



**Causeway
Coast & Glens
Borough Council**

2018

Local Development Plan 2030 Preferred Options Paper

Sustainability Appraisal: Interim Report

This Sustainability Appraisal Interim Report has been prepared by Shared Environmental Service in conjunction with Causeway Coast and Glens Borough Council.

How to comment

The Preferred Options Paper (POP) public consultation period will last for 12 weeks during which time you are invited to submit your comments on the POP and associated documents including this Sustainability Appraisal Interim Report via our online questionnaires on the Council's website at: www.causewaycoastandglens.gov.uk.

Alternatively, if you wish to make a response in writing, you can download a copy of the questionnaires from the website.

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Should you require a copy of this document in an alternative format, it can be made available on request, in large print, audio format, DAISY or Braille. It may also be made available in an alternative language to meet the needs of those for whom English is not their first language.

Closing date for receipt of comments:

The closing date for receipt of comments is 5.00 pm on Friday 21st September 2018.

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NON-TECHNICAL SUMMARY

Causeway Coast and Glens Borough Council Local Development Plan

The main purpose of the Local Development Plan (LDP) is to inform the public, statutory authorities and other interested parties of the policy framework and land use proposals that will implement the strategic objectives of the Regional Development Strategy 2035 (RDS) and guide development decisions in the Causeway Coast and Glens Borough Council until 2030.

The Plan will aim to provide sufficient land to meet anticipated needs for housing, employment, and services, supported by adequate infrastructure, over the Plan period. It will also seek to ensure that all new development is of a high quality and located in suitable places - which themselves should be enhanced by the development.

The Local Development Plan's vision for the Borough is that Causeway Coast and Glens will be:

"A vibrant and innovative economy, sustainably delivering health and well-being and high quality built and natural environments, for all citizens and visitors to the Borough."

What is Sustainability Appraisal?

Sustainability Appraisal is a statutory process incorporating the requirements of the European Union Strategic Environmental Assessment Directive. A Sustainability Appraisal is being carried out alongside preparation of the Causeway Coast and Glens Local Development Plan. Local Planning Authorities use Sustainability Appraisals to assess plans against a set of sustainability objectives developed in consultation with local stakeholders and communities. This assessment helps the Council to identify the relative environmental, social and economic performance of possible strategic, policy and site options, and to evaluate which of these may be more sustainable.

What is the purpose of this document?

The purpose of this Sustainability Appraisal Interim Report is to:

- Document the appraisal of options and alternatives against a sustainability framework consisting of fourteen objectives, which has helped to determine the preferred options;
- Identify where there are significant effects of a preferred option and, where these are negative effects, identify how these could be addressed;
- Present any cumulative effects identified in the appraisal; and
- Present any assumptions used in the appraisal, including assessing the significance of effects.

Sustainability Objectives for Causeway Coast and Glens Borough Council

The fourteen objectives for sustainable development and their primary theme are listed below:

SOCIAL

- 1... improve health and well-being
- 2... strengthen society
- 3... provide good quality, sustainable housing
- 4... enable access to high quality education

ECONOMY

- 5... enable sustainable economic growth
- 6... manage material assets sustainably

ENVIRONMENT

- 7... protect physical resources and use sustainably
- 8... encourage active and sustainable travel
- 9... improve air quality
- 10... reduce causes of and adapt to climate change
- 11... protect, manage and use water resources sustainably
- 12... protect natural resources and enhance biodiversity
- 13... maintain and enhance landscape character
- 14... protect, conserve and enhance the historic environment and cultural resources

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LIST OF ABBREVIATIONS

ACMD	Areas of Constraint on Minerals Development
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
ASI	Area of Scientific Interest
ASSI	Area of Special Scientific Interest
CCG	Causeway Coast and Glens
CCGBC	Causeway Coast and Glens Borough Council
CCGHT	Causeway Coast and Glens Heritage Trust
CCMA	Coastal Change Management Area
DAERA	Department of Agriculture, Environment and Rural Affairs
DfI	The Department for Infrastructure
DOE	Department of the Environment
EAPP	Environmental Assessment of Plans and Programmes
EC	European Commission
GHG	Greenhouse gas
LCA	Landscape Character Area
LDP	Local Development Plan
LGD	Local Government District
MCAA	Marine and Coastal Access Act
NAP	Northern Area Plan
NGO	Non-Governmental Organisation
NI	Northern Ireland
NIHE	Northern Ireland Housing Executive
NISRA	Northern Ireland Statistics Research Agency
NNR	National Nature Reserve
PfG	(Draft) Programme for Government
POP	Preferred Options Paper
PPS	Planning Policy Statement
RBD	River Basin District
RDS	Regional Development Strategy
ROMP	Review of Old Mineral Permissions
SA	Sustainability appraisal
SAC	Special Area of Conservation
SCA	Special Countryside Area
SEA	Strategic Environmental Assessment
SFRA	Significant Flood Risk Area
SPA	Special Protection Area
SPPS	Strategic Planning Policy Statement
SuDS	Sustainable Drainage Systems
TCZ	Tourism Conservation Zone
TOZ	Tourism Opportunity Zone
UK	United Kingdom
UK MPS	United Kingdom Marine Policy Statement
WHS	World Heritage Site
WwTW	Wastewater Treatment Works

1 INTRODUCTION

1.1 Purpose of this Sustainability Interim Report

This interim report is part of the Sustainability Appraisal process for the Causeway Coast and Glens Council Local Development Plan (LDP) and is accompanied by the Sustainability Appraisal Scoping Report. It documents the appraisal of options and alternatives against a sustainability framework consisting of fourteen objectives relating to social, economic and environmental matters, which has helped to determine our preferred options. This process identifies where there are significant effects of a preferred option and, where these are negative effects, identifies how these could be addressed.

1.2 Causeway Coast and Glens Local Development Plan

This section is covered in more detail in Chapter 4 of the Sustainability Appraisal Scoping Report and in depth in the Preferred Options Paper (POP).

The purpose of the Causeway Coast and Glens Borough Council LDP is to inform the public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will implement the strategic objectives of the Regional Development Strategy 2035 (RDS) and guide development decisions within our Council area up to 2030.

The new LDP will be prepared within the context of our Council's Corporate Plan and will take account of the Council's Community Plan to enable us to plan positively for the future of our Council area. It will ensure that lands are appropriately zoned and that our infrastructure is enhanced to develop our Council area for future generations.

The LDP must also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy, the RDS, the Strategic Planning Policy Statement (SPPS) and Planning Policy Statements (PPS). The new LDP will replace the Northern Area Plan 2016¹.

The UK Marine Policy Statement (UK MPS), the UK Marine and Coastal Access Act (MCAA) 2009 and the Marine Act (Northern Ireland) 2013 provide the policy and legislative framework for the management of the marine area in Northern Ireland. The UK vision for the marine environment, set out in the MPS, is the attainment of 'clean, healthy, safe, productive and biologically diverse oceans and seas'.

The Marine and Coastal Access Act 2009 is a UK-wide Act which includes a number of provisions for the management of the UK's marine area. For Northern Ireland, key provisions within this Act include a licensing system for management of development within the marine area from the mean high water spring tide out to 12 nautical miles (the inshore region).

The Marine Act (Northern Ireland) 2013 includes duties to protect and enhance the marine area. This includes provisions to prepare and adopt a Marine Plan for the Northern Ireland inshore region; and provision to improve marine conservation and protection. A Marine Plan for Northern Ireland is in preparation. It will inform and guide the regulation, management, use and protection of the marine area through a strategic framework with spatial elements.

Section 58 of the MCAA 2009 and Section 8 of the Marine Act (Northern Ireland) 2013 require a public authority to have regard to the appropriate marine policy documents. For all Public Authorities, this means that currently, for example, in the preparation of Local Development Plans and all associated documents, Public Authorities, are legislatively required to have regard to the UK MPS.

¹ https://www.planningni.gov.uk/index/policy/dev_plans/devplans_az/northern_2016.htm

Following publication of the Preferred Options Paper, the Plan will be produced in two parts consisting of a Plan Strategy followed by a Local Policies Plan. The Plan Strategy will set the aims, objectives, growth strategy and strategic policies applicable to the Plan Area. The Local Policies Plan will provide site specific policies and proposals, including settlement limits, land use zonings and environmental designations.

The LDP is informed by an iterative Sustainability Appraisal which will run parallel to the preparation of the Preferred Options Paper, Plan Strategy and Local Policies Plan. An integral part of the Sustainability Appraisal is the Strategic Environmental Assessment (SEA) which will examine the environmental effects of the LDP proposals. The Sustainability Appraisal process aims to ensure that the policies and proposals in the LDP are socially, economically and environmentally sustainable.

The preparation of the Scoping Report is the first stage in the undertaking of the SA / SEA. Although a formal Scoping Report is not mandatory, it is considered a useful way to set out the evidence base and framework of sustainability objectives against which the social, economic and environmental effects of implementing the draft plan can be appraised.

1.3 Spatial Scope and Profile of the Plan Area

The Causeway Coast and Glens Borough covers an area of approximately 2000 square kilometres, which represents about 14% of the total area of Northern Ireland. Its population at 2015 was estimated at 143,100, which is just under 8% of the Northern Ireland total. The Borough has 71 defined settlements. It contains the Main Hubs of Coleraine and Limavady, and the Local Hubs of Ballycastle and Ballymoney, as defined in the Regional Development Strategy 2035. There are eight Towns and twenty five Villages throughout the Borough, along with 34 Small Settlements. At 2015, around 54% of the Borough's population lived in its Hubs (37%) and Towns (17%), with 11% in Villages, and 34% in the Small Settlements and Countryside.

The Borough has an extensive coastline of approximately 240 kilometres and is bounded by the Atlantic Ocean to the north, east and west, and contains Northern Ireland's only inhabited island, Rathlin Island. Large parts of the coastline are designated nature sites due to their productive and biologically diverse ecosystems – such as mudflats, sand dunes, reefs and cliffs. The Borough is also unique in Northern Ireland as it contains its only World Heritage Site – the Giant's Causeway and Causeway Coast. The Borough has three Ramsar Sites, four Special Protection Areas (SPAs), fourteen Special Areas of Conservation (SAC), four National Nature Reserves (NNRs), eight Nature Reserves, and 63 Areas of Special Scientific Interest (ASSIs) and Areas of Scientific Interest (ASIs). The Borough also contains all or part of four Areas of Outstanding Natural Beauty. These are presented in Figure 1.

The Borough abuts the Council areas of Derry City and Strabane District to the west, Mid-Ulster to the south, and Mid and East Antrim to the southeast. The Borough enjoys good transportation links with Belfast and Derry-Londonderry, connected by the A26 and M2 via Coleraine and Ballymoney; and the A6, M22 to Belfast via Dungiven; and A37 and A2 to Derry- Londonderry from Coleraine and Limavady. The main Belfast to Londonderry railway line passes through the Borough with stations at Ballymoney, Coleraine, Castlerock and Bellarena, with a branch line from Coleraine to Portrush. There is a regular ferry service between Ballycastle and Rathlin Island, and also a seasonal ferry link from Magilligan to Greencastle in Donegal. The Borough also shares a common water boundary (Lough Foyle) with Donegal. These are presented in Figure 2.

The Borough contains the coastal tourist resorts of Ballycastle, Portrush, Portstewart and the smaller resorts of Castlerock, Portballintrae and Cushendall. It also has a number of major tourist attractions, including the Giant's Causeway and Carrick-a-Rede Rope Bridge, and attractions associated with the 'Game of Thrones' television series. There were over 1.6 million visitors to the Borough's visitor attractions in 2013. Tourism provides over 12% of local employment and is worth £110 million per annum by overnight expenditure to the Council area.

The Borough also contains the Ulster University's Coleraine campus, where subject areas include biomedical sciences, environmental science and geography, pharmacy, psychology and teacher training. The campus also has Northern Ireland's third largest professional theatre.

Figure 1 Causeway Coast and Glens Plan Area

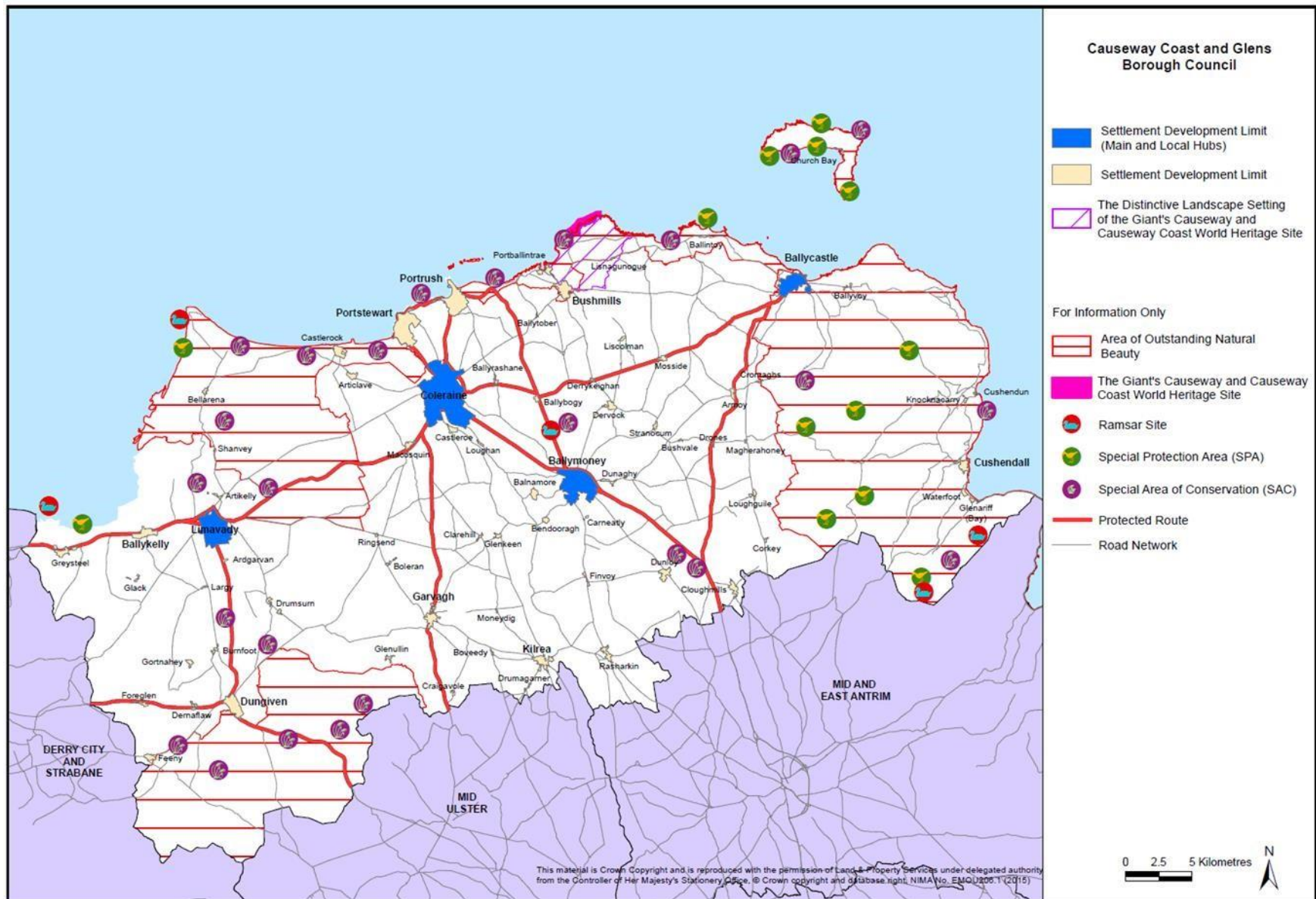


Figure 2 Causeway Coast and Glens Borough Context Map



1.4 Sustainability Appraisal Context

1.4.1 Strategic Environmental Assessment

Strategic Environmental Assessment is a systematic process for assessing potential effects of proposed plans or programmes to ensure that significant environmental impacts are considered from the earliest opportunity and addressed in decision making. It was introduced by the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. In Northern Ireland the Directive's requirements are taken forward through The Environmental Assessment of Plans and Programmes (EAPP) Regulations (Northern Ireland) 2004. The EAPP (NI) Regulations set out more detailed requirements for the process and content of the environmental assessment of plans and development. Appendix 1 records how these regulations are being complied with.

1.4.2 Integrated Sustainability Appraisal

Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires that all NI Departments and Councils, in exercising their functions, act in the way they consider best calculated to contribute to the achievement of sustainable development.

Section 5 of the Planning Act (Northern Ireland) 2011 (the 2011 Act) requires those who exercise any function in relation to local development plans to do so with the objective of furthering sustainable development. In addition, Sections 8(6) and 9(7) of the 2011 Act requires an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan respectively.

The approach in this report is informed by Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment (DOE, 2015)². Sustainability Appraisal therefore refers to an integrated approach which fully incorporates Strategic Environmental Assessment and fulfils the requirements for both Sustainability Appraisal and Strategic Environmental Assessment.

1.4.3 Habitats Regulations Assessment

Habitats Regulations Assessment is a provision of The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The regulations require assessment of possible adverse effects on the integrity of European sites (Special Areas of Conservation and Special Protection Areas) as a result of plans and policies in the Local Development Plan; this is also carried out for Ramsar sites. An initial Habitats Regulations Assessment Screening is available in the accompanying Sustainability Appraisal Scoping Report. A draft Habitats Regulations Assessment will be published for consultation with the Draft Plan Strategy and Draft Local Policies Plan. A final Habitats Regulations Assessment will be published when each of these are adopted.

1.4.4 Rural Proofing

The Rural Needs Act (Northern Ireland) 2016, for which the proposed commencement date, as it applies to Government Departments and District Councils is 1 June 2017, states that 'A public authority must have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans.' Public authorities must report annually on how they have implemented this requirement.

The approach to considering rural needs is called rural proofing and the Department of Agriculture and Rural Affairs (DAERA) provides advice on carrying it out in Thinking Rural: The Essential Guide to Rural Proofing. Rural proofing is the process by which all major policies and strategies are assessed to

² [Department of the Environment \(2015\) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment](#)

determine whether they have a differential impact on rural areas and, where appropriate, adjustments are made to take account of particular rural circumstances.

The Scoping Report directly considers policy for rural populations and how the LDP could affect them in the Community topic. Where available, data on rural populations is also included under other topics, for example health, education and infrastructure. Key issues for the Council include some that are specific to rural communities and the appraisal prompts include questions about how a proposal will meet the needs of rural populations or potentially will have a disproportionate impact. Where measures that could either enhance positive effects or reduce negative effects have been identified these have been recorded.

As the plan preparation progresses and more detail emerges about proposals, how they will be implemented and where they will be located, rural issues can be considered in more depth. A rural proofing checklist, reflecting the advice in Thinking Rural, will be included in the Sustainability Appraisal for the Plan Strategy.

1.5 Interim Report Structure

The report continues with Chapter 2, which presents our approach to carrying out and documenting the sustainability appraisal of the Preferred Options Paper, including how we assessed the significance of effects, and the limitations and difficulties that we encountered. Chapter 3 summarises the appraisal findings and Chapter 4 describes the impact of the preferred options. Chapter 5 summarises the next steps for the appraisal process for the LDP. The six appendices provide the detailed information from the sustainability appraisal.

2 SUSTAINABILITY APPRAISAL: THE APPROACH

2.1 Introduction

This chapter describes the overall approach taken to carry out sustainability appraisal for the Preferred Options Paper. The tools for this appraisal were developed in accordance with Development Plan Practice Note 04.

2.2 Strategic Context

The following regional or local strategies and plans are overarching and form a backdrop to the Local Development Plan. These were considered in preparation of the Sustainability Appraisal Framework.

