avoiding direct impacts to water courses and works in very close proximity; ■ implementation of a CEMP to minimise construction effects on waterbodies; ■ integration of SuDS to control flow rates and reduce volumes of runoff. Where possible, SuDS should be designed to provide multifunctional benefits as part of a wider green infrastructure strategy aiming to meet Natural England's Green Infrastructure Standards'; ■ seek opportunities to deliver a water positive development if possible and at a minimum, exceed existing plans for water efficiency

⁴³⁸ Environment Agency (2021) Water stressed areas – final classification 2021. Available online at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification> [Accessed on 02.12.25]

⁴³⁹ Water Resources West (2025) Water Resources West Final Regional Plan. Available online at: <https://static1.squarespace.com/static/5e67889204d86850e1fdcece/t/68496524f191f2674157ed09/1749640490728/WRW+final+regional+plan+2025+v1.0.pdf> [Accessed 02.12.25]

					standards of 110 litres per person per day; and ■ seek opportunities to enhance Stoulton Bk - source to conf Bow Bk and Hatfield Bk - source to R Severn.

Appendix J – Potential Monitoring Indicators

The SEA Regulations require the significant environmental effects of the draft New Towns Programme are to be monitored. The monitoring can help to answer questions such as:

- Were the SEA predictions of effects accurate?
- Are mitigation measures performing as well as expected?
- Is the New Towns Programme resulting in any unforeseen effects? Are there any adverse effects and it action needed to address them?

Suggested indicators that could comprise the monitoring framework are detailed in **Table J-1**.

Table J-1 Potential Monitoring Indicators

SEA Topic	Potential indicator(s)	Possible source(s) of information
Air quality	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme A - Air:</i> ▪ A1: Emissions for five key air pollutants ▪ A2: Emissions of greenhouse gases from natural resources ▪ A3: Concentrations of fine particulate matter (PM_{2.5}) in the air ▪ A4: Rural background concentrations of ozone (O₃) ▪ A5: Roadside nitrogen dioxide (NO₂) concentrations ▪ A6: Exceedance of damaging levels of nutrient nitrogen deposition on ecosystem ▪ A7: Area of land exposed to damaging levels of ammonia (NH₃) in the atmosphere	25 Year Environment Plan
Biodiversity, flora and fauna	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme A – Air:</i> ▪ A6: Exceedance of damaging levels of nutrient nitrogen deposition on ecosystems <i>Theme C – Seas and Estuaries:</i> ▪ C3: Diverse seas: status of marine mammals and marine birds <i>Theme D - Wildlife:</i> ▪ D1: Quantity, quality and connectivity of habitats; ▪ D2: Extent and condition of protected sites - land, water and sea;	25 Year Environment Plan

	■ D3: Area of woodland in England; ■ D4: Relative abundance and/or distribution of widespread species; ■ D5: Conservation status of our native species; ■ D6: Relative abundance and distribution of priority species in England; and ■ D7: Species supporting ecosystem functions.	
Climate change (adaptation and mitigation)	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme A - Air:</i> ■ A2: Emissions of greenhouse gases from natural resources <i>Theme F - Resilience:</i> ■ F1: Disruption or unwanted impacts from flooding or coastal erosion ■ F2: Communities resilient to flooding and coastal erosion ■ F3: Disruption or unwanted impacts caused by drought	25 Year Environment Plan
Flood risk	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme F - Resilience:</i> ■ F1: Disruption or unwanted impacts from flooding or coastal erosion ■ F2: Communities resilient to flooding and coastal erosion	25 Year Environment Plan
Health and wellbeing	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme G – Natural Beauty and Engagement:</i> ■ G7: Health and wellbeing benefits	25 Year Environment Plan
Historic environment	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme G – Natural Beauty and Engagement:</i> ■ G2: Condition of heritage features including designated geological sites and scheduled monuments	25 Year Environment Plan
Landscape and townscape	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme G – Natural Beauty and Engagement:</i> ■ G1: Changes in landscape and waterscape character ■ G3: Enhancement of green and blue infrastructure	25 Year Environment Plan
Land use, geology and soils	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme E – Natural Resources:</i> ■ E1: Area of productive agricultural land ■ E7: Healthy soils	25 Year Environment Plan
Materials and waste	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme C – Seas and Estuaries</i> ■ C1: Clean seas: marine litter <i>Theme J – Resource Use and Waste:</i>	25 Year Environment Plan

	■ J1: Carbon footprint and consumer buying choices ■ J2: Raw material consumption ■ J3: Municipal waste recycling rates ■ J4: Residual waste arising by type and sector ■ J5: Prevent harmful chemicals from being recycled ■ J6: Waste Crime	
Population	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme G – Natural Beauty and Engagement:</i> ■ G7: Health and wellbeing benefits Relevant outcome indicators from the ONS Census: ■ permanent dwellings started and completed by country ■ permanent dwellings started and completed by local authority ■ housing supply: net additional dwellings	25 Year Environment Plan ONS Census data MHCLG
Water (quality and quantity)	Relevant Outcome Indicators from the 25 Year Environment Plan: <i>Theme B - Water:</i> ■ B1: Pollution loads entering waters ■ B2: Serious pollution incidents to water ■ B3: State of the water environment ■ B4: Condition of bathing waters ■ B5: Water bodies achieving sustainable abstraction criteria ■ B6: Natural functions of water and wetland ecosystems ■ B7: Health of freshwaters assessed through fish populations <i>Theme C – Seas and Estuaries:</i> ■ C7: Healthy seas: fish and shellfish populations ■ C11: Productive seas: status of sensitive fish and shellfish stocks <i>Theme E – Natural Resources:</i> ■ E8: Efficient use of water	25 Year Environment Plan



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