2.2.1 Regional Development Strategy

The Regional Development Strategy (RDS) provides a strategic and long term perspective on the future development of Northern Ireland up to 2035 to deliver the spatial aspects of the Programme for Government. It contains regional guidance to provide policy direction in relation to the economy, society and environment. It complements the Sustainable Development Strategy and sets the context for policy and development decisions to achieve sustainable development throughout the region.

The RDS recognises the important role of Belfast in generating regional prosperity and that Londonderry is the focus for economic growth in the North West. The RDS also reflects the Programme for Government approach of balanced sub-regional growth, to ensure all areas benefit from economic growth and recognises the importance of key settlements as centres for growth and prosperity. It promotes co-operation between places and encourages clustering of Hubs so that services do not need to be duplicated but rather shared. The towns recognised in this way in the RDS include Coleraine, Ballymoney, Ballycastle and Limavady.

The RDS has a statutory basis, is material to decisions on individual planning applications and appeals, and Councils must take account of the RDS when drawing up their Local Development Plans.

2.2.2 Strategic Planning Policy Statement

The Strategic Planning Policy Statement (SPPS) - Planning for Sustainable Development provides an overarching statement of the general regional planning principles underlying the reformed plan led system. It provides a planning policy framework which must be taken into account in the preparation of Local Development Plans and the provisions are also material to all decisions on individual planning applications and appeals.

2.2.3 Sustainable Development Strategy

The Northern Ireland Sustainable Development Strategy - 'Everyone's Involved', published in May 2010, stated that sustainability policy *'is driven by intergenerational equity; to secure a quality of life for present and future generations that is positive and rewarding.'*

Achieving sustainable development is a requirement set out in Provision 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006. This requires all Departments and Councils in Northern Ireland, in exercising their functions, to act in the way they consider best to contribute to the achievement of sustainable development. In doing this they must have regard to any strategy or guidance relating to sustainable development published by Northern Ireland Departments.

Within planning legislation Section 5 of the Planning Act (Northern Ireland) 2011, as amended, requires those who exercise any function in relation to Local Development Plans to do so with the objective of furthering sustainable development.

Sustainability Appraisal is the approach used to promote sustainable development within Local Development Plans by evaluating the social, environmental and economic effects of all aspects of the Local Development Plan throughout its preparation.

The Sustainable Development Strategy identifies 32 strategic objectives in the following Priority Areas:

- Building a dynamic, innovative economy that delivers the prosperity required to tackle disadvantage and lift communities out of poverty.
- Strengthening society so that it is more tolerant, inclusive and stable and permits positive progress in the quality of life for everyone.
- Driving sustainable, long-term investment in key infrastructure to support economic and social development.
- Striking an appropriate balance between the responsible use and protection of natural resources in support of a better quality of life and a better quality environment.
- Ensuring reliable, affordable and sustainable energy provision and reducing our carbon footprint.
- Ensuring the existence of a policy environment, which supports the overall advancement of sustainable development in and beyond Government.

2.2.4 Draft Programme for Government (PfG)

The draft PfG 2016-21 contains 14 Strategic Outcomes supported by 42 Indicators. The outcomes touch on every aspect of government, including the attainment of good health and education, economic success and confident and peaceful communities and are intended to meet statutory obligations and to make real improvements to the quality of life of citizens.

2.2.5 Community Plan

The new duty of Community Planning came into operation on 1st April 2015 and requires Councils to act as the lead for community planning in their areas, in partnership with the community and service providers. Its purpose is to provide a long term vision for the social, environmental and economic well-being of the Borough and its citizens. The Community Plan also aims to promote community cohesion and improve the quality of life for all of the Borough's citizens. It will integrate service and function delivery and set out the future direction for the Borough. The Local Development Plan will support delivery of the spatial aspects of our Community Plan.

Our Community Plan, A Better Future Together: A Strategic Framework was published in June 2017. It was developed through extensive engagement with stakeholders and the community, and set out the shared outcomes for this area.

Arising from the Community Plan, the Causeway Coast and Glens Community Planning Strategic Partnership will seek to deliver the outcomes from the Community Plan.

Its values are to:

- Respect - We will encourage making decisions based on evidence, need and equality
- Participation - We will involve and engage all our community, building relationships and connections, partnership working, co-operation and collective ownership of the community plan.
- Innovation - We will be ambitious and imaginative.
- Integrity - We will be open, transparent and accountable in our activities and in our decision making.
- Sustainability - We will promote respect for our environment, a prosperous economy and a resilient community without compromising the ability of future generations to meet their own needs.

The Community Plan identifies three overarching long term strategic outcomes for the Borough relating to health, the environment and the economy. Each outcome contains twelve intermediate outcomes which will contribute to achieving the overarching strategic outcomes below: These are fundamental to delivering the core objective of the Community Plan which is *to 'work to meet the needs of the people who live, work and visit the area'*.

- A healthy safe community: All people of Causeway Coast and Glens will contribute to and benefit from a healthy, connected and safe community that nurtures resilience, promotes respect and supports everyone to live well together;
- A sustainable accessible environment: All people of Causeway Coast and Glens will value and benefit from a diverse, sustainable and accessible environment with an infrastructure that is fit for purpose and that enables connections;
- A thriving economy: All people of Causeway Coast and Glens will contribute to and benefit from a thriving economy built on a culture of growth, entrepreneurship, innovation and learning.

The plan identifies a number of outcome indicators that will be used to measure progress towards the overarching strategic outcomes.

The 13-year Community Plan sets out the vision for the Borough Council which is to *'Maximise the benefits of our unique location and landscape by providing ambitious, accessible, innovative and efficient services which fulfil customer expectations'* and is supported by The Causeway Coast and Glens Council Strategy 2015-2019.

2.3 Sustainability Appraisal and the LDP

The SEA Directive requires assessment of the likely significant effects of implementing the plan, and 'reasonable alternatives'. Developing options and alternatives is an important part of both the plan making and sustainability appraisal process. For the Preferred Options Paper, the reasonable alternatives are the different options put forward during the preparation of the paper.

2.3.1 The Sustainability Appraisal Framework

The Sustainability Appraisal Framework was developed with input from a number of stakeholders. It consists of fourteen sustainability objectives with appraisal prompts which have been used to assess the Preferred Options Paper.

The Sustainability Appraisal Scoping Report allowed the Key Sustainability Issues for the Council to be identified, and these helped to inform the appraisal prompts and to guide the appraisal. The Sustainability Objectives are presented below, and the full Sustainability Appraisal Guide is presented in Appendix 2.

2.3.2 The Sustainability Objectives

The fourteen sustainability objectives identified in the Sustainability Appraisal Scoping Report, were informed by the strategic and policy context, baseline information, and Key Sustainability Issues (as set out in Appendix 2).

The objectives for sustainable development within the Causeway Coast and Glens Borough Council are:

SOCIAL

- 1... improve health and well-being
- 2... strengthen society
- 3... provide good quality, sustainable housing
- 4... enable access to high quality education

ECONOMY

- 5... enable sustainable economic growth
- 6... manage material assets sustainably

ENVIRONMENT

- 7... protect physical resources and use sustainably
- 8... encourage active and sustainable travel
- 9... improve air quality
- 10... reduce causes of and adapt to climate change
- 11... protect, manage and use water resources sustainably
- 12... protect natural resources and enhance biodiversity
- 13... maintain and enhance landscape character
- 14... protect, conserve and enhance the historic environment and cultural resources

The rationale and scope of each of these objectives are detailed in the Sustainability Appraisal Scoping Report and in Appendix 2 of this report.

2.3.3 Assessment Method

The options for each LDP issue were assessed using the appraisal matrix shown in Table 2.1 and scoring in Table 2.2. The matrix includes:

- The plan topic and delivery options to be assessed
- A score indicating the nature of the effect for each option and alternatives in the short, medium and long term when assessed against each sustainability objective with an explanation of why the score was given
- A summary comparing the options and their alternatives in relation to the 14 sustainability objectives
- Identification of any mitigation recommended to address negative effects and measures, where appropriate, to enhance positive effects.

Table 2.1: Outline Sustainability Appraisal Matrix

ISSUE												
OPTIONS	Option 1:				Option 2:				Option 3:			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1. Sustainability Objective												
2. Sustainability Objective, etc.												
<ul style="list-style-type: none"> Summary and comparison of alternative options against the sustainability objectives. Identification of the most sustainable option. Identification of the preferred option. Summary of what, if any, significant effects are envisaged with the preferred option. Summary of mitigation measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects of the preferred option. Summary of possible measures to reduce negative effects and promote positive effects. 												

Table 2.2: Scoring and definitions for Sustainability Appraisal Matrix

Rating		Description
++	Significant Positive	Policy/ proposal would greatly help to achieve the objective
+	Minor Positive	Policy/ proposal would slightly help to achieve the objective
0	Neutral / no effect	Policy/ proposal would have no overall effect
-	Minor Negative	Policy/ proposal would slightly conflict with the objective
--	Significant Negative	Policy/ proposal would greatly conflict with the objective
?	Uncertain	The effect cannot be predicted because: <ul style="list-style-type: none"> the approach has an uncertain relationship to the objective; or the relationship is dependent on the way in which the approach is implemented; or insufficient information may be available to enable an appraisal to be made.
ST	Short Term	Up to five years
MT	Medium Term	Five to 15 years
LT	Long term	Over 15 years

Key:	++ Significant positive effect	+ Minor positive effect	0 No overall effect	- Minor negative effect	-- Significant negative effect	? Uncertain
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2.3.4 The Appraisal Meeting and Write-Up

Appraisal of the options presented in the Preferred Options Paper was carried out over three days in January 2018. The appraisal panel comprised of the Causeway Coast and Glens Borough Council Local Development Plan team and a number of Elected Members. A number of additional staff from the Environmental Services and Leisure and Development Directorates also participated in the appraisal days.

Appraisals were carried out using the agreed Sustainability Appraisal Framework, and scores with explanations were recorded in the appraisal matrices, presented in Appendix 5. For each issue, all options were appraised in terms of how the option would either support or conflict with the sustainability objectives. Following this, the matrices were written up, reviewed with planning officers and finalised to incorporate any amendments. A summary of the findings of the appraisal is presented in Chapter 3.

2.3.5 Assessing the Significance of Effects

The Sustainability Appraisal assessed the significant effects, both positive and negative, of options. There is no single definition of a significant effect therefore assessment is a matter of judgement taking account of the extent of the effect spatially and in time.

Sustainable development is an underlying principle of plan preparation, therefore, for the majority of issues, the positive effects of all options already outweigh the negative effects, and few options were put forward which were considered to have a significant negative effect for any sustainability objective. In appraising the options, some ways in which negative effects could be reduced or offset and positive effects could be enhanced were identified and these are presented where applicable.

2.3.6 Consideration of Potential Mitigation Measures

The SEA Directive requires consideration of 'measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme'. These are referred to as mitigation measures, and can include recommendations for improving beneficial effects.

2.3.7 Possible Measure to Reduce Negative Effects and Promote Positive Effects

During the appraisal suggestions were made by participants as to how any negative effects could be decreased and positive effects enhanced. These discussions went beyond the scope of the Local Development Plan and considered linkages with other wider plans and strategies. Whilst some of these measures relate to planning functions, others reflect the views of the appraisal participants on best practice, or provide ideas to help maximise the benefits to the sustainability objectives. As stated in the introduction to Chapter 3, there is not a legal requirement to implement these however they are recorded so that, where appropriate, they can be incorporated to further the overall sustainability of the LDP.

2.3.7 Appraisal Limitations and Assumptions

The assessment reflects baseline information from the Local Development Plan Discussion papers, information provided by consultees, and the experience and judgement of the panel carrying out the appraisal meeting. In some cases, there is uncertainty about how a given approach would be implemented due to insufficient detail about the proposal which is a consequence of this early and strategic stage. Where necessary 'uncertain' was recorded and a note made of further information that could inform future appraisal. For some options, the approach has an uncertain relationship with the sustainability objective where it could have both positive and negative effects. In these situations 'uncertain' was also recorded and potential impacts noted in the explanation paragraph. Sometimes the same score has been given for the effects of different options, however, more subtle differences may be described in the explanations.

During the appraisal of each option, where possible, effects were predicted. In some cases it was found that the effect will depend upon the type of development and the exact location. Many of the proposals affect multiple locations, or locations for which boundaries have not been defined. This can make it difficult to determine, at this stage, whether overall effects are likely to be negative or positive. Some approaches represent a continuation of a previous policy, however, each option was considered on its own merits in line with the characteristics of the baseline for the relevant sustainability objective.

Consideration has been given to the timescale in which an effect may be in many cases, seen. It is hard to predict when an effect is likely to be apparent at this stage of plan development. Therefore, the score is often the same for short, medium and long term. If appropriate, short, medium and long term scores will be differentiated at a later stage of assessment. The sustainability appraisal at the Plan Strategy and the Local Policies Plan will take account of all additional and updated information available at that time.

2.3.8 Cumulative Effects

Consideration must be given to any cumulative effects of proposals during plan preparation. These include potential cumulative effects within the plan and in combination with other relevant plans and strategies. As more detail emerges of plan proposals cumulative effects will be considered.

2.3.9 Compatibility of Sustainability Objectives

A comparison has been drawn between all of the Sustainability Objectives to identify any conflicts between them and is presented in Appendix 3. No Sustainability Objectives were considered to be incompatible with the rest of the Sustainability Appraisal Framework. In some cases, however the effect is uncertain. The Sustainability Objectives will therefore be reviewed at the next stage and the rationale updated to address this uncertainty.

2.3.10 Compatibility of Sustainability Objectives with Causeway Coast and Glens Borough Council LDP Strategic Objectives.

Chapter 5 of the POP presents and invites comment on the proposed vision and objectives for the LDP. The vision is:

'A vibrant and innovative economy, sustainably delivering health and wellbeing and high quality built and natural environments, for all citizens and visitors to the Borough.'

There are ten social objectives, eight environmental objectives and eleven economic objectives, all of which are linked to community plan outcomes.

An initial overview finds that there are some LDP objectives that specifically support the sustainability objectives, for example LDP social objective (iv) relating to housing. Some sustainability objectives are supported by reference as is the case for health which is referred to in four LDP objectives. Almost all of the sustainability objectives are clearly supported by the LDP strategic objectives. Some, however, such as reduce causes of and adapt to climate change, are not explicitly referred to although they are implicit where sustainable growth and development is referred to.

There are some LDP objectives which could conflict with sustainability objectives if implemented in isolation without the balance of other LDP objectives and policies. For example economic objectives for job creation and facilitating economic growth could have adverse effects on natural heritage and water resources. The POP includes specific issues to ensure a balanced approach and invites comment on its approach to reviewing and bringing forward policy. In the process of finalising the vision of the LDP and its objectives, they will be reviewed to assess their compatibility with the sustainability objectives individually and cumulatively.

3 SUMMARY OF SUSTAINABILITY APPRAISAL FINDINGS

3.1 Introduction

The POP proposals are grouped under the headings of Spatial, Social, Economic Environment, and Infrastructure. Up to four options were identified for each key issue. In a few cases there was no feasible alternative therefore only one option was put forward. All options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. For each Key Issue the preferred option is presented first, followed by all alternatives that were considered. These are followed by a figure which summarises the long term effects. The key for scoring can be found in Table 2.2.

A summary and comparison of the options against the sustainability objectives is presented after which significant effects, positive or negative, are reported. Where a preferred option is to be taken forward that has a significant negative effect then it is necessary to identify mitigation measures prevent, reduce and as fully as possible offset those significant negative effects of the preferred option. No significant negative effects are envisaged for any of the preferred options. During the appraisal however some ideas were discussed for possible measures to reduce negative effects and promote positive effects and these are reported. There is not a legal requirement to implement these however they are recorded so that, where appropriate, they can be incorporated to further the overall sustainability of the LDP.

3.2 'Strategic' Theme - Issues and Options

SG1: Sustainable Development Strategy

What alternatives have been considered?

The following options have been developed:

- Option 1: Focus our housing and economic growth in the Hubs.
- Option 2: Focus our housing and economic growth proportionately, based on the existing population distribution throughout the Borough.
- Option 3: Focus our housing and economic growth in the hubs and sustain our rural communities.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	-	-	-	-	+	++	++	+	+	+	+	++	++	0
Option 2	--	-	-	+	--	--	--	--	-	--	--	--	--	-
Option 3	+	+	++	++	+	+	+	+	+	?	?	+	++	0

Summary and comparison of options against the sustainability objectives

Option 1 has a minor negative effect on the social sustainability objectives and education, as it would disadvantage rural communities. It would have a minor positive effect on economic growth and significant positive effect on material assets. The option has a positive relationship with all of the environmental sustainability objectives, extending to significant positive for natural resources and long term significant positive for physical resources and landscape character. While this option gives greatest environmental benefits, these are outweighed by the negative social aspects.

Option 2 has a largely negative relationship with all of the sustainability objectives. Although there are short- medium term minor positive effects on strengthening society and housing, in the long term the effects become negative as the infrastructure and financial resources would not be there to support unfocused growth. Similarly, the minor negative effect on health and well-being becomes more significant over time. For the economic and environmental objectives, the pattern is similar, with minor negatives becoming more significant in the long term for a number of objectives and significant negatives across all timescales for the landscape and active and sustainable travel objectives.

Option 3 has a positive effect on all of the social sustainability and economic sustainability objectives. Its effects extend to significant positive on the housing and education objectives in the long term. In respect of the environmental objectives, the option has a minor positive effect on all the objectives, except the historic environment and cultural resources where its effects are negligible. These effects extend to significant positive for landscape in the long term, however, there is also some uncertainty over the long term effects of the option on the climate change and water resources objectives. This option delivers more by providing a better overall balance across the sustainability objectives.

The most sustainable option

Option 3 – Focus our housing and economic growth in the hubs and sustain our rural communities.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for provision of good quality sustainable housing, enabling access to high quality education and enhancing landscape character over the long term

What mitigation measures are envisaged to prevent, reduce and as fully as possible promote any significant adverse effects of the preferred option

No significant adverse effects are envisaged from the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Measures to encourage behavioural change towards active travel such as park and ride schemes and park and share facilities. Integrate SuDS; biodiversity measures; energy efficient building design; building design guidelines; other planning policy; key site requirements; rural business support measures/schemes

SG2: The Settlement Hierarchy

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the existing Settlement Hierarchy as set out in the Northern Area Plan (NAP) 2016, as follows: Towns (Hubs) x 4; Towns x 8; Villages x 25; and Small Settlements x 34 (71 in total).

Option 2: Review the existing Settlement Hierarchy.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	+	+	+	+	+	+	?	?	?	?	?	+	+	+
Option 2	++	++	++	++	++	++	?	++	?	+	+	+	+	+

Summary and comparison of options against the sustainability objectives

Option 1 was considered to have a positive effect on the majority of the objectives, with a few uncertainties. In some cases there were positive effects initially but becoming uncertain in the medium and long term. While the existing hierarchy supports the sustainability objectives, it is felt that this option delivers slightly less for the objectives than option 2

Option 2 has a significant positive effect on all of the social and economic sustainability objectives. The option generally has a minor positive effect on the environmental sustainability objectives, however overall effects on physical resources and air quality and objectives are uncertain. This option was considered to have significant positive effects for many of the sustainability objectives as it will provide for an evidence-based review of the hierarchy reflecting current populations, facilities and services. .

The most sustainable option

Option 2 - review the existing Settlement Hierarchy.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant adverse effects are envisaged with the preferred option.

Measures to reduce negative effects and promote positive effects.

Landscape character assessments; biodiversity checklist; other planning policy and wastewater treatment guidelines.

SG3: Location of zoned development land

What alternatives have been considered?

The following options have been developed:

Option 1: Only zone land for development where adequate infrastructure exists or is planned.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	+	+	++	++	?	+	+	+	+	?	+	0

Summary and comparison of options against the sustainability objectives

This option has a positive relationship with the majority of the sustainability objectives. Focusing development in areas where adequate infrastructure exists or is planned would have significant positive effects on sustainable economic growth and managing material assets and a minor positive effect on all the social sustainability objectives. The option also has a minor positive effect on the majority of the environmental objectives, but its effect on physical resources and natural resources is uncertain, as the location and scale of land that will be zoned have yet to be determined.

The most sustainable option

This is the only option.

The preferred option

This is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for sustainable economic growth through all timescales and material assets over the medium-long term.

Possible measures to reduce negative effects and promote positive effects.

Key site requirements; biodiversity measures for urban and rural contexts; partnership working - NI Water and Transport NI; other planning policy - landscape; landscape character assessments (local level); renewable energy schemes; SuDS.

3.3 ‘Social’ Theme - Issues and Options

CO1: Facilitate the Provision of Health, Education, Community & Cultural Facilities

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Retain the principle of the existing policy framework.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	+	+	+	0	0	0	0	0	0	0	0
Option 2	++	+	0	++	+	+	0	+	0	0	0	0	0	+

Summary and comparison of options against the sustainability objectives

Option 1 scored positive on a number of objectives, however, was not as positive in the long term compared to option 2 for health and wellbeing and education. The option had a negligible effect on many of the objectives.

Option 2 is the most sustainable option, delivering more in the longer term for health and wellbeing and education. In terms of Health and wellbeing option 2 had the potential to encourage healthy lifestyles and increase social contact in the long term. In terms of education this option delivered more in the medium to long term, where it could improve opportunities for multi-use facilities and help provide sustainable development for education facilities. In terms of protecting the environment and cultural resources, Option 2 was considered to have positive effects for enhancing the historic environment as it could provide opportunities for cultural activities and promote the reuse of buildings. It was also found to have positive effects for helping to improve access to public transport and promote active travel.

The most sustainable option

Option 2 – to review the existing policy framework to facilitate these; option has the potential to make a significant contribution to health and well-being and education and can also contribute to encouraging active and sustainable travel and to protect, conserve and enhance the historic environment and cultural resources.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

The preferred option has significant positive effects over long term for the health and well-being objective and for the medium-long term in relation to enabling access to high quality education.

No significant negative effects were identified for the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Other planning policy - natural heritage and historic environment; transportation assessment including active and sustainable travel; take account of proposals to extend existing facilities such as schools and health centres; cultural and tourism strategies; reuse of existing buildings.

OS1: The level of open space in the Borough is substantially below the required standards set down by the National Playing Fields Association

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Review the existing threshold by which new housing developments should make provision for public open space.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	+	0	0	0	0	0	+	0	0	0	+	0	0
Option 2	+	+	0	0	0	0	0	+	0	0	0	+	0	0

Summary and comparison of options against the sustainability objectives

Option 1 scored well for some of the social and environmental objectives but it wasn't considered feasible for it to deliver positively for health and wellbeing.

Option 2 scored well for some of the social and environmental objectives. It scored positive for health and well-being and strengthening society but also for active and sustainable travel, and natural resources.

Although potential links between open space provision and several of the objectives such as water resources and landscape character were recognised, they were not considered enough to create a perceptible effect. This resulted in neutral scores across both options for several of the social, economic and environmental objectives.

Overall, option 2 is considered to deliver more based on the outcomes of some of the objectives and the social objective for health and well-being.

The most sustainable option

Option 2 – to review the existing threshold by which new housing developments should make provision for public open space.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects identified.

Possible measures to reduce negative effects and promote positive effects.

Other planning policy; other strategies – play strategies, site investigations; key site requirements; SuDS and ecological mitigation.

OS2: Maintenance arrangements for new open space.

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Review the existing maintenance arrangements to identify alternative arrangements.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2... strengthen society.	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment
Option 1	-	-	-	0	0	0	0	0	0	0	0	0	0	-
Option 2	+	+	+	0	0	0	0	0	0	0	0	0	0	+

Summary and comparison of options against the sustainability objectives

Option 1 scored negative across the social objectives, including for the housing objective in the long term, and the historic environment objective in the long term.

Option 2 scored positively for mainly social objectives, particularly in the medium and long term. It was found to have positive effects for health and well-being, strengthening society, sustainable housing and for the historic environment and cultural resources in the either the long term, or the medium and long term.

Although links were sometimes recognised between the options and several of the sustainability objectives, the effect was not considered enough to deliver a score. Overall, option 2 is considered to deliver more based mostly on the outcomes for social objectives and the long term score for the historic environment and cultural resources.

The most sustainable option

Option 2 – review the existing maintenance arrangements to identify alternative arrangements.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Local biodiversity measures; partnership working – biodiversity officers/local community groups; integration with community based initiatives and Section 76 agreements.

OS3: Provide an adequate provision of green and blue infrastructure

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Provide policy to facilitate proposed green and blue infrastructure in the Borough.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	0	0	0	0	+	0	+	+	+	+	+
Option 2	+	+	0	0	+	0	0	++	+	+	+	+++	+++	+++

Summary and comparison of options against the sustainability objectives

Option 1 scored positively across social, economic and environmental objectives including those covering health and well-being, strengthening society, active and sustainable travel, climate change, water quality, natural resources, landscape character and historic environment and cultural resources.

Option 2 scored in a similar fashion however more significant positive outcomes were identified for the environmental objectives. Option 2 also scored positive for sustainable economic growth and air

quality and significant positive for natural resources and in the long term for active and sustainable travel, landscape character, and the historic environment and cultural resources. Overall, option 2 is considered to deliver more based mostly on the outcomes of several environmental objectives and the long term score for active and sustainable travel.

The most sustainable option

Option 2 - provide policy to facilitate proposed green and blue infrastructure in the Borough.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for active and sustainable travel (long term), natural resources, landscape character (long term), and the historic environment and cultural resources (from medium term).

Possible measures to reduce negative effects and promote positive effects.

Policy to ensure sensitive sites are avoided; buffer zones; other planning policy – flooding; biodiversity measures; use of permeable surfaces and ecological mitigation.

HS1: Social Housing Distribution

What alternatives have been considered?

The following options have been developed:

Option 1: Distribute as per the NIHE Housing Needs Assessment.

Option 2: Distribute as per the focus of development in the hubs.

Option 3: Distribute based on the basis of settlement’s population.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	?	-	+	0	-	-	-	-	0	0	-	-	-	-
Option 2	+	++	+	+	+	+	+	+	+	+	+	-	+	+
Option 3	?	+	+	+	0	+	+	?	0	0	-	-	?	?

Summary and comparison of options against the sustainability objectives

Option 1 has an uncertain relationship with health and well-being, a minor positive effect on housing and a negative relationship with the majority of the remaining sustainability objectives except

education, air quality and climate change, on which its influence is negligible. This option may place a disproportionate burden on local services, facilities and infrastructure in certain areas.

Option 2 has a minor positive influence on all of the sustainability objectives except natural resources. For that objective it was felt that the potential effects of new development, particularly development near the coastline, could have a minor negative impact, particularly in relation to designated sites. For the objective to strengthen society, this option could bring significant positive effects in the long-term. Overall option 2 is considered to deliver more by focusing the distribution in the areas that have good existing provision of infrastructure, services and employment.

Option 3 has a minor positive relationship with the social and economic sustainability objectives, with the exception of health and well-being where the effect was uncertain. The option was not found to have any positive influences on any of the environmental sustainability objectives. Minor negative effects from this option were associated with the natural resources and water resources objectives and its relationship with the travel, landscape and historic environment objectives was uncertain.

Overall, option 2 is considered to deliver more based on the predicted outcomes across all sustainability objectives.

The most sustainable option

Option 2 - Distribute as per the focus of development in the hubs only.

The preferred option

Options 2 & 3 combined.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for strengthening society (long term).

Possible measures to reduce negative effects and promote positive effects.

Transportation assessment, housing needs analysis, partnership working, site selection criteria / key site requirements and policy to protect sensitive landscape features.

HS2: Provision of Social and Affordable Housing

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework relating to social housing and develop policy relating to affordable housing.

Option 2: Zone land specifically for these types of housing.

Option 3: Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	+	++	++	0	0	+	0	++	+	+	+	+	0	0
Option 2	+	- -	++	-	0	+	0	+	+	+	0	0	0	0
Option 3	+	++	++	0	0	+	0	++	+	+	+	+	0	0

Summary and comparison of options against the sustainability objectives

Option 1 was considered to have significant positive effects for the objectives to strengthen society, provide good quality sustainable housing and encourage active and sustainable travel. It also was found to have positive effects for the objectives to improve health and well-being, manage material assets and many of the environmental objectives.

Although option 2 was found to have significant positive effects for the objective to provide good quality housing, it received more mixed scoring across other objectives. The option scored positively for health and well-being and material assets and some of the environmental objectives, but was considered to have minor negative effects on education. Option 2 was considered to have potential for significant negative effects on strengthening society as it could exacerbate the factors causing inequalities and may inhibit inclusiveness.

In a similar way to option 1, option 3 received the same pattern of scoring across all of the objectives; they both have the potential to bring significant positive effects to some social sustainability objectives but have no particular influence on sustainable economic growth. In terms of the environmental sustainability objectives, options 1 and 3 both have a generally positive relationship with the objectives, although there were not perceived to be any perceptible effects on physical resources, landscape character or the historic environment. Through the comments it can be seen that option 3 has slightly stronger benefits in the social sustainability objectives, by lowering the thresholds under which affordable and social housing would be included in new development, thus allowing it to potentially benefit a greater number of households.

The most sustainable option

Options 1 & 3 - Retain the principle of the existing policy framework relating to social housing and develop policy relating to affordable housing; Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for strengthening society, good quality sustainable housing, and active and sustainable travel.

Possible measures to reduce negative effects and promote positive effects.

Developer contributions, transportation assessments key site requirements including SuDS, and linkages with active and sustainable travel routes.

HS3: Approach to the split between urban and rural housing

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Review the principle of the policy framework

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	-	-	+	0	0	-	-	-	-	-	-	-	-	-
Option 2	+	+	+	0	0	+	++	++	-	-	++	++	+	+

Summary and comparison of options against the sustainability objectives

Option 1 has a minor negative impact on the social sustainability objectives of health and well-being and strengthening society. It acts positively on the housing objective but has no direct influence on the economic sustainability objectives of education and economic growth. This option has a mostly negative effect on the environmental sustainability objectives, extending to significant negative in the long term for water resources and in the medium and long term for natural resources and landscape

Option 2 received positive scores across all of the social sustainability objectives. It has no direct influence on the economic sustainability objectives of education and economic growth. This option has a positive effect on the physical resources, active and sustainable travel, water resources and natural resources objectives, extending to significant positive over the medium to long term. It has a minor negative impact on the climate change objective. In the short to medium term there could be minor negative effects on landscape and historic environment but over the long term this option is judged to result in a minor positive effect. Overall, the review process allows option 2 to deliver more for the sustainability objectives, by enabling the development of new measures which improve on the existing regime.

The most sustainable option

Option 2 – to review the principle of the existing policy framework.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for physical resources, encouraging active and sustainable travel, water resources and natural resources.

Possible measures to reduce negative effects and promote positive effects.

Key site requirements; biodiversity measures; other planning policy; Habitats Regulation Assessments; other designated sites; rural design guides; energy efficiency measures; landscaping and SuDS.

HS4: Private amenity space in new residential development

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Revise existing standards to provide minimum space per unit in both urban and rural residential development.

Option 3: Increase the requirement for in-curtilage private amenity space and reduce the requirement for public amenity space.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	0	0	+	0	0	0	0	-	+	+	0
Option 2	+	+	0	0	0	+	0	0	0	0	?	?	+	0
Option 3	+	-	0	0	0	+	0	0	0	0	?	?	+	0

Summary and comparison of options against the sustainability objectives

Option 1 also acts positively on the social objectives of health and well-being and strengthening society and, like option 2, does not have any particular influence on the objectives relating to housing, education and economic growth. It has a positive influence on material assets, natural resources and enhancing landscape character but the absence of a policy requiring permeable paving/surfaces in new development means that this policy has a negative effect on the water resources objective.

Option 2 acts positively on the social objectives of health and well-being and strengthening society, but it does not have any particular influence on the objectives relating to housing, education and economic growth. The option has a positive influence on managing material assets and maintaining and enhancing landscape character but has an uncertain relationship with water resources and natural resources as the effect on these objectives is dependent on how private amenity space is managed. It does not have any perceptible influence on the other environmental objectives. Option 2 is able to deliver more for the sustainability objectives by addressing certain issues with the existing policy framework, but recognising the role that public amenity space has in achieving social sustainability objectives.

Option 3 has a positive impact on health and well-being, but reducing the requirement for public amenity space creates a negative effect on the social sustainability objective of strengthening society. The option has a positive influence on managing material assets and maintaining and enhancing landscape character but has an uncertain relationship with water resources and natural resources as the effect on these objectives is dependent on how private amenity space is managed. It does not have any perceptible influence on the other environmental objectives.

The most sustainable option

Option 2 – to revise existing standards to provide a minimum space per unit in both urban and rural residential development.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are envisaged.

Possible measures to reduce negative effects and promote positive effects.

Other planning policy – landscape, historic; Sustainable Drainage Systems; key site requirements; ecological mitigation measures – wildlife corridors, boundary planting, native species planting; general principles; permeable surfaces; design criteria for quantity of hard and soft surfaces; landscaping measures.

3.4 ‘Economic’ Theme - Issues and Options

ED1: Provision of an ample supply of suitable and available economic development land.

What alternatives have been considered?

The following options have been developed:

Option 1: Review existing zonings.

Option 2: Review existing zonings and provide policy to facilitate new economic development uses outside of zoned land.

Option 3: Retain existing zonings and provide policy to facilitate compatible non-economic development uses on these zoned lands.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	+	+	0	+	++	+	-	?	?	?	?	-	?	0
Option 2	+	+	0	+	++	?	-	?	?	?	?	-	?	0
Option 3	?	?	0	?	?	-	-	+	?	?	?	-	?	0

Summary and comparison of options against the sustainability objectives

Option 1 was considered to have positive, uncertain and negative scorings across all the sustainability objectives. It was considered to have positive effects for the social objectives of health and well-being, strengthening society and education. Option 1 scored significant positive for sustainable economic growth and positive for material assets. The option did not score well for physical resources or for natural resources in the longer term –in both instances delivering minor negatives. There were uncertain outcomes for this option on several of the environmental objectives, including air quality and climate change; and in the longer term for water resources and landscape character. For the option on active and sustainable travel, option 1 scored positive in the short and medium term timeframe.

Option 2 had positive, uncertain and negative scorings across all the sustainability objectives. It scored positive for the social objectives of health and well-being, strengthening society and education. This option scored significant positive for sustainable economic growth and positive for material assets, although it was uncertain in the longer term for material assets. Option 2 did not gain a positive scoring for physical resources or for natural resources in the longer term –in both instances delivering minor negatives. This option was found to have uncertain effects on many of the environmental objectives, including air quality and climate change; and in the longer term for water resources and landscape character. For the objective on active and sustainable travel whilst option 2 scored uncertain from the medium term. It was found that option 2 scored positively on similar objectives to option 1, but there was sometimes less certainty over predicted medium and long-term outcomes.

Option 3 did not score as positively as options 2 and 3 in the appraisal. Although it received a positive score in the short term for the social objectives of health and well-being, strengthening society and education, this benefit became uncertain in the longer term for all of these. This option was considered to have positive effects for sustainable economic growth in the short and medium term, however becoming uncertain in the longer term. For the objective for material assets the option was found to have positive effects in the short term becoming negative in the medium and long term. Although the option had slight positive effects in the short term, this benefit became uncertain in the medium term, and negative in the long term. There were uncertain outcomes for this option on several of the environmental objectives, including air quality and climate change; and in the longer term for water resources and landscape character. Option 3 was considered to have positive effects for active and sustainable

Overall, option 1 scored more positively across social, economic and environmental objectives and although option 2 scored positively on similar objectives, there was sometimes less certainty over predicted medium and long-term outcomes.

The most sustainable option

Options 1 & 2 scored well across similar objectives but Option 1 scored with more certainty in the longer term for material assets.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for sustainable economic growth.

Possible measures to reduce negative effects and promote positive effects.

Key site requirements; biodiversity measures; ecological mitigation; other legislation /planning policy - air quality, water quality, landscape character and architectural heritage; Traffic Impact Analysis/Assessments; mitigation that may use other control technologies; best practice guidelines; brownfield site criteria; site design criteria.

ED2: Atlantic Link Enterprise Campus (Enterprise Zone)

What alternatives have been considered?

The following options have been developed:

Option 1: Zone land to facilitate the expansion of the Enterprise Zone and provide policy to facilitate its expansion.

Option 2: Do not zone land but provide policy to facilitate the expansion of the Enterprise Zone.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	0	0	0	+	++	++	-	+	?	-	-	-	?	?
Option 2	0	0	0	+	++	+	-	?	?	-	-	-	?	?

Summary and comparison of options against the sustainability objectives

Option 1 was determined to have mixed scoring across all sustainability objectives with a variety of significant positive, positive, uncertain and negative outcomes. It scored significant positive for sustainable economic growth and also scored significant positive for material assets from the medium term timeframe. The option scored positive for the objectives for access to education, and active and sustainable travel. Uncertain outcomes were predicted for this option against some of the environmental objectives including landscape character, whilst negative outcomes were scored for climate change, water resources and natural resources. Physical resources also scored negative for option 1.

The appraisal considered that option 2 had significant positive effects for sustainable economic growth. This option scored positive for access to education, and active and sustainable travel, although it was considered more uncertain in the longer term for the active travel objective. Uncertain outcomes were predicted for option 2 against some of the environmental objectives including landscape character, whilst negative outcomes were scored for climate change, water resources and natural resources. Physical resources also scored negative for this option.

Overall option 1 is considered to deliver more because of the economic objectives and the additional certainty on some of the environmental objectives.

The most sustainable option

Option 1 – zone land to facilitate the expansion of the Enterprise Zone and provide policy to facilitate its expansion.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for sustainable economic growth, and material assets (medium and long term).

Possible measures to reduce negative effects and promote positive effects.

Key site requirements. Building design, green efficiency measures such as solar panels; SuDS; permeable surfaces and landscaping measures; biodiversity measures; other planning policy.

RT1: Retail Centre hierarchy

What alternatives have been considered?

The following options have been developed:

- Option 1: Retain existing hierarchy.
- Option 2: Retain existing hierarchy and identify new centres.
- Option 3: Review existing hierarchy and identify new centres.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	0	+	0	0	+	0	0	0	0	0	+
Option 2	++	++	+	0	++	+	+	+	0	0	?	+	+	+
Option 3	++	++	+	0	++	+	+	+	0	+	?	+	+	+

Summary and comparison of options against the sustainability objectives

Option 1 has a minor positive influence on the social sustainability objectives and a less defined relationship with the environmental objectives; many of the effects were negligible. Positive effects were perceived in terms of the objectives on health and well-being, strengthening society, active and sustainable travel and the historic environment. This option was also found to have positive effects for the objective to enable sustainable economic growth.

Option 2 received a similar pattern of scores as option 3, although it was not as strong for the strengthening society objective and was found to have no effects for the objective on climate change. Through the comments it can be seen in each case that the review element of option 3 allows it to deliver slightly more than option 2 for each of the environmental objectives.

Option 3 has a positive influence on the objectives relating to health and well-being and strengthening society. By allowing new retail centres to be identified in villages and local centres, option 3 has the potential to deliver significantly positive effects on these social objectives. Sustainable economic growth was also considered to be influenced in a significantly positive manner through option 3, by enabling economic development to be spread more widely across the Borough beyond the existing hubs. Option 3 was considered to have a mostly positive effect on the environmental objectives including climate change with the exception of water resources, where the relationship was uncertain.

The most sustainable option

Option 3 – review existing hierarchy and identify new centres.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

The preferred option has significant positive effects for the objectives relating to the improvement of health and well-being, strengthening society and enabling sustainable economic growth.

No significant negative effects were identified for the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Policy and criteria to be established in a manner that protects the order of the hierarchy (to mitigate against deterioration of town centres); Economic and Retail impact analysis

RT2: Town, Village and Local Centre boundaries

What alternatives have been considered?

The following options have been developed:

- Option 1: Retain existing boundaries.
- Option 2: Retain existing boundaries and include new boundaries.
- Option 3: Review existing boundaries and include new boundaries.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	+	+	+	0	+	0	0	+	0	0	-	0	0	+
Option 2	+	++	+	0	++	+	+	+	0	+	-	+	+	+
Option 3	++	++	+	+	++	+	+	++	0	+	+	+	+	++

Summary and comparison of options against the sustainability objectives

Option 1 has a minor positive effect on the social and economic objectives (other than education, on which it has no effect). Option 1 was perceived to have little influence on many of the environmental objectives, but could deliver benefits in terms of encouraging active and sustainable travel and the historic environment objectives. Option 1 was also viewed as potentially having an adverse effect on water objectives

Option 2 received a similar pattern of positive scores to option 3, but it does not deliver significant positive effects on as many of the objectives and doesn't do enough to deliver a benefit on the education objective. Option 2 also acts negatively on the water objective in the medium to long term and has no effect on air quality.

Option 3 influences all of the social and economic objectives in a positive way. It delivers significant positive effects in the medium to long term for the health and well-being, strengthening society and sustainable economic growth objectives. By identifying new centres, option 3 and option 2 are both able to spread the benefit of retail centres across a wider area of the Borough, increasing the scale of positive effects. Option 3 also receives mainly positive scores for the environmental objectives, with the spatial review element enabling this option to deliver more for all of the objectives and significantly more for transport and the historic environment. .

The most sustainable option

Option 3 – review existing boundaries and include new boundaries.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

The preferred option has significant positive effects over the medium—long term for the objectives relating to the improvement of health and well-being, strengthening society, enabling sustainable economic growth, encouraging active and sustainable travel and the historic environment.

No significant negative effects were identified for the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Accessibility and transportation analysis; identification of sites to protect from inappropriate development.

RT3: Proportion of Class A1 (Retail) uses in Primary Retail Cores

What alternatives have been considered?

The following options have been developed:

Option 1: Retain dominance of A1 uses by setting a minimum threshold on their presence in primary retail cores.

Option 2: Allow for a greater variety of uses by setting a lower minimum threshold for A1 uses in primary retail cores.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Option 1	0	0	0	0	+	0	0	+	-	0	0	0	0	0
Option 2	0	0	0	0	+	0	0	0	-	0	0	0	0	0

Summary and comparison of options against the sustainability objectives

Due to this issue having a particularly limited spatial scope (typically one street within any town centre), the majority of the sustainability objectives were found to be uninfluenced by either of the options.

Option 1 was found to have a minor positive influence on sustainable economic growth and encouraging active and sustainable travel. The appraisal found that option one's ability to maintain the focus on retail in the primary retail core meant that it could deliver more on this objective.

Option 2 was considered to have a minor positive influence on sustainable economic growth. However, the appraisal found that the potentially diluting effect of option 2 meant that it delivered slightly less for this objective than option 1.

The most sustainable option

Option 1 – retain dominance of A1 uses by setting a minimum threshold on their presence in primary retail cores.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified.

Possible measures to reduce negative effects and promote positive effects.

Economic and Retail impact analysis, accessibility and transportation analysis. Economic and Retail impact analysis, accessibility and transportation analysis.

RT4: Town Centres - Promoting an Evening Economy

What alternatives have been considered?

The following options have been developed:

Option 1: Provide policy to facilitate a range of uses that encourage an evening economy.

Option 2: Provide no policy or zoning.

Option 3: Zone land in and on the edge of town centres to provide a more diverse space and provide policy to facilitate an evening economy.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	+	+	++	+	+	+	0	0	0	0	+	+
Option 2	-	-	-	0	-	0	0	-	0	0	0	0	0	-
Option 3	+	++	+	+	++	+	+	+	0	0	0	+	+	++

Summary and comparison of options against the sustainability objectives

Option 1 was found to have mainly positive effects across the 14 objectives. It was considered to have a significantly positive effect on enabling sustainable economic growth.

Option 2 which does not create policy to encourage development of an evening economy does not interact positively with any of the sustainability objectives. It was found to have a negative effect on social objectives such as health and wellbeing, strengthening society and housing. It also acts negatively on the objectives for economic development and encouraging active and sustainable travel. In terms of the environmental sustainability objectives, many of these are not influenced at all by the absence of a policy, however it has a negative relationship with the transport objective, climate change and the historic environment.

Option 3 showed a similar pattern to option 1 in that it was considered to have mainly positive effects across the 14 objectives. The spatial element of option 3 enables it to deliver more for the social objectives, increasing the benefit for strengthening society to 'significant' and allowing benefits to be delivered more quickly. It has a significantly positive effect on enabling sustainable economic growth and may help to encourage public transport links. The spatial element of option 3 allows greater scope for protecting natural resources over option 1, however conversely it may deliver slightly less than option 1 in terms of landscape, as it allows for edge-of-settlement development.

The most sustainable option

Option 3 – zone land in and on the edge of town centres to provide a more diverse space and provide policy to facilitate an evening economy.

The preferred option

Option 1 is the preferred option as research indicated that there is no capacity for retail and leisure development over the plan period and therefore option 3 is not

What likely significant effects are envisaged with the preferred option?

The preferred option has significant positive effects over the medium to long term for the objective relating to sustainable economic growth.

No significant negative effects were identified for the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Key site requirements; requirement for public transport provision; site selection criteria; landscape analysis and policy to protect sensitive landscape / townscape features.

RT5: Retail Impact Assessment - thresholds

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework - 1000sqm gross threshold.

Option 2: Retain 1000sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in Ballycastle, Portrush and Portstewart.

Option 3: Retain 1000sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in all other town centres.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2... strengthen society.	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	-	-	0	0	0	0	0	0	-	-
Option 2	0	0	0	0	+	+	0	0	0	0	0	0	+	+
Option 3	0	+	0	0	+	+	0	0	0	0	0	0	+	+

Summary and comparison of options against the sustainability objectives

Option 1 was found to have negative effects across several of the sustainability objectives although it scored neutral on a number of objectives. In terms of social objectives, option 1 – Retaining the existing policy, scored negatively in terms of economic growth, material assets, landscape and historic environment making it the least sustainable option

Option 2 scored positively on a number of objectives and was neutral in terms of a number of social objectives. Whilst option 2 scored positively on a number of the same objectives as option 3 it is less likely to deliver more across the Borough than option 3.

Option 3 is the most sustainable option in terms of the number of positive scores. It scored neutral on a number of objectives, however, it delivered more socially, economically and environmentally across the Borough. In terms of social objectives option 3 was more positive in terms of protecting the vitality of small town centres and rural communities. Option 3 also has the potential to minimise visual intrusion and conserve 'sense of place' as well as protecting material assets making it score positive for landscape, sustainable economic growth, historic environment and material assets

The most sustainable option

Option 3 – retain 1000sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500sqm gross in all other town centres.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Retail Impact Assessments/Analysis.

RT6: - Riverside

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Designate Riverside as a location for a specified range of goods and subject to identified need/capacity.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	+	0	0	+	0	0	0	0	0	+
Option 2	0	0	0	0	-	-	0	-	-	0	0	0	0	-

Summary and comparison of options against the sustainability objectives

Option 1 is the more sustainable option scoring positively for economic and environmental objectives. This approach could encourage and protect 'sense of place' and local distinctiveness. This option could also support active travel and support the vitality and vibrancy of the town centre.

Option 2 scored negative on the objectives which scored positively for option 1 as well as scoring negatively for material assets and air quality.

The most sustainable option

Option 1 – retain the principle of the existing policy framework.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

No measures have been identified.

RT7: Filling Stations in the countryside

What alternatives have been considered?

The following options have been developed:

Option 1: Provide policy on location, size and function.

Option 2: Process on a case-by-case basis.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	+	0	0	+	0	+	0	0	0	0	0	+	+
Option 2	0	-	0	0	-	0	-	0	0	0	0	0	-	-

Summary and comparison of options against the sustainability objectives

Option 1 is the more sustainable option, scoring positive in a number of objectives across the board. In terms of social objectives, this option has the potential to promote positive rural interaction and encourage activity in the centre. Economically this option has the potential to support village vibrancy and contribute to sustainable tourism. This option is most positive in terms of environmental

objectives where policy could avoid the loss of greenfield sites, minimise visual intrusion, protect designated landscapes and protect cultural heritage.

Overall, option 2 scored negatively in terms of the same objectives which scored positively for option one. There are more negative impacts associated with processing applications on a case by case basis, this approach could negatively impact local distinctiveness where development is not integrated effectively and could result in loss of greenfield sites. Economically this option has the potential to negatively impact village centre vibrancy and is less proactive in terms of social objectives.

The most sustainable option

Option 1 – provide policy on location, size and function.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

No measures were identified.

TO1: Increasing Visitor Numbers - Impact on our Sensitive Landscapes.

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	0	-	-	?	--	0	0	?	?	-	?
Option 2	+	+	0	0	++	0	+	+	+	0	+	+	+	++

Summary and comparison of options against the sustainability objectives

Option 1 gained a positive scoring for the objectives to improve health and wellbeing, and strengthen society. It was found to have positive effects for economic growth in the short term, becoming uncertain in the medium term and negative in the long term. The option was found to have negative

effects for the objective to manage material assets and the objective to encourage active and sustainable travel. In the latter this effect becomes negative in the long term. The option was found to have positive effects for physical resources in the short and medium term, becoming uncertain in the long term. This option was found to have negative effects for the objective to maintain and enhance landscape character across all the time periods. Option 1 scored negatively for material assets. It was however considered to have positive effects for the historic environment and cultural resources in the short and medium term becoming uncertain in the long term.

Option 2 scored positive for health and well-being and strengthening society, and although as with option 1 potential links were discussed with some other social objectives including housing, any effect was not considered enough to warrant a score. Option 2 scored well for sustainable economic growth, physical resources, active travel, air quality, water resources, natural resources and landscape character with significant positive outcomes for sustainable economic growth in the long term, and for the historic environment and cultural resources. When the appraisal considered the objective to manage material assets option 2 scored negative in the short term but neutral in the long term. Overall option 2 is considered to deliver more based on the outcomes of social, economic and environmental objectives.

The most sustainable option

Option 2 - Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for sustainable economic growth (long term) and the historic environment and cultural resources.

Possible measures to reduce negative effects and promote positive effects.

Tourism policy/strategy; management plans for sites/TCZs/TOZs; partnership working with NGOs; Traffic Impact Assessment/Analysis for the Causeway Route; Transportation Strategy; other planning policy; key site requirements; ecological mitigation – biodiversity measures; Sustainable Drainage Systems (SuDS) and green design / rainwater harvesting.

MN1: Promoting Sustainable Minerals Development - buffer zones

What alternatives have been considered?

The following options have been developed:

- Option 1: Define buffer zones around quarries to exclude inappropriate development.
- Option 2: Define the distance from a settlement that minerals development is acceptable in principle.
- Option 3: Define buffer zones around quarries to exclude inappropriate development, and define the distance from a settlement that mineral development is acceptable in principle.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	0	0	0	+	0	+	0	-	-	-	-	-	0
Option 2	+	0	0	0	-	0	-	0	0	0	-	-	-	0
Option 3	+	0	0	0	?	0	+	0	-	-	-	-	-	0

Summary and comparison of options against the sustainability objectives

Option 1 has limited influence on the social sustainability objectives, other than a medium-long term minor positive effect on health and well-being by decreasing the risk of nuisance from quarrying activity on future residential development. It has a minor positive effect on the sustainable economic growth and physical resources objectives by providing a degree of futureproofing for the quarrying industry. In respect of the environmental sustainability objectives, the option has a minor negative effect on most of these objectives (except active and sustainable travel and the historic environment, where the effects are negligible) as it does not include any elements that are protective of the environment.

Option 2 has limited influence on the social sustainability objectives, other than a minor positive effect on health and well-being by decreasing the risk of nuisance from quarrying activity on existing and future residential development. It has a minor negative effect on sustainable economic growth and physical resources as it inhibit the exploitation of resources in all areas close to settlements. In respect of the environmental sustainability objectives, the option has a minor negative effect on most of these objectives (except active and sustainable travel and the historic environment, where the effects are negligible) as it does not include any elements that are protective of the environment. Over the medium-long term the effects on air quality and climate may reduce to negligible due to the policy resulting in decreased quarrying activity over time.

Option 3 has limited influence on the social sustainability objectives, other than a minor positive effect on health and well-being by decreasing the risk of nuisance from quarrying activity on existing and future residential development. The effect of this policy on economic growth is uncertain whilst the option received an uncertain scoring for physical resources in the short and medium term. In respect of the environmental sustainability objectives, the option has a minor negative effect on most of these objectives (except active and sustainable travel and the historic environment, where the effects are negligible) as it does not include any elements that are protective of the environment.

The most sustainable option

Option 1 - define buffer zones around quarries to exclude inappropriate development.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Policy to limit noise / dust / in proximity to sensitive receptors and policy to limit excessive emissions. Local policy on water pollution prevention including policy for contingency planning to reduce risk of impacts to waterbodies from accidental discharges.

Other policies may be linked with this policy to reduce negative impacts, such as the creation of Areas of Constraint on Minerals Development in areas designated for their importance for nature conservation, landscape, water, historic environment or other relevant environmental significance.

Other mitigation could include the requirement for site management plans, landscaping / planting at quarry boundaries and commitment to reinstatement / restoration.

MN2: Promoting Sustainable Minerals Development - Areas of Constraint on Minerals Development (ACMD)

What alternatives have been considered?

The following options have been developed:

Option 1: Adopt a blanket approach to minerals development in areas designated for their landscape or environmental quality.

Option 2: Allow minerals development in areas designated for their landscape or environmental quality where it can be demonstrated that there is no adverse impact on their landscape or environmental quality.

Option 3: Designate areas to be protected from mineral development and define other areas elsewhere where mineral development will be acceptable in principle.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	-	0	- -	0	0	+	0	+	++	+
Option 2	0	0	0	0	+	0	+	0	0	?	?	+	+	+
Option 2	0	0	0	0	?	0	?	0	0	?	-	+	++	+

Summary and comparison of options against the sustainability objectives

Option 1 has no influence on the social sustainability objectives and some of the economic sustainability objectives. It was found to have a minor negative effect on enabling sustainable economic growth by constraining the minerals industry. Its effect on physical resources is significantly negative for this reason. The option has a minor positive relationship with many of the environmental sustainability objectives due to its protective elements, extending to significant positive for landscape.

Option 1 was also considered to have negative effects for water quality in the short term. While this option has slightly greater environmental benefit than other options, the negative economic aspects mean that it delivers less overall

Option 2 has no influence on the social sustainability objectives and some of the economic sustainability objectives. It was considered to have a minor positive effect on enabling sustainable economic growth by supporting the minerals industry. Its effect on physical resources is also minor positive for this reason. The effect of the option on the climate change objective is uncertain there are also some uncertainties in respect of effects on water resources. This option was found to have positive effects for the objective to protect natural resources and enhance biodiversity. The safeguarding clause means that the option has a positive effect on the landscape and historic environment objectives

Option 3 has no influence on the social sustainability objectives and some of the economic sustainability objectives. It was considered to have uncertain effects for the objective to enable sustainable economic growth. Its effect on physical resources is also uncertain as it includes spatial restrictions which may conflict with the location of extractable mineral resources, thus potentially reducing the scope of the industry to operate. However, outside of these areas, the industry will be supported and safeguarded. The effect of the option on the climate change objective is also uncertain and a minor negative effect is predicted on water resources. Through the protective spatial elements, the option has a positive effect on the natural resources, landscape and historic environment objectives, extending to significant positive for landscape character and consequently the additional certainty brought by this option means it delivers more for the sustainability objectives.

The most sustainable option

The most sustainable option could be either of options 2 or 3. Both options have a number of uncertainties attached, however option 3 gives greater confidence as it provides a spatial element.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for maintaining and enhancing landscape character.

Possible measures to reduce negative effects and promote positive effects.

Sites to be protected from mineral development could be identified through ecological surveys, landscape analysis and review of existing environmental (including water quality) historic environment and built heritage designations. Other policies relating to reducing the impacts of operational quarries or mines may be linked with this option to reduce negative impacts. These may include policies to limit noise / dust / odour / in proximity to sensitive receptors and to limit excessive emissions. The application of local policy on water pollution prevention (including policy for contingency planning to reduce risk of impacts to waterbodies from accidental discharges) may also be a consideration.

MN3: Development in the vicinity of abandoned mines, adits & shafts.

What alternatives have been considered?

The following options have been developed:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Provide policy restricting development on land known to be at risk of instability.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Option 2	0	0	0	0	0	0	0	0	0	0	0	0	0	+

Summary and comparison of options against the sustainability objectives

Option 1 has a negligible effect on most of the sustainability objectives, due to the localised nature of the issue. The option would have a minor negative effect on the historic environment and cultural resources in long term by gradually reducing access to and understanding of industrial heritage features.

Option 2 has a negligible effect on most of the sustainability objectives, due to the localised nature of the issue. It has a positive effect on protecting and conserving the historic environment and cultural resources by allowing areas with important industrial heritage to be protected and conserved, including their settings and for this reason it delivers slightly more for the sustainability objectives than option 1.

The most sustainable option

Option 2 - Provide policy restricting development on land known to be at risk of instability.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

The policy itself is a measure to reduce negative effects.

MN4: Lignite Resources within the Borough

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the existing designation and principle of the existing policy framework.

Option 2: Retain the existing designation and amend existing policy framework to provide greater flexibility for development.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	-	0	+	0	0	0	0	0	0	0
Option 2	0	0	0	0	+	+	-	0	0	0	0	0	0	0

Summary and comparison of options against the sustainability objectives

Option 1 has a negligible influence on many of the sustainability objectives, due to the highly localised nature of the designation. By protecting the regionally significant resource, it has a minor positive effect on physical resources, however, the restriction creates a minor negative effect on economic growth

Option 2 has negligible influence on many of the sustainability objectives, due to the highly localised nature of the designation. It has a minor positive effect on sustainable economic growth and material assets, by allowing expansion of businesses and establishment of infrastructure, subject to criteria, within the resource area. Allowing some new development in the resource area may slightly reduce the viability of the resource, resulting in a minor negative effect, however it is likely the scale of the effect can be reduced through mitigation. As a consequence, this option could deliver more for the sustainability objectives.

The most sustainable option

Option 2 - Retain the existing designation and amend existing policy framework to provide greater flexibility for development.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Planning policy to encourage clustering of dwellings, planning conditions, discharge consents and landscape analysis. Key site requirements in terms of ecological mitigation / avoidance of sensitive ecology.

3.5 ‘Environmental’ Theme - Issues and Options

AB1: Safeguarding our non-listed heritage assets

What alternatives have been considered?

The following options have been developed:

- Option 1: Provide policy to facilitate identification on case by case basis.
- Option 2: Provide policy based on a Borough-wide survey of our non-listed heritage assets.
- Option 3: Do not provide policy but retain the principle of the existing policy framework.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment .
Option 1	0	+	0	0	?	0	0	0	0	0	0	0	+	++
Option 2	0	+	0	0	?	0	0	0	0	0	0	0	+	++
Option 3	0	+	0	0	0	0	0	0	0	0	0	0	+	++

Summary and comparison of options against the sustainability objectives

Option 1 is considered to be the most sustainable, as it is likely to have significantly positive effects for the objective to protect, conserve and enhance the historic environment and cultural resources. The appraisal also found that this option could have positive effects for the objectives to strengthen society and maintain and enhance landscape character. The option was found to have an uncertain effect on the objective to enable sustainable economic growth. The option was considered to have no effect on a number of objectives and was given a neutral scoring in those instances.

The appraisal found that Option 2 could have positive effects for the objectives to strengthen society and maintain and enhance landscape character. It received a significant positive score for the objective to protect, conserve and enhance the historic environment and cultural resources. This option was found to have an uncertain effect on the objective to enable sustainable economic growth. It was also considered to have no effect on a number of objectives and was given a neutral scoring in those instances.

Option 3 was considered to have positive effects for the objectives to strengthen society and maintain and enhance landscape character to protect, conserve and enhance the historic environment and cultural resources. It was also considered to have no effect on a number of objectives and was given a neutral scoring in those instances.

The most sustainable option

Option 1 - Provide policy to facilitate identification on case by case basis.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for the objective to protect, conserve and enhance the historic environment and cultural resources.

Possible measures to reduce negative effects and promote positive effects.

Public participation events for historic environment and cultural resources.

NH1: Protection of our most sensitive landscapes and seascapes

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Retain the principle of the existing policy framework and designate our most sensitive areas as Special Countryside Areas (SCAs) and provide policy to protect these areas.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	+	0	+	-	-	-	-	-	-	-
Option 2	?	-	-	-	++	-	+	+	+	+	0	++	++	+

Summary and comparison of options against the sustainability objectives

Option 1 was found to have no link with the social objectives but gained a positive scoring for the objectives to enable sustainable economic growth and protect physical resources and use sustainably. It was found to have negative effects for the objective to encourage active and sustainable travel and air quality in the long term. The option scored significant negative in the long term for both landscape character and the historic environment. It was found to have negative effects for the objective to protect natural resources and enhance biodiversity. This option was considered to have negative effects for the objective to reduce the causes of and adapt to climate change across all time periods.

The appraisal found that option 2 scored positively for physical resources, active travel, air quality, climate change and the historic environment with significant positive outcomes for sustainable economic growth, natural resources and landscape character. Option 2 did not score well on material assets with negative outcomes predicted and same for some of the social objectives including strengthening society, sustainable housing and in the long-term access to education. An uncertainty score was given for health and well-being. Overall option 2 is considered to deliver more based on the

outcomes of mostly environmental objectives but also the objective relating to sustainable economic growth.

The most sustainable option

Option 2 – to retain the principle of the existing policy framework and designate our most sensitive areas as Special Countryside Areas (SCAs) and provide policy to protect these areas

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for sustainable economic growth, natural resources (long-term) and landscape character.

Possible measures to reduce negative effects and promote positive effects.

Other planning policy; mitigation measures; key site requirements and measures to encourage behavioural change.

NH2: Protection of our Areas of Outstanding Natural Beauty (AONBs)

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Provide policy that applies to all 4 AONBs.

Option 3: Provide policy based on the identified landscape quality of each AONB.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	?	0	0	0	-	0	-	-	-	0	-	-	-	+
Option 2	+	0	-	-	+	?	+	+	+	0	0	+	+	+
Option 3	+	0	-	-	+	?	+	+	+	0	0	++	++	++

Summary and comparison of options against the sustainability objectives

Option 1 scored negatively on the objectives for natural resources, landscape character, water resources and active and sustainable travel. Compared to the other options, it was noticeably more negative for environmental objectives but also in the long term for sustainable economic growth, physical resources and air quality.

Options 2 and 3 scored more positively across social, economic and environmental objectives. Options 2 and 3 scored positive for health and well-being, sustainable economic growth and physical resources. They scored well for active and sustainable travel from the medium term timeframe and for air quality in the longer term. There was some uncertainty about predicted outcomes for both options and material assets. However, both options were considered to score positive for most of the environmental objectives, or improve existing conditions (water resources).

Option 3 scored better than option 2 with significant positives for natural resources, landscape character, and historic environment and cultural resources. However, options 2 and 3 scored negatively in the long term for sustainable housing, and education but overall they were both more positive across several of the sustainability objectives. Overall option 3 is considered to deliver more based mostly on the outcomes for environmental objectives.

The most sustainable option

Option 3 – provide policy based on the identified landscape quality of each AONB.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for natural resources, landscape character, and the historic environment and cultural resources

Possible measures to reduce negative effects and promote positive effects.

Other planning policy; partnership working – environmental organisations, transport providers; green building design – energy efficiency measures, landscaping with SuDS, native planting schemes; biodiversity measures – ecological buffer zones; Best Environmental Option technologies – i.e. septic tanks; development guidelines; landscape character assessments; historic guides; design guides; AONB management plans; . How policy/policies are worded will be key and tailored local level policies.

CY1: Dwellings on farms

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Provide policy to allow greater opportunity for new dwellings on farms.

Option 3: Retain the principle of the existing policy framework and provide policy to allow greater opportunity for new dwellings on farms.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	-	-	+	0	0	-	-	-	-	-	-	-	-	0
Option 2	-	-	+	0	0	-	-	-	-	-	-	-	-	0
Option 3	-	-	+	0	0	-	-	-	-	-	-	-	-	0

Summary and comparison of options against the sustainability objectives

Option 1 was found to have a minor negative effect on health and well-being and strengthening society. It also has a minor positive effect on housing, but negligible impacts were recorded for the sustainable economic growth and education objectives. Option 1 has a minor negative effect on all of the environmental sustainability objectives with the exception of the historic environment, on which it has a negligible effect. This option is the most sustainable, as it accommodates housing needs without creating excessive pressures on the environmental objectives.

Option 2 was found to have a minor negative effect on health and well-being and strengthening society, but minor positive on the housing objective. No effect was identified on the education and economic growth objectives but the option has a minor negative effect on the material assets objective, increasing to significant negative in the longer term. This option has a negative effect on almost all of the environmental objectives, increasing to significant negative in the long term for the physical resources, material assets, active / sustainable travel, climate change and landscape character objectives. The effects were found to be significantly negative throughout all timescales on the water and natural resources objectives.

Option 3 was found to have a minor negative effect on health and well-being and strengthening society, but minor positive on the housing objective. No effects recorded for the sustainable economic growth and education objectives. This option has a negative effect on almost all of the environmental objectives, increasing to significant negative in the medium- long term for the water resources and natural resources objectives.

The most sustainable option

Option 1 - Retain the principle of the existing policy framework.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Planning policy to encourage clustering of dwellings, application of building design criteria, planning conditions, discharge consents, landscape analysis, policy to protect sensitive landscape features and policy to protect heritage features.

CY2: Economic development in the countryside

What alternatives have been considered?

The following options have been developed:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Provide policy to facilitate new small scale rural economic development schemes.
- Option 3: Provide policy to facilitate new small scale rural economic development schemes.
- Option 4: Retain the principle of the existing policy framework and provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive and designated areas.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	+	-	0	-	-	-	-	0	+	+
Option 2	0	+	0	+	?	-	-	-	-	-	-	-	-	-
Option 3	0	0	0	0	+	-	-	-	-	-	-	+	0	0
Option 4	0	0	0	0	+	-	-	-	-	-	-	+	+	+

Summary and comparison of options against the sustainability objectives

Considering option 1, the existing policy, it has no effect on the social sustainability objectives or the education objective. It scored minor positive in terms of enabling sustainable economic growth and has a minor negative influence on material assets as it would place additional pressure on rural infrastructure. Option 1 was considered to have no effect on physical resources. It received a minor negative score for its influence on enabling active and sustainable travel, improving air quality, and the climate change and water resources objectives. This option was also considered to bring minor positive effects on enhancing the historic environment, through the policy inclusion to re-use existing buildings in favour of new site development. It was also found to have positive effects for the objective to maintain and enhance landscape character.

Option 2 is the least restrictive policy in terms of enabling new development. Consequently it has a minor positive effect on social sustainability objectives, but its effect on economic growth is uncertain, as it may draw business from hubs and town centres. Option 2 also has a minor negative effect on material assets, increasing to significant in the long term. Option 2 has a negative relationship with all of the environmental objectives. The negative effects increase to significant in the long term for the physical resources, air quality, climate change, material assets and water resources objectives.

Option 3 has the same pattern of scoring on the social and economic objectives as options 1 and 4. For the environmental sustainability options, option 3 has a minor negative influence on material assets, physical resources, active and sustainable travel, air quality, the climate change objective and water resources. The negative effect on the physical resources, material assets and climate change objectives was judged to be significant over the long term. The option includes some protective policies, therefore it has a minor positive effect on natural resources and no effect on landscape character or the historic environment. Overall the option is less sustainable than option 4

Option 4 has a similar pattern of scoring to option 1, although the slightly broader range of new development enabled by option 4 creates a minor negative effect on the objectives to protect physical resources and use sustainably and managing material assets sustainably. It received minor negative scores for its influence on enabling active and sustainable travel, improving air quality, and the climate change and water objectives. Option 1 was considered to have no effect on natural resources or the landscape character objectives, whereas option 4 includes a new protective element to safeguard sensitive environments which creates a positive effect on these objectives. The option brings minor positive effects on enhancing the historic environment, through the policy inclusion to re-use existing buildings in favour of new site development. The additional protective policy element of option 4 allows it to deliver more for the sustainability objectives, despite it scoring a minor negative effect in respect of physical resources. .

The most sustainable option

Option 4- Retain the principle of the existing policy framework and provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive and designated areas.

The preferred option

Option 4 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Application of building design criteria, species surveys and discharge consents.

CY3: Provision of Social and Affordable Housing in Rural Areas

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework and provide policy relating to affordable housing.

Option 2: Retain the principle of the existing policy framework and provide policy relating to affordable housing, and define small settlements in line with our Settlement Hierarchy.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	++	0	0	0	0	0	0	0	-	-	-	-
Option 2	+	++	++	0	0	0	0	0	0	0	-	-	-	-

Summary and comparison of options against the sustainability objectives

Option 1 has a very similar pattern of influence, however the narrower spatial extent of this option means that it delivers slightly less for the social sustainability objectives. The negative effects of option 1 are confined to a smaller number of settlements, which may slightly reduce the scale of these negative impacts in comparison to option 2. Overall, it is considered that the social benefits of option 2 outweigh its potentially adverse environmental effects, which may be reduced through mitigation.

Option 2 has a positive effect on the achievement of social sustainability objectives including the improvement of health and well-being, strengthening society (significant in the long term) and a significantly positive effect on the provision of good quality, sustainable housing. It has no effect on education or the achievement of economic objectives nor any perceptible effect on achieving transportation, air quality and climate objectives. It has a minor negative effect on the delivery of water resource, natural resource, landscape and historic environment objectives.

The most sustainable option

Option 2 - Retain the principle of the existing policy framework and provide policy relating to affordable housing, and define small settlements in line with our Settlement Hierarchy.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for strengthening society in the long term and the provision of provide good quality, sustainable housing in the medium-long term.

Possible measures to reduce negative effects and promote positive effects.

Housing needs analysis, key site requirements in respect access to public transport, water supply and treatment capacity, planning conditions in respect of retaining local biodiversity, landscape analysis and building design guides.

CY4: Reuse of farm buildings for non-farm related activities (excluding residential)

What alternatives have been considered?

The following options have been developed:

Option 1: Provide policy to allow greater flexibility in the reuse of farm buildings.

Option 2: Provide policy to allow greater flexibility in the reuse of farm buildings.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option 2	+	+	0	0	-	-	0	-	0	0	?	0	0	+

Summary and comparison of options against the sustainability objectives

Option 1, the existing policy, has limited influence on the sustainability objectives, as it permits the reuse of existing buildings for a limited range of functions. For all objectives, option 1 was considered to have negligible effects on the objective.

Option 2 has a positive impact on health and well-being and strengthening society. It was found to have a minor negative effect on sustainable economic growth, as it may not make best use of location. It may interact negatively with material assets objectives, by creating new pressures on infrastructure, depending on the type of use. The effects on water resources are uncertain, as they would be significantly influenced by the type of use. Adverse impacts may be mitigated through the application of policy or criteria. It may help to retain and preserve vernacular buildings which may bring benefit the historic environment objective.

The most sustainable option

Option 2 - provide policy to allow greater flexibility in the reuse of farm buildings.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Planning conditions, policies on floor space or vehicle numbers, species surveys, transport analysis and discharge consents.

WH1: Development within the World Heritage Site's Distinctive Setting.

What alternatives have been considered?

The following options have been developed:

- Option 1: Retain the designation and the principle of existing policy.
- Option 2: Retain the policy and review the designation.
- Option 3: Review the policy and retain the designation.

Option 4: Review both the policy and the designation.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	-	-	++	0	0	0	0	+	++	+
Option 2	0	0	0	0	-	-	?	0	0	0	0	?	?	+
Option 3	0	0	0	0	?	-	?	0	0	0	0	?	?	+
Option 4	0	0	0	0	?	-	?	0	0	0	0	?	?	+

Summary and comparison of options against the sustainability objectives

All options scored similarly across all the social sustainability objectives with neutral scores. Options 2, 3 and 4 scored similarly across the environmental objectives for natural resources and landscape character with uncertain scores whilst option 1 was positive for natural resources and significant positive for landscape character. All 4 options scored positive for the historic environment and cultural resources but neutral for the other environmental objectives. Options 2, 3 and 4 all scored uncertain against physical resources but option 1 scored significant positive. All four options scored negatively for material assets. Although option 1 scored better across several objectives, both it and option 2 scored negative for sustainable economic growth compared to uncertain outcomes for options 3 and 4. Overall option 1 is considered to deliver more based on the predicted outcomes for some of the economic and environmental objectives particularly physical resources and landscape character.

The most sustainable option

Option 1 - Retain the designation and the principle of existing policy.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

None – the preferred option is not the most sustainable.

Possible measures to reduce negative effects and promote positive effects.

Working with partners to improve active and sustainable travel across the area; ecological mitigation; local biodiversity measures; landscape character assessments – local detailed analysis and other planning policy.

GP1: Promoting the general principles of Good Design & Place-Making.

What alternatives have been considered?

The following options have been developed:

Option 1: Provide policy applicable to **all** types of development.

Option 2: Provide policy applicable to all types of development with additional criteria applicable in our designated areas, e.g. AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	+	+	+	+	+	+	+	++	++	+	+	+
Option 2	+	+	+	+	+	-	+	+	+	++	++	++	++	++

Summary and comparison of options against the sustainability objectives

Option 1 scored positively for most of the sustainability objectives with significant positive effects found for the objectives for climate change, and for water resources.

Option 2 scored positively for most of the sustainability objectives with significant positive effects found for the objectives for climate change, and for water resources, natural resources, landscape character and the historic environment and cultural resources. However, option 2 scored negative for material assets. It was noted that the option may inhibit renewables and electrical infrastructure in some areas.

Overall, option 2 is considered to deliver more based on the outcomes of all the sustainability objectives. sustain

The most sustainable option

Option 2 - Provide policy applicable to all types of development with additional criteria applicable in our designated areas, e.g. AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for climate change, water resources, natural resources, landscape character, and the historic environment and cultural resources.

Possible measures to reduce negative effects and promote positive effects.

Building design guides; integration of SuDS; water efficiency technologies; other planning policy – housing, flooding, landscape and landscape character assessments.

3.6 'Infrastructure' Theme - Issues and Options

TP1: Encourage Active and Sustainable Travel

What alternatives have been considered?

The following options have been developed:

Option 1: Provide policy to ensure active and sustainable modes of transport are accommodated in new development.

Option 2: Identify potential transport hubs.

Option 3: Identify potential transport hubs and provide policy to ensure active and sustainable modes of transport are accommodated in new development.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	0	+	0	0	+	+	+	0	+	0	0
Option 2	+	+	0	0	+	+	0	+	+	+	0	0	0	0
Option 3	++	++	0	0	++	+	0	++	++	++	0	+	0	0

Summary and comparison of options against the sustainability objectives

Option 1 and option 3 have a similar pattern of scoring, however with option 1 the absence of a spatial approach means that where effects occur, they are only minor and not significantly positive and it has no effect on material assets.

Option 2 also has a similar pattern of positive effects on objectives as option 3, however its focus on sustainable travel, rather than active travel means that the effects are only minor and not significantly positive and it has no effect on natural resources and biodiversity objectives

Option 3 has strong positive effects on the social objectives of improving health and well-being and strengthening society. Creating linkages between active travel routes and hubs also has a strongly positive effect on the sustainable economic growth in the long term. It also brings strong positive effects to encouraging active and sustainable travel over the medium-long term, which contributes to similar strong benefits to the air quality objective and strong positive effects over the long term in achieving the climate change objective. The option also has minor positive effects on the objectives for material assets and protecting natural resources through enabling greenways and the potential repurposing of derelict land. This approach, which encourages a joined-up approach to deliver active and sustainable transport to new development, rather than addressing transport modes in isolation, delivers most for the sustainability objectives.

The most sustainable option

Option 3 – identify potential transport hubs and provide policy to ensure active and sustainable modes of transport are accommodated in new development.

The preferred option

Option 3 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant adverse effects are anticipated with the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Accessibility analysis for services, facilities, employment; developer contributions; zoning land for transport and active travel hubs; key site requirements; transport analysis; site selection criteria; combining active travel routes with SuDS and landscaping plans.

TP2: Parking provision at Key Tourist Assets

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Identify areas of parking restraint around the tourism asset and provide policy to facilitate the provision of sustainable and sympathetic provision of off-site parking

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2... strengthen society.	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment
Option 1	-	-	0	0	-	0	-	-	-	-	-	-	-	-
Option 2	+	+	0	0	+	0	-	?	?	-	-	+	+	+

Summary and comparison of options against the sustainability objectives

Option 1 has no positive attributes. It has a negative influence on the majority of the sustainability objectives and significant negative effects are identified in terms of maintaining and enhancing the landscape character and protecting, conserving and enhancing the historic environment and cultural resources.

Option 2 has a minor positive relationship with the majority of the social objectives, although it has no relationship with the housing objective. It has no relationship with education or material assets, but has a positive influence on sustainable economic growth. In terms of the environmental sustainability objectives, the option would have a negative influence on physical resources, as new parking areas may take up greenfield land. The creation of new hardstanding and its associated runoff may also contribute to minor negative impacts on the water and climate change objectives, however the scale

of negative impact for these issues could be reduced through mitigation. In respect of encouraging active and sustainable travel and air quality, the effects of option 2 are uncertain, as they are dependent on how the policy is applied and whether it is effective in instigating behavioural changes. The option is also considered to have broadly positive effects on natural resources, landscape character and the historic environment, as the spatial and policy criteria would be drawn to support these objectives.

The most sustainable option

Option 2 – identify areas of parking restraint around the tourism asset and provide policy to facilitate the provision of sustainable and sympathetic provision of off-site parking.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Biodiversity surveys, application of key site requirements – ecological/biodiversity mitigation measures, requirement for all sites to incorporate SuDS and permeable paving reducing runoff to greenfield flow rates, landscape analysis, policy to protect sensitive landscape features, accessibility analysis and transport analysis.

PU1: High structures in sensitive landscapes

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Identify specific areas within our most sensitive landscapes as areas of constraint on high structures development.

Option 3: Identify all of our most sensitive landscape as areas of constraint on high structures development.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	0	0	?	+	0	0	0	0	0	0	-	0
Option 2	0	0	0	0	-	-	0	0	0	0	0	+	++	0
Option 3	0	0	0	0	-	-	0	0	0	0	0	++	++	0

Summary and comparison of options against the sustainability objectives

Option 1 has limited influence on the majority of the sustainability objectives. Its effect on economic growth is uncertain, as other factors / policies tend to have a greater influence in the siting of new tall infrastructure. The option has a minor positive effect on material assets through allowing freedom of choice for the applicant however it consequently receives a minor negative score in respect of landscape character as the policy does not provide any specific protection towards landscapes.

Option 2 has no influence on the social sustainability objectives but has a minor negative effect on the economic objectives of sustainable economic growth and material assets by placing some restrictions on the land areas where this type of development can take place. In respect of environmental sustainability objectives, option 2 has negligible influence on the majority of the objectives however the protective element of the policy results in minor positive effect on protecting natural resources and significant positive effects on maintaining and enhancing landscape character.

Option 3 has no influence on the social sustainability objectives but has a minor negative effect on the economic objective of sustainable economic growth and a significant negative effect on material assets by placing more widespread restrictions on the land areas where this type of development can take place. In respect of environmental sustainability objectives, option 3 has negligible influence on the majority of the objectives however the protective element of the policy results in minor positive effect on protecting natural resources which are significant in the long term and significant positive effects on maintaining and enhancing landscape character.

The most sustainable option

Option 2 was found to be the most sustainable as the appraisal identified significant positive benefits for landscape and positive effects for natural resources and biodiversity. Option 1 was given a mixed scoring including uncertain effects for the objective to enable sustainable economic growth and negative effects for landscape. Option 3 received a significant positive scoring for natural resources (long term) and landscape, but was found to have significant negative effects for managing material assets.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are envisaged for maintaining and enhancing landscape character.

Possible measures to reduce negative effects and promote positive effects.

Landscape analysis, key site requirements; site surveys and ecological mitigation measures – buffer strips near water; site-sharing / using existing structures, other planning policies on distance from dwellings.

FR1: Development in Floodplains

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	0	0	0	+	+	+	0	0	+	+	+	+	+
Option 2	+	0	0	0	+	+	+	0	0	++	++	++	+	+

Summary and comparison of options against the sustainability objectives

Option 1 was given a minor positive effect for the objectives to improve health and well-being, enable sustainable economic growth, manage material assets sustainably, protect physical resources and use sustainably, maintain and enhance landscape character and protect, conserve and enhance the historic environment and cultural resources. This option was also considered to have positive effects on the objective to reduce the causes of and adapt to climate change. It was also considered to have a positive effect on the objectives to protect manage and use water resources sustainably, and protect natural resources. The option was considered to have a neutral effect on some of the sustainability objectives

Option 2 is considered to be the more sustainable option. It was given a minor positive effect for the objectives to improve health and well-being, enable sustainable economic growth, manage material assets sustainably, protect physical resources and use sustainably, maintain and enhance landscape character and protect, conserve and enhance the historic environment and cultural resources. This option was also considered to have positive effects on the objective to reduce the causes of and adapt to climate change in the short term, becoming a significant positive effect in the medium and long term. Part of the reason for this option being the more sustainable option was that it was considered to have a significantly positive effect on the objectives to protect manage and use water resources sustainably, and protect natural resources and use sustainably across short, medium and long term time periods. The option was considered to have a neutral effect on some of the sustainability objectives. .

The most sustainable option

Option 2 – allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

The preferred option has significant positive effects in the medium to long term for the climate change objective and through all timescales for the water resources and natural resources objectives.

No significant negative effects were identified for the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Water pollution prevention local policy guidelines; consents to discharge; biodiversity checklists; flood risk assessments.

FR2: Impact of Potential Future Flooding on New Development outside of Existing Floodplains

What alternatives have been considered?

The following options have been developed:

Option 1: Identify buffer strips (based on the Rivers Agency's 2030 predictions) around existing identified floodplains and provide policy for the protection of these areas.

Option 2: Retain the existing flood plain areas only and retain the principle of the existing policy framework.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	0	0	0	+	0	+	0	0	++	++	+	+	+
Option 2	+	0	0	0	+	0	+	0	0	+	+	+	+	+

Summary and comparison of options against the sustainability objectives

Option 1 is considered to be the most sustainable option. It was given a positive scoring for the objectives to improve health and well-being, enable sustainable economic growth, protect physical resources and use them sustainably, protect natural resources and enhance biodiversity, maintain and enhance landscape character and protect conserve and enhance the historic environment and cultural resources. This option was considered to have a positive effect on reducing the causes of and adapting to climate change, and protect manage and use water resources sustainably in the short and medium term, becoming significant in the long term. This aspect makes this option the most sustainable. The option was considered to have a neutral effect on six of the sustainability objectives.

Option 2 was considered to have positive effects for the objectives to improve health and well-being, enable sustainable economic growth, protect physical resources and use them sustainably, protect natural resources and enhance biodiversity, maintain and enhance landscape character and protect conserve and enhance the historic environment and cultural resources. This option was considered to have a positive effect on reducing the causes of and adapting to climate change, and protect manage and use water resources sustainably. The option was considered to have a neutral effect on six of the sustainability objectives.

The most sustainable option

Option 1- identify buffer strips (based on the Rivers Agency's 2030 predictions) around existing identified floodplains and provide policy for the protection of these areas.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

The preferred option has significant positive effects in the long term in terms of adapting to climate change and protecting and managing water resources.

No significant negative effects were identified for the preferred option.

Possible measures to reduce negative effects and promote positive effects.

Water pollution prevention local policy guidelines; consents to discharge; biodiversity checklists and flood risk assessments.

FR3: Promote the use of Sustainable Drainage Systems (SuDS)

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework

Option 2: Provide policy on the use of SuDS for all development.

Option 3: Provide policy on the use of SuDS to certain categories of development.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	?	0	?	0	?	0	?	-	0	?	?	?	?	0
Option 2	+	0	+	0	+	0	+	+	0	++	++	+	+	0
Option 3	+	0	+	0	+	0	+	+	0	+	+	+	+	0

Summary and comparison of options against the sustainability objectives

Option 1 was considered to have an uncertain effect on the objective to improve wellbeing, provide good quality sustainable housing, enable sustainable economic growth, protect physical resources, reduce causes of and adapt to climate change, protect, manage and use water resources sustainably, protect natural resources and maintain and enhance landscape character. This reflected the view that although this option could have potential positive effects on all of these objectives, the use of Sustainable Drainage Systems could not be enforced under this option and so this benefit could not be assured. The objective for encouraging active and sustainable travel was given an uncertain scoring in the short and medium term, but becoming minor negative in the long term, as potential opportunities could be missed to provide connections with new developments using green infrastructure. The option was considered to have a negligible effect on several of the objectives.

Option 2 was considered to be the most sustainable approach as positive outcomes were identified for the objectives to improve health and well-being, provide good quality, sustainable housing, enabling sustainable economic growth, protect natural resources and enhance biodiversity and maintain and enhance landscape character. Option 2 was also found to have significant positive effects for the objective to protect, manage and use water resources sustainably, across all time periods. The appraisal also reflected a positive effect on encouraging active and sustainable travel in the long term, although neutral in the short and medium term. In the objective for reducing the causes of and adapting to climate change the option received a positive score in the short and medium term, becoming significantly positive in the long term. The option was considered to have a negligible effect on several of the objectives.

Option 3 also scored positively across many of the sustainability objectives including improving health and wellbeing, providing good quality sustainable housing, enabling sustainable economic growth, protecting physical resources and using sustainably, reducing the causes of and adapting to climate change, protecting managing and using water resources sustainably, protecting natural resources and enhancing biodiversity and maintaining and enhancing the landscape character. The objective also has considered to have a minor positive effect on the objective to encourage active and sustainable travel in the long term, although to have a neutral effect in the short and medium term. The option was considered to have a negligible effect on several of the objectives.

The most sustainable option

Option 2 – provide policy on the use of SuDS for all development.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Significant positive effects were identified for the objective to reduce the causes of and adapt to climate change in the long term, and the objective to protect, manage and use water resources sustainably in the short, medium and long term.

Possible measures to reduce negative effects and promote positive effects.

Guidance on incorporating biodiversity measures and SuDS.

FR4: Development in proximity to reservoirs

What alternatives have been considered?

The following options have been developed:

Option 1: Identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.

Option 2: Do not identify flood inundation areas of controlled reservoirs.

Option 3: Reservoir Bill – only enact policy when the relevant sections of the Bill are enacted.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	0	0	-	0	0	0	0	0	0	+	++	+	0	0
Option 2	0	0	-	0	0	0	0	0	0	+	+	+	0	0
Option 3	0	0	-	0	0	0	0	0	0	+	++	+	0	0

Summary and comparison of options against the sustainability objectives

Option 1 was considered to be the most sustainable approach as positive outcomes were identified for the environmental objectives of climate change and protecting natural resources and enhancing biodiversity. This option was considered to have a significantly positive effect on the objective to protect, manage and use water resources sustainably across the short, medium and long term time periods. The option was considered to have a negative impact on the objective to provide good quality, sustainable housing reflecting that the option will restrict some development in these areas. The option was considered to have a neutral effect on many of the objectives.

Option 2 scored in a very similar way to option 1 although it was considered to have only a minor positive effect on the objective to protect, manage and use water resources sustainably. The option was considered to have a neutral effect on many of the objectives.

Option 3 was also considered to have a neutral effect on many of the sustainability objectives however it had a significantly negative effect on the objective to provide good quality sustainable housing in the short term, becoming minor negative in the medium and long term. The option was also considered to have a minor positive effect on climate change in the medium and long term, although minor negative in the short term with the possible loss of some the flood inundation areas. When the appraisal considered the objective for protecting, managing and using water resources sustainably, option 3 was given a significantly negative score in the short term through a potential increased flood risk, however in the medium and long term this effect became significantly positive through the enactment of the Reservoir Bill. The option was also considered to have a minor negative effect in the short term on the objective to protect natural resources and enhance biodiversity, becoming a minor positive effect in the medium and long term.

The most sustainable option

Option 1 – identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

The preferred option was considered to have a likely significant effect on the objective to protect, manage and use water resources sustainably.

Possible measures to reduce negative effects and promote positive effects.

No measures were identified.

RN1: Facilitating renewable energy development whilst protecting our landscape

What alternatives have been considered?

The following options have been developed:

Option 1: Retain the principle of the existing policy framework.

Option 2: Retain the principle of existing policy framework and designate areas of constraint within our most sensitive landscapes and provide policy for these areas.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	-	0	0	0	+	+	-	0	+	+	-	-	-	-
Option 2	?	0	0	0	++	+	-	0	+	+	+	+	+	+

Summary and comparison of options against the sustainability objectives

Option 1 was found to have positive outcomes predicted for sustainable economic growth, material assets, air quality and climate change. However, option 1 scored poorly with negative outcomes on most of the environmental objectives including water resources, natural resources, landscape character, and the historic environment and cultural resources. The option scored negative against physical resources. Option 1 also scored negative for health and well-being

Option 2 was found to have positive outcomes predicted for sustainable economic growth, material assets, air quality and climate change and scored significant positive in the longer term for sustainable economic growth. Option 2 scored positively on most of the environmental objectives including water resources, natural resources, landscape character, and the historic environment and cultural resources in either the medium and long-term, or long-term timeframe. The option was however found to have a negative on physical resources. Option 2 scored negative for health and well-being but was predicted uncertain from the medium term timeframe. Overall option 2 is considered to deliver more based on a mix of mostly economic and environmental objectives.

The most sustainable option

Option 2 – retain the principle of the existing policy framework and designate areas of constraint.

The preferred option

Option 2 is the preferred option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects are envisaged for sustainable economic growth (long term).

Possible measures to reduce negative effects and promote positive effects.

Key site requirements; site surveys and ecological mitigation measures – buffer strips near water; other planning policy.

RN2: Settlement Growth – The Impact of the presence of wind turbines outside Settlement Development Limits on future settlement growth

What alternatives have been considered?

The following options have been developed:

Option 1: Identify a buffer around our towns and villages where wind turbines will not be permitted.

Option 2: Do not identify buffers around Settlement Development Limits

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	0	+	0	+	?	-	0	0	0	0	?	?	+
Option 2	-	0	-	0	-	?	-	0	0	0	0	-	-	-

Summary and comparison of options against the sustainability objectives

Option 1 scored positively on some social and environmental objectives. It scored positive for health and well-being, housing, sustainable economic growth and the historic environment .Option 1 scored positive for natural resources although uncertainty was noted in the long-term timeframe. There was also uncertainty for option 1 in the long term for landscape. The option scored uncertain in the long term for material assets and negative for physical resources although it was positive for material assets in the short term. Overall option 1 is considered to deliver more based on mostly social objectives and some environmental objectives.

Option 2 scored negative for health and well-being, housing, sustainable economic growth, physical resources and the historic environment. For the natural resources objective, Option 2 scored negative from the medium term timeframe. Option 2 scored significant negative on landscape character in the long term. It scored uncertain in the long term for material assets.

The most sustainable option

Option 1 – identify a buffer around our towns and villages where wind turbines will not be permitted.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were identified.

Possible measures to reduce negative effects and promote positive effects.

Other planning policy; ecological mitigation measures; biodiversity measures and landscaping schemes/measures.

DC1: Should the principle of developer contributions be applied to certain types of new development?

What alternatives have been considered?

The following options have been developed:

Option 1: Seek developer contributions on appropriate types and scale of development. Seek developer contributions on appropriate types and scale of development.

Option 2: Seek developer contributions on a case-by-case basis.

Option 3: Do not provide policy which seeks developer contributions.

These options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 5. A summary of the long term effects is shown in the following table:

	1... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment
Option 1	+	+	0	+	0	+	0	+	0	0	+	0	0	0
Option 2	?	?	0	?	0	?	0	?	0	0	?	0	0	0
Option 3	-	-	0	-	0	-	0	-	0	0	-	0	0	0

Summary and comparison of options against the sustainability objectives

Option 1 has a minor positive influence on social sustainability objectives, as developer contributions can be used to enhance the quality and accessibility of shared and open space. It can also help with the education objective but was not considered to be sufficiently influential to cause an effect on sustainable economic growth. Developer contributions can also positively influence the management of material assets. In respect of the environmental sustainability objectives, the option brings minor positive effects in respect of active and sustainable travel and water resources, through the facilitation of access to sustainable transport and SuDS.

Option 2 has the potential to achieve the same effects on the same sustainability objectives, but the absence of a policy or spatial element means that there is no certainty of whether contributions would be made and could result in fragmented / isolated benefits. An absence of policy or spatial requirements for developer contributions, as examined through Option 3, does not create any positive effects on sustainability objectives. It adversely affects the social sustainability objectives and also the education, material assets, active / sustainable travel and water objectives.

The most sustainable option

Option 1 – seek developer contributions on appropriate types and scale of development.

The preferred option

Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option?

None identified.

Possible measures to reduce negative effects and promote positive effects.

Accessibility analysis for open space including play facilities; transport analysis / requirement for public transport provisions; master planning; partnership working; site design guides and SuDS design guides.

4 THE IMPACT OF THE PREFERRED OPTIONS

This section considers the preferred options in terms how they cumulatively relate to the fourteen sustainability objectives. Appendix 4 illustrates how the preferred options were scored for each sustainability objective. In each case, the score for the long-term effects is used.

1. Health and Wellbeing

Public policy seeks to increase healthy life expectancy, reduce preventable deaths, improve mental health and reduce health inequalities. Evidence shows that there is a need to address obesity, increase physical activity and reduce inequalities in health. It is also necessary to provide for the needs of an aging population and minimise the detrimental impacts of noise. This can be achieved by creating an environment that is clean and attractive; encourages healthy lifestyles; protects tranquil and quiet areas and enables access to health care facilities for all.

- **Strategic:** The preferred options selected within the Strategic theme will help to maintain populations within the hubs and settlements, enabling access for more of the population to high quality healthcare, and leisure and recreation facilities. Rural development in small settlements and open countryside will help to retain a vibrant population which supports local services. It will also enable those wishing to continue to live in rural settlements and on farms to do so, which helps to support family networks.
- **Social:** The preferred options identified under the Social theme are all considered to contribute positively to the objective for improving health and well-being. The option for the provision of Health, Education, Community and Cultural Facilities was given a significant positive scoring, reflecting the role that such services play in encouraging healthy lifestyles.
- **Economic:** Within the Economic theme, some of the preferred options were considered to have no impact on the health and well-being objective, however two were considered to have significantly positive effects. The preferred options that will consider retail centre hierarchies and town centres boundaries were found to have an important role in supporting active lifestyles and providing vibrant places for social and intergenerational contact.
- **Environmental:** When we consider the effect of the Environmental themed preferred options on the objective to improve health and well-being, we find broadly positive effects with only one option having a negative effect.
- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme are considered to contribute positively to the objective for improving health and well-being, reflecting the role that such services play in encouraging healthy lifestyles. The preferred option that will encourage active and sustainable travel was considered to have a significantly positive effect, through the benefits to health and well-being from active travel.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on health and wellbeing.

2. Strengthen society

Regional policy is directed towards improving community relations and creating a safe society which is more united. Success will be represented by places which are inclusive, respect culture and identity, promote social integration and create a sense of pride. They will also be designed to feel safe and to reduce opportunity for crime or anti-social behaviour.

- **Strategic:** All of the preferred options contained in the Strategic theme were considered to have positive effects for strengthening society.

- **Social:** Within the Social theme, some of the preferred options were considered to have positive effects for this objective and two received a significant positive scoring. These related to the preferred options around social housing distribution and the provision of social and affordable housing. The appraisal reflected on the positive role that social and affordable housing can play in promoting social integration.
- **Economic:** For the preferred options identified under the Economic theme, where an effect was identified it was either positive or significantly positive. The preferred options on retail centre hierarchy, town centre boundaries and promoting an evening economy in town centres were considered to have significant positive effects on strengthening society. This reflects the positive contribution that town centres, including retail centres, and promotion of the night-time economy can play in helping to create safe shared spaces for people to meet.
- **Environmental:** When we consider the effect of the Environmental theme's preferred options on this objective, one was considered to have negative effects for this objective, and one was considered to have significantly positive effects. The preferred option which will provide for social and affordable housing in rural areas was found to help to meet identified needs that could reduce inequalities and could help to promote positive social interaction. For the other preferred options, where an effect was identified, it was a positive one. The assessment reflects the challenge of protecting sensitive landscapes while ensuring that rural communities can be maintained and supported.
- **Infrastructure:** One of the preferred options identified under the Infrastructure theme is considered to contribute significantly positively to this objective, through encouraging sustainable and active travel which is important for social connection. One other was considered to have positive effects on this objective, and the rest received a neutral score.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on strengthening society

3. Good quality sustainable housing

The population is growing and therefore there is ongoing need for new housing in locations that meet regional policy, are accessible and balance the needs of society and the environment. The make-up of households is changing therefore design needs to meet long term requirements with good quality build to be sustainable. This objective should reduce homelessness and ensure decent, affordable homes with a mix of types.

- **Strategic:** Within the Strategic theme, almost all of the preferred options were considered to have positive effects for this objective. The preferred option on spatial growth was given a significantly positive scoring for this objective, this is a key policy that will facilitate sustainable housing growth.
- **Social:** Where an effect was identified for this objective, the preferred options selected within the Social theme were all given a positive scoring and the preferred option which covers the provision of social and affordable housing was considered to have a significantly positive effects.
- **Economic:** Where an effect was identified for this objective, the preferred options selected within the Economic theme were found to have positive effects.
- **Environmental:** When we consider the effect of the Environmental theme's preferred options on this objective we find a more mixed picture, with two of the preferred options having a negative impact. However, one preferred option has a positive impact and one was found to have a significantly positive effect. This preferred option provides for social and affordable housing in rural areas, which will significantly help to meet housing needs in rural areas.

- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme are considered to have no effect on this objective. One option one is negative and two options are positive.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on delivering good quality sustainable housing.

4. Access to high quality education

Good education improves opportunities for employment and also contributes to avoidance of poverty and healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making schools more sustainable and reducing inequalities in education.

Strategic: The Strategic theme's approach to growth was considered to help maintain high levels of population in urban areas where education services can be delivered efficiently whilst maintaining rural populations which will help with rural school sustainability. Where an effect was identified, it was positive and the preferred option for spatial growth for the Borough was found to have significant positive effects.

Social: Where effects were identified within the Social theme, they were found to be positive. One preferred option, which related to the provision of health, education, community and cultural facilities was found to have significant positive effects for this objective.

Economic: Within the Economic theme, several of the preferred options were considered to contribute positively to providing access to education. These include the preferred option which will provide for the creation of opportunities for skills enhancement and further learning potential with the Atlantic Link Enterprise Campus Enterprise Zone.

Environmental: Within the Environmental theme, two of the preferred option are considered to have a negative impact on this objective.

Infrastructure: Within the Infrastructure theme, all of the preferred options identified were considered to have a neutral relationship with this objective.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on enabling access to high quality education.

5. Enable sustainable economic growth

Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business start-ups, facilitate innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and increase their income.

Strategic: When the appraisal considered the effects of the Strategic theme's preferred options on this objective, it identified positive effects for all of the chosen options. The preferred option for the location of zoned development land was considered to have significantly positive effects. This option has the ability to deliver sustainable economic growth, by developing sites that are more attractive for different economic uses in locations that can support the proposed use.

Social: Where an effect was identified, the preferred options selected within the Social theme were found to have positive effects for this objective.

Economic: Within the Economic theme, one of the preferred options was given an uncertain scoring, but the majority were positive. Six options were considered to have significantly positive effects. The preferred option which provide for an ample supply of suitable and available economic land was found to have potential to provide for a range of jobs and enable competition in the local economy.

The preferred option that will provide for the zoning of land to facilitate the expansion of the Atlantic Link Enterprise campus enterprise zone was considered by the appraisal to have potential for the creation of a range of job types. The preferred option that makes provision for a review of the existing retail hierarchy including identification of new centres and the preferred option that will provide for the review of existing boundaries for town, village and local centres were both found by the appraisal to provide opportunities for innovation and competitiveness within the local economy and the creation of a range of job types.

The preferred option which will encourage the evening economy in town centres was also found to support innovation and competitiveness within the local economy. The preferred option for managing increasing visitor numbers was also found to have significant positive effects for this objective, as it could encourage increased footfall and vibrancy while providing appropriate levels of protection and conservation to the surrounding landscape.

Environmental: The preferred options identified under the Environmental theme were mainly considered to have positive effects for this objective, however one was given a negative scoring, and two had an uncertain effect.

Infrastructure: Most of the preferred options identified under the Infrastructure theme are considered to contribute positively to the objective for enabling sustainable economic growth, including two which were given a significantly positive scoring. The preferred options which will facilitate renewable energy development and encourage active and sustainable travel were both found to have potential to stimulate a green economy and to make the Borough an attractive place to live, work, invest in and visit. There is one preferred option that has a negative effect and one with no effect.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on enabling economic growth.

6. Manage material assets sustainably

Material assets such as infrastructure and sources of energy production are essential for society and the economy but need careful planning to ensure that they are designed for efficiency and to minimise adverse impacts. The concept of circular economy treats waste as resource which should be managed sustainably to reduce production and increase recovery, recycling and composting rates; new or adapted facilities may be required.

- **Strategic:** The preferred options which form the Strategic theme are considered to positively contribute to the sustainable management of material asset services. Agreeing a settlement hierarchy will allow growth and development to progress in a planned and strategic manner, facilitating provision of recycling and waste management services and other infrastructure (including energy infrastructure) efficiently. The preferred option on the location of housing land was found to have significant positive effects.
- **Social:** The preferred options identified under the Social theme are all considered to either have a neutral or a positive effect on this objective.
- **Economic:** Within the Economic theme, many of the preferred options were considered to have no effect on this objective. Five preferred options were considered to have positive effects. The preferred option which will provide for the zoning of the Atlantic Link Enterprise Campus was

found to have significant positive effects as it could provide opportunities for relevant businesses to locate near to this serviced hub. One preferred option was considered to have an uncertain effect on this objective and one was found to have negative effects.

- **Environmental:** When we consider the effects of the Environmental themed preferred options on the objective to manage material assets sustainably, we find five preferred options which are considered to have a negative effect and two with uncertain effects. This reflects the challenge to use material assets sustainably while ensuring environmental protection.
- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme are considered to have no effect on this objective while four contribute positively. One was identified to have a negative effect whilst one was considered to have an uncertain effect.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on managing material assets sustainably.

7. Protect physical resources and use sustainably

Land, minerals, geothermal energy and soil are resources which require protection from degradation and safeguarding for future use. Sustainable agriculture, tourism and sustainable use of minerals and geothermal energy can help to support the economy.

Minerals, earth science sites, geothermal energy, land and soil are resources that require protection from degradation and safeguarding for future use. Sustainable use of physical resources can help to support the economy.

- **Strategic:** The preferred options presented within the Strategic theme have the potential to focus growth in the hubs, towns and rural settlements and enable appropriate growth in the open countryside. This approach helps to protect physical land resources by focusing growth in the towns and settlements, which helps to minimise loss of greenfield land. The preferred option on the settlement hierarchy could help to focus development on already developed areas and may help to protect physical resources through avoidance. In the appraisal, one of the preferred options was found to have positive effects and two were found to have uncertain effects. This reflects unknowns at this stage of plan preparation.
- **Social:** Where an effect was identified in the Social theme for the preferred options, it was positive, and in one case significantly positive. The preferred option which will review the policy framework in the approach to the split between rural and urban rural housing was found to have significant positive effects for this objective.
- **Economic:** Within the Economic theme, there was more of a mixed picture, with three of the preferred options having a negative effect but six having a positive effect. One preferred option received an uncertain score.
- **Environmental:** When we consider the effect of the Environmental theme's preferred options on this objective, two of the preferred options were found to have negative effects with one having uncertain effects. This reflects the inevitable loss of greenfield land where development occurs in the open countryside. Three preferred options were found to have positive effects.
- **Infrastructure:** Three of the preferred options identified under the Infrastructure theme are considered to contribute positively to the objective for protecting physical resources and using sustainably. This reflects the positive effects for protection of land resulting from flood protection policies. However, three of the preferred options identified under the Infrastructure theme are considered to have negative effects for this objective, through policy to facilitate infrastructure developments in rural areas which may result in losses of greenfield land.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on protecting physical resources and using sustainably.

8. Encourage active and sustainable travel

There is a common goal to reduce traffic emissions and congestion which means reducing car use and increasing other forms of transport. Better access to public transport and opportunities for active travel make travel more affordable with added health benefits and also reduces greenhouse gas emissions. Measures that help reduce car use and improve accessibility to encourage a shift to travel by public transport, walking and cycling will contribute to this goal.

- **Strategic:** The preferred options which form the Strategic theme were all considered to positively encourage the use of active and sustainable travel options. Focusing growth using a settlement hierarchy will enable people to live in locations that allow convenient access to public transport, whilst supporting small settlements in rural areas that act as hubs for rural public transport.
- **Social:** The preferred options identified under the Social theme are almost all considered to have positive effects for this objective, including three where significant positive effects were identified. This reflects the influence that the distribution of social housing, reviewing the approach to the urban/rural split for housing and providing for private amenity space in new residential developments could have on encouraging a behavioural change towards active and sustainable travel. The remainder were found to have a neutral effect.
- **Economic:** Within the Economic theme, where an effect was identified it was positive for this objective, other than one which recorded a score of uncertain. The preferred options was given a significant positive scoring for this objective. This recognises the role that town centres play as a focus for public transport and as a location for services which may be accessed on foot or by bicycle.
- **Environmental:** When we consider the effect of the environmental theme's preferred options the objective to encourage active and sustainable travel, we find a more balanced outcome, with three of the preferred options having a negative score for this objective and three having positive effects identified. The preferred options which were found to have negative effects relate to development in the open countryside and on farms and reflect the rural nature of the council area.
- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme are considered to have no effect on this objective, with one preferred option having uncertain effects and two having positive effects. The preferred option which aims to encourage active and sustainable travel was found to have significant positive effects as it benefit those without access to a vehicle and could help to reduce traffic congestion. It may help to create or enhance walking and cycling routes encouraging a modal shift towards active travel.

Cumulative Impact: These measures along with the others identified in the POP will cumulatively have a positive effect on encouraging active and sustainable travel.

9. Improve air quality

Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded careful siting of development should avoid impacts on sensitive receptors.

- **Strategic:** Two of the preferred options which form the Strategic theme are considered to positively contribute to this objective, whilst one was given an uncertain effect which reflects uncertainties at this stage of plan-making.

- **Social:** The preferred options identified under the Social theme are almost all considered to either have a positive or a neutral effect on air quality. However, one preferred option is considered to have negative effects, acknowledging that provision for housing in rural areas can have negative impacts on air quality from vehicle use.
- **Economic:** Within the Economic theme, many of the preferred options were considered to have no effect on this objective. Two preferred options were considered to have uncertain effects, and two to have negative effects. One preferred option was considered to have a positive effect.
- **Environmental:** When we consider the effect of the Environmental theme's preferred options on the objective to improve air quality, two have positive effects and two have negative effects. The remainder are considered to have a neutral effect.
- **Infrastructure:** Most of the preferred options identified under the Infrastructure theme have been given a neutral scoring in the appraisal. One preferred option was found to have positive effects and one was found to have significant positive effects. The preferred option for encouraging the use of active and sustainable travel options, was considered to have a significantly positive effect, as it could lead to behaviour change towards reducing car use and increasing active and sustainable travel.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on improving air quality.

Comment: More information is needed to fully assess the impacts of growth giving consideration to location. The effect of the preferred options on this objective will be strongly influenced by whether people change their behaviour and change their mode of transport especially for short journeys.

10. Reduce causes of and adapt to climate change

International commitments require greenhouse gas emissions to be reduced to lessen their effects on climate. Measures that help reduce energy consumption and enable renewable energy helps lessen greenhouse gas emissions however adaption is also required to plan for the impacts of climate change.

- **Strategic:** Two of the preferred options within this theme were found to have an uncertain relationship with the objective to reduce the causes of and adapt to climate change. Any growth requires development that will create and most probably increase greenhouse gas emissions but this must be considered against the availability of cleaner energy sources, increasingly energy efficient building designs and an increasing awareness of integrating adaptation measures to local infrastructure. In addition, the allocation of the majority of planned new housing in the existing settlements should help reduce the need for private car journeys but this must be considered against development in the open countryside that will continue or increase local car journeys. The preferred option on the location of zoned development land was given a positive scoring for this objective because it will require that new land zonings occur only where infrastructure is available, thus encouraging active and sustainable travel and a move away from the private car.
- **Social:** Many of the preferred options identified under the Social theme are a considered to have a positive effect for this objective, although one preferred option was found to have negative effects.
- **Economic:** Within the Economic theme, many of the preferred options were considered to have no effect on this objective. Two preferred options were found to have negative effects, two had positive effect and two had uncertain effects.
- **Environmental:** Within the Environmental theme, many of the preferred options were considered to have no effect on this objective, whilst two had a negative effect. The preferred option which

will promote the general principle of good design and place-making had a significantly positive effect. This option will provide policy for new development which could enable consideration of climate change within development management, and will provide additional protection to designated sites and habitats. These factors are important for helping to combat the effects of climate change.

- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme had positive effects on this objective. The preferred options which cover development in floodplains, flood risk protection and the use of Sustainable Drainage Systems (SuDs) were all considered to have significantly positive effects, highlighting the links between climate change adaptation and reducing flood risk. The preferred option which aims to encourage active and sustainable travel was found to have significant positive effects for this objective, as the appraisal recognised that reducing reliance on vehicles, supporting the use of public transport and encouraging walking and cycling may help to reduce energy consumption and reduce greenhouse gas emissions. However, one of the preferred options was given a negative scoring for this objective.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on reducing causes of and adapting to climate change.

11. Protect, manage and use water resources sustainably

This objective encompasses reducing levels of water pollution, sustainable use of water resources, improving the physical state of the water environment and reducing the risk of flooding now and in the future. It meets the requirements of Northern Ireland legislation, strategies and plans in support of the Water Framework Directive and other Directives that relate to water and it takes account of the future impacts of climate change.

- **Strategic:** The preferred options presented within the Strategic theme were considered to have a positive or uncertain effect on this objective. Focusing population growth and development in settlements helps to encourage growth in appropriate areas with adequate facilities and services including water infrastructure. Two of the preferred options presented in the POP were found to have positive effects for this objective whilst one was found to have uncertain effects.
- **Social:** For many of the preferred options within the Social theme positive effects were identified, including one where significant positive effects were identified. One of the preferred options was found to have significant positive effects on this objective, through providing an opportunity for a review of the policy framework on the approach to the rural/urban split for housing. This would allow issues in relation to rural housing in respect of water capacities and infrastructure to be further considered. One preferred option was found to have uncertain effects.
- **Economic:** Within the Economic theme, there was more of a mixed picture although many of the preferred options were found to have no effect. There were three preferred options that were considered to have negative effects, and two with positive effects. A further two preferred options had uncertain effects. This reflects the balance that must be sought when facilitating and encouraging economic growth, whilst recognising that this could lead to an increase in water usage needs, or create a risk to local water quality. It is not possible to fully determine these impacts without considering spatial information, although mitigation can be employed to minimise the potential effects in many locations.
- **Environmental:** When we consider the effect of the Environmental theme's preferred options on this objective, three of the preferred options were considered to have negative effects, relating to new development on farms or in rural areas including the open countryside. One preferred option was considered to have an uncertain effect on this objective. This reflects a wider scope for potential water pollution through new development in the countryside and their reliance on septic tanks. This effect will be considered in more detail once locations are known. If negative

effects are identified, mitigation such as key site requirements may be recommended. However, the preferred option on general principles for good design and place making was found to have significant positive effects, on this objective, as it has potential to ensure permeable surfaces and sustainable drainage systems are used in all developments, which could help to reduce surface run-off and protect local water quality.

- **Infrastructure:** Four of the preferred options identified under the Infrastructure theme are considered to contribute significant positive effects towards this for objective. This reflects the inclusion of a number of preferred options which deal with Sustainable Drainage Systems, and avoidance of flood risk areas. Positive effects were also identified in the preferred option which facilitates renewable energy development, and the possible role that developer contributions could play in improving infrastructure relating to water and water quality. However a negative impact was identified for the preferred option to provide parking at key tourist assets.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on protecting, managing and using water resources sustainably. Considering the mitigation of negative effects will be an important function as the plan progresses, within development management requirements.

12. Protect natural resources and enhance biodiversity

International obligations which are adopted in Northern Ireland legislation and policies require the protection of biodiversity including flora, fauna and habitats. This is for their intrinsic value and for the wider services that they provide to people, the economy and the environment for example as carbon stores which lessen the effects of climate change. This objective includes protecting and enhancing biodiversity as well as protection of green and blue infrastructure to enhance the services that natural resources provide.

- **Strategic:** The preferred options which form the Strategic theme are considered to positively contribute to protecting natural resources and biodiversity through using a settlement hierarchy which will allow growth and development to take place primarily within settlements, although one preferred option received an uncertain scoring.
- **Social:** Many positive effects were identified for the preferred option within the Social theme, including two where significant positive effects were identified. This reflects that there is potential to facilitate growth whilst encouraging biodiverse areas within and between areas of development including blue and green infrastructure. One preferred option was considered to have a negative effect on this objective and one had an uncertain effect.
- **Economic:** When we consider the effect of the Economic theme preferred options on this objective we find a more mixed picture, with three of the preferred options having a negative effects and five having positive effects.
- **Environmental:** The effects of the preferred options on the Environmental theme were similarly mixed. Two options had significant positive effects, reflecting the benefits to biodiversity by protecting landscapes and seascapes and the role that general principles including those for design and place-making can play in helping to create and maintain places for wildlife.
- **Infrastructure:** Most of the preferred options identified under the Infrastructure theme are considered to have positive effects for this objective. One preferred option, which deals with development in floodplains was found to have significant positive effects for protecting natural resources because it will help to allow wildlife corridors to continue their natural role in supporting biodiversity. One option had an uncertain effect.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on protecting natural resources and enhancing biodiversity.

13. Maintain and enhance landscape character

International and national policies seek to conserve the natural character and landscape of the coast and countryside and protect them from excessive, inappropriate or obtrusive development. This objective seeks to maintain the character and distinctiveness of the area's landscapes and seascapes and to protect and enhance open spaces and the setting of prominent features, settlements and transport corridors.

- **Strategic:** The preferred options which form the Strategic theme are all considered to positively contribute to this objective. This reflects the preferred options approach to focusing the majority of development into settlements, whilst also enabling appropriate growth in rural communities and the open countryside. The preferred option for spatial growth in the Borough was found to have significant positive effects for this objective because it will have a hub focus for growth, and will help to avoid pressure across the wider countryside.
- **Social:** Under the Social theme, all of the preferred options were found to have positive effects or a neutral scoring. The preferred option which will contribute to the provision of green and blue infrastructure was given a significant positive scoring, reflecting the positive role that these resources can play in providing opportunities to enhance the setting of a development.
- **Economic:** Many of the preferred options identified under the Economic theme are considered to have a positive effect, including one with a significantly positive effect on landscape objectives through creating areas of constraint on mineral development. One option was considered to have negative effects and some were found to have no effect. Two preferred options were found to have uncertain effects.
- **Environmental:** Within the Environmental theme, the preferred option had a broadly positive effect for this objective and two options had a significantly positive effect. These cover the general principles of good design and place making and protection for Areas of Outstanding Natural Beauty (AONB). However, within this theme, two options were considered to have a negative impact on landscape.
- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme are considered to have a positive effect on this objective and one to have significant positive effects through identifying specific areas within our most sensitive landscape areas of constraint on high structures development. One preferred option had an uncertain effect.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on maintaining and enhancing landscape character.

14. Protect, conserve and enhance the historic environment and cultural heritage

Built and cultural heritage are resources that inform our history and bring character and sense of place. They also attract visitors and contribute to the economy and bring vibrancy to the places where we live, work and relax. This can be achieved by protecting and enhancing Conservation Areas, townscapes and other sites of historic and cultural value, including their setting.

- **Strategic:** The appraisal identified no negative impacts from the preferred options which form the Strategic theme, and two of the options were considered to have a neutral effect. One preferred option was considered to have a positive effect.
- **Social:** Many of the preferred options identified under the Social theme are considered to have a positive effect including one with a significantly positive effect for landscape. The appraisal identified that the preferred option which will contribute to the provision of green and blue infrastructure has potential to include the integration of historic/cultural features within its network.

- **Economic:** A number of the preferred options contained within the Economic theme are considered to positively contribute to protecting, conserving and enhancing the historic environment. Three were identified as having significantly positive effects. The preferred option which deals with town centre boundaries which was found to have significant positive effects because it will allow for protection of the setting of built and cultural heritage assets. The preferred option that aims to support the promotion of the evening economy was considered to enhance opportunities for interpretation and understanding of cultural and heritage assets. Long term this could lead to the reuse of vacant or derelict buildings which will help to enhance local distinctiveness. The preferred option for managing increasing visitor numbers was found to have significant positive effects as it could help to improve conservation of historic assets and manage footfall at more sensitive locations. One preferred option was found to have an uncertain effect.
- **Environmental:** When we consider the effect of the Environmental theme's preferred options for this objective we find that most had a positive effect and three had a significantly positive effect. One of the preferred options was found to have negative effects and one had a neutral effect. The preferred option which will promote the principles of good design and place-making was found to have significantly positive effects, because it would be designed to take account of local distinctiveness and should contribute to the conservation of local character. The preferred option which will provide policy to safeguard non-listed heritage assets was found to have significantly positive effects as it will potentially afford those assets additional protection. The preferred option that will provide protection for each Area of Outstanding Natural Beauty was found to have a significantly positive effect because it will help to protect local distinctiveness and sense of place, which in turn will help to maintain the setting of built and historic assets.
- **Infrastructure:** Many of the preferred options identified under the Infrastructure theme are considered to have a positive effect on this objective and none to have negative effects.

Cumulative Impact: Overall the POP is considered to have a cumulative positive effect on protecting, conserving and enhance built and cultural heritage.

5 THE NEXT STEPS

5.1 How has the Sustainability Appraisal influenced the process so far?

This is an Interim Sustainability Appraisal Report and the appraisal process will take account of the representations made during this public consultation. The appraisal process has helped influence the content of the POP, by contributing to the critical review of the issues and the options put forward as reasonable alternatives. Sustainability appraisal will continue throughout Plan preparation and a draft sustainability report will be published with the draft Plan Strategy.

5.2 Outcome

In developing the Plan Strategy we will ensure that no significant effects for the sustainability objectives are likely or that where they are unavoidable they can be mitigated. We will also seek to ensure that positive effects are enhanced where appropriate.

APPENDIX 1: COMPLIANCE CHECKLIST FOR STRATEGIC ENVIRONMENTAL ASSESSMENT

Schedule 2 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 lists the following information required for environmental reports, according to Regulation 11(3), (4). The location in this Interim Report or the Sustainability Appraisal Scoping Report is identified.

Requirement	Location
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	An introduction to the Causeway Coast and Glens Borough Council Local Development Plan (LDP) is presented in Chapter 1. Appendix 4 of the SA Scoping Report outlines the relationship with other plans, programmes and policies.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	SA Scoping Report Chapter 5 SA Interim Report Appendix 2 presents Key Sustainability Issues.
3. The environmental characteristics of areas likely to be significantly affected.	SA Scoping Report Chapter 5. More detail will be added to this at Plan Strategy stage. The Key Sustainability Issues are also presented in Appendix 2 of this Interim Report.
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 areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.	Chapter 5 of the SA Scoping Report identifies environmental problems. The Key Sustainability Issues are also presented in Appendix 5 of the Scoping Report and in Appendix 2 of this Interim Report. The SA Scoping report will outline sites to which the Directives apply and potential pathways and effects that could arise from development.
5. 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.	SA Scoping Report Chapter 5 outlines the main policy themes for each topic and Appendix 4 outlines the relationship with other plans, programmes and policies.

Requirement	Location
<p>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:</p> <ul style="list-style-type: none"> (i) biodiversity; (ii) population; (iii) human health; (iv) fauna; (v) flora; (vi) soil; (vii) water; (viii) air; (ix) climatic factors; (x) material assets; (xi) cultural heritage, including architectural and archaeological heritage; (xii) landscape, and (xiii) the inter-relationship between the issues referred to in sub paragraphs (i) to (xii). 	<p>These issues are all covered in the 14 sustainability objectives in the Sustainability Appraisal Guide used to assess the options and reported in Appendix 2 of this report.</p> <p>Interrelationships have been covered in Chapter 2 and Appendix 3 of this SA Interim Report.</p>
<p>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.</p>	<p>Mitigation measures are referred to in both Chapter 3 and in the matrices presented in Appendix 5 of this report.</p>
<p>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.</p>	<p>Chapter 2 of this report considers this in general and Chapter 3 and Appendix 5 provide more detail on the options appraised and assumptions and limitations encountered in the appraisal.</p>
<p>9. A description of the measures envisaged concerning monitoring in accordance with regulation 16.</p>	<p>Not required at this stage</p>
<p>10. A non-technical summary of the information provided under paragraphs 1 to 9.</p>	<p>A non-technical summary is provided at the opening of this report.</p>

APPENDIX 2: SUSTAINABILITY APPRAISAL GUIDE FOR CAUSEWAY COAST AND GLENS BOROUGH COUNCIL PREFERRED OPTIONS PAPER

This guide is based upon the Causeway Coast and Glens Borough Council’s Local Development Plan 2030 draft Sustainability Appraisal Scoping Report. Sources for it include the Council’s Corporate and Community Plans and the Local Development Plan (LDP) position papers. Other sources of information include data from the Northern Ireland Statistics Research Agency (NISRA). All sources of information are referenced in the Scoping Report.

Key Issues and Appraisal Prompts

1. The objective for sustainable development is to improve health and well-being.
Rationale
Public policy seeks to increase healthy life expectancy, reduce preventable deaths, improve mental health and reduce health inequalities. Evidence shows that there is a need to address obesity, increase physical activity and reduce inequalities in health. It is also necessary to provide for the needs of an aging population and minimise the detrimental impacts of noise. This can be achieved by creating an environment that is clean and attractive; encourages healthy lifestyles; protects tranquil and quiet areas and enables access to health care facilities for all.
Key issues
<ul style="list-style-type: none"> ▪ Trends indicate an ageing population with the number of people over 65 years expected to reach 29% of the total population by 2039. Many older people may have to live on low incomes and may have disabilities and reduced mobility. ▪ The increase in the proportion of older people in the population will increase the requirement for care and there is a need to meet the future needs for care and support for older people at home or in communal homes and to improve access to health services and other facilities and services. ▪ Many people are dependent on carers in the home or local community. This may be a particular issue for those living in rural areas. ▪ The main causes of deaths are cancer, heart disease and respiratory disease which account for 70% of all deaths. ▪ Deaths due to respiratory causes are lower than for NI although they have remained at a fairly steady rate from 2004. Census data for 2011 showed higher than average reports of shortness of breath or difficulty breathing therefore it is important to minimise environmental impacts on respiratory conditions. ▪ Wellbeing is generally good compared to NI as a whole and maintaining a high quality environment can continue to support this. ▪ There is an inequality in health with all measures of health being significantly worse in the most deprived areas. ▪ Good spatial planning can help to reduce health inequalities by providing a high standard of design and place making, open space, capacity for any additional services required and accessibility. ▪ Levels of obesity in the Borough, as well as in Northern Ireland and the UK are high by global standards reflecting poor diet and a relatively sedentary lifestyle. ▪ Levels of physical activity are relatively low and much lower than recommended levels. ▪ There is a need to promote physical activity for all age groups through provision of and ensuring good accessibility to sports facilities, open space, green infrastructure and walking and cycling routes. ▪ In particular there is a need for children to have accessible play opportunities in places where they feel safe.

- Noise and environmental quality are not identified as being significant adverse effects at present however they can impact on health and therefore environmental quality should be improved, or sustained where it is good, to minimise adverse health impacts.
- Radon is naturally present in some areas where it needs to be taken into account in building design.
- Major transport infrastructure has the potential to cause noise disturbance, air pollution or safety risks which can be reduced through siting and design of development.
- Ambulance response times have been increasing across Northern Ireland and are high in our area; the location of and access to emergency services can impact on response times.
- There is a need to plan the relative location of industry and housing, open space and public facilities to minimise use conflicts.

Appraisal Prompts

Positive Effects	Negative Effects
a) Improve access to health care	l) Reduce access to health care
b) Reduce response times for the emergency services	m) Increase response times for the emergency services
c) Provide opportunities for and encourage healthy lifestyles and physical activity for all ages	n) Discourage healthy lifestyles and physical activity
d) Create open space with public access	o) Reduce open space with public access
e) Increase social contact and intergenerational contact (including family cohesion)	p) Decrease social contact and intergenerational contact
f) Support those providing care	q) Lack of support for carers
g) Provide suitable accommodation for those with long term health problems or disability	r) Shortage of suitable accommodation for those with long term health problems or disability
h) Maintain good air quality	s) Decrease in air quality
i) Avoid or reduce noise impacts that may affect health	t) Increase noise impacts that may affect health
j) Improve ability to reach schools and workplaces by active travel	u) Make it harder to reach schools and workplaces via active travel
k) Reduce the risk of traffic accidents	v) Increase the risk of traffic accidents

2. The objective for sustainable development is to strengthen society

Rationale

Regional policy is directed towards improving community relations and creating a safe society which is more united. Success will be represented by places which are inclusive, respect culture and identity, promote social integration and create a sense of pride. They will also be designed to feel safe and to reduce opportunity for crime or anti-social behaviour.

Key issues

- The population is predicted to rise to 145,581 by the year 2027 but decline over the following 10 years to 144,128.
- One fifth of the population is under 16 years although this proportion will decline over the plan period.
- The proportion married is above the NI average and the proportion single is below the NI average.
- There is a trend of an increase in the number of single people and single households with 40% of the population being single.
- Single people have different housing needs which need to be planned for.
- A greater proportion of older people will increase the need for suitable housing that is accessible for those who may not drive and enables support to be provided.
- Levels of deprivation vary widely through the Council area with multiple issues in many areas.
- The highest concentrations of deprivation with respect to proximity to services were largely in Coleraine and Moyle legacy districts.
- There is a commitment and need to promote social inclusion through appropriate and accessible shared space and applying place making to make areas inclusive for all backgrounds and income levels.
- Some parts of our area have populations which predominantly reflect one religion or political opinion.
- There will be an increased need to accommodate those with disability.
- The community is not ethnically diverse, however the needs of minority groups should be taken into account.
- There will continue to be a need for childcare facilities, nursery, primary and secondary schools, particularly in the short term, as well as access to community and leisure facilities.
- About one in four of those surveyed considered that leisure centres, libraries and shopping centres are not shared and open to all and more people thought this was the case for parks therefore consideration needs to be given to making new developments more inclusive.

Appraisal Prompts

Positive Effects	Negative Effects
a) Promote inclusion of all groups	h) Inhibit inclusion of all groups
b) Retain, create, or enhance shared space	i) Shared space reduced or deteriorates
c) Increase accessibility to shared space	j) Decrease accessibility to shared space
d) Promote positive social interaction	k) Decrease positive social interaction
e) Give rural communities appropriate access to facilities and services	l) Rural communities less access to facilities and services
f) Reduce the factors causing inequalities	m) Exacerbate the factors causing inequalities
g) Meet identified needs that will reduce inequalities experienced by the most deprived communities	n) Maintains or increases inequalities experienced by the most deprived communities

3. The objective for sustainable development is to provide good quality, sustainable housing.

Rationale

The population is growing and therefore there is ongoing need for new housing in locations that meet regional policy, are accessible and balance the needs of society and the environment. The make-up of households is changing therefore design needs to meet long term requirements with good quality build to be sustainable. This objective should reduce homelessness and ensure decent, affordable homes with a mix of types.

Key issues

- Predicted household size is to decrease and the type of housing available will need to accommodate this.
- Housing growth indicators have significantly reduced between 2008 and 2016.
- Causeway Coast and Glens Borough Council has had one of the lowest increases in housing stock relative to other Councils.
- Overprovision of housing allocations was evident in the Northern Area Plan.
- Social housing projects have been the driver of new starts since 2015/16 whilst private dwellings/developments have been the driver of completions and social housing completions have significantly decreased during 2015/16.
- The waiting list for social housing in the Council is 5% of the overall total for Northern Ireland however this identifies need for almost 2000 units.
- Over half the population live in rural settlements and open countryside.
- Regional policy directs housing toward hubs but there are a significant number of other settlements within the Council.
- Regional policy targets 60% of housing to be provided on brownfield sites in settlements with a population of 5000 or more.
- There is an ageing population due to residents living slightly longer than the Northern Ireland average which brings with it the need for access to services, facilities and infrastructure for older people.
- Due to our environmental designations, the Council may have an increased need to consider potential impacts on landscape character, amenity value and environmental assets when dealing with rural housing applications, and to help deal with any potential impacts, local policies may be needed to help guide decisions.
- At the Council level, countryside build rates made up a significant amount of the total house build from 1999 to 2010.
- While figures for new rural builds were available, they showed that at the Council level new urban and rural builds were nearly 50/50.
- Housing provision has been consistently higher than household growth since before 2012 but has remained below the housing growth indicator.
- Overall households are projected to increase but the average household size is to decrease with two and one person households projected to increase the most.
- In the long term, households without children are predicted to also increase.
- The former district council with the highest level of fuel poverty in Northern Ireland is Moyle.
- Vacancy of dwellings may lead to unfitness of a dwelling and is an issue across housing tenures and types but particularly in isolated rural areas.

Appraisal Prompts

Positive Effects	Negative Effects
a) Enable/encourage a variety of household types and size	h) Inhibits a variety of housing types i) Does not promote affordable social housing

b) Enable/encourage affordable social housing	j) May increase homelessness
c) Help to reduce homelessness	k) Does not meet the needs of specific groups e.g. single people, couples, retired people, disabled
d) Meet the needs of specific groups e.g. single people, couples, retired people, disabled	l) Housing provision does not meet local needs
e) Provide housing which meets locally identified needs	m) Doesn't help to reduce number of unfit homes or use vacant dwellings
f) Reduce the number of unfit homes	
g) Help to fill any vacant dwellings	

4. The objective for sustainable development is to enable access to high quality education

Rationale

Good education improves opportunities for employment and also contributes to avoidance of poverty and healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making schools more sustainable and reducing inequalities in education.

Key issues

- In some areas of our Borough a decline in pupil numbers will have implications for the sustainability of existing schools.
- Sharing facilities has been recognised as a way to promote a more cohesive and tolerant society and make better use of the resources available to education.
- Although our Borough has a high level of educational achievement at all levels this is not consistent between DEAs.

Appraisal Prompts

Positive Effects	Negative Effects
a) Improve education level and employability of the population	g) Does not help improve education level and employability of the population
b) Promote access to education	h) Decrease access to education and skills training
c) Promote access to skills training	i) Makes rural communities access education and skills training harder
d) Help rural communities access education and skills training	j) Under use of public facilities
e) Improve opportunities for multiple use of facilities	k) Inhibit provision of suitable educational facilities
f) Help educational establishments to provide modern sustainable accommodation	

5. The objective for sustainable development is to enable sustainable economic growth.

Rationale

Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business startups, facilitate innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and increase their income.

Key issues

- Identification of and zoning of appropriate land is a vital part of creating the conditions to sustain economic development that meets employment needs and supports economic growth.
- Town centres can be supported by encouraging occupation of vacant buildings
- While the clear focus is on developing and maintaining the tourism offer in the principal tourist towns, it is important that the employment needs of people living in the extensive rural hinterland are also considered. Other types of employment opportunity need to be considered.
- A lower than average percentage of persons in the Council area are economically active (65.9% aged 16-65, NI 74%).
- Median employee salaries within the Council area are among the lowest in NI.
- Causeway Coast and Glens Council area is characterised as a small business economy; there is a relatively low manufacturing base in the area. The development of opportunities for knowledge based and innovation based products with niche markets could be encouraged.
- There is a need to ensure that the Council area is attractive to investors and higher skilled people.
- While the business birth rate and survival rate is better than the rest of the NI, it does not appear to be impacting upon the net employment levels with employee numbers falling since 2009. There is potential to encourage new business to develop, innovate and grow.
- Public sector employment is important, Health, Social Work and Education account for almost a third of employment in the Council area.
- Proposed new employment locations should be readily accessible by active travel and/or public transport.
- Within the retail sector, there have been a number of challenges in recent years, including the rise in popularity of internet shopping which has contributed to shop closures.
- In town centres, a resident population will assist in developing an evening economy alongside additional office workers and students.
- There are a wealth of natural, landscape, heritage and cultural tourism assets within the Council area with significant future potential.
- The Council benefits from significant short term visitor numbers from one-off and recurring world class events. Visitors to such events should be encouraged to return to the Council area and to stay for longer.
- Half the visits and value from tourism are experienced during the four summer months.
- Need to plan for spreading the benefit of tourism across the entire Council area and not just the coastline.
- A strategic approach to visitor infrastructure is required.

Appraisal Prompts

Positive Effects	Negative Effects
<ul style="list-style-type: none"> a) Support innovation and competitiveness within the local economy b) Ensure sufficient land supply in appropriate locations for economic growth c) Support creation of a range of job types that are accessible d) Support enhancement of the skills base. e) Help make the Borough a more attractive place to live, work, visit and invest f) Make the best use of location g) Ensure the vitality and vibrancy of city and town centres can be improved h) Increase the number of people coming to the borough to work i) Maximise economic benefits of sustainable tourism j) Reduces pressure on local infrastructure k) Effects are spread throughout the year 	<ul style="list-style-type: none"> l) Does not promote innovation and competitiveness within the local economy m) Does not support creation of a range of job types that are accessible n) Does not support enhancement of the skills base. o) Does not help make the Borough a more attractive place to live, work, visit and invest p) Does not make the best use of location q) Vitality and vibrancy of city and town centres may deteriorate. r) Does not increase the number of people coming to the borough to work s) Does not enable use of tourism assets. t) Creates/increases pressure on local infrastructure u) Effects are seasonal /restricted to summer months

6. The objective for sustainable development is to manage material assets sustainably.

Rationale

Material assets such as infrastructure and sources of energy production are essential for society and the economy but need careful planning to ensure that they are designed for efficiency and to minimise adverse impacts. The concept of circular economy treats waste as a resource which should be managed sustainably to reduce production and increase recovery, recycling and composting rates; new or adapted facilities may be required.

Key issues

- Telecommunications could be improved in areas with relatively poor service, to improve access for all.
- A strategic and spatial approach to material assets, including renewable energy projects and associated infrastructure, is recommended to help ensure the most efficient and appropriate technologies and locations are chosen.
- Support for enabling renewables and diversification within the market is required to help meet commitments made under the UK Climate Change Act.
- There is a lack of financial incentives for renewable projects that may influence developments.
- Measures are required to increase municipal waste recycling rates to match/exceed the Northern Ireland average and satisfy the draft Programme for Government waste management target.
- A spatial approach to the provision of waste management facilities based upon the proximity principle is recommended to minimise the environmental impact and cost of waste transport.

Appraisal Prompts

Positive Effects	Negative Effects
a) Sufficient telecommunications can be provided or are feasible b) Electrical infrastructure is fit for purpose c) Enables renewable energy production/connections d) Supports development of renewables e) Increases reusing/recycling/composting rates f) Makes reusing/recycling/composting easier g) Reduces waste production per household h) Uses/encourages the proximity principle for location of material assets i) Reduces the amount of derelict/contaminated land	j) Existing telecommunications poor or unlikely to become available k) Adequate electrical infrastructure unavailable or unfeasible l) Infrastructure not fit for purpose m) Halts development of renewables n) Unlikely to improve recycling rates or make recycling easier o) Does not adopt the proximity principle for location of material assets p) Doesn't take advantage of derelict/contaminated land

7. The objective for sustainable development is to protect physical resources and use sustainably.

Rationale

Minerals, geothermal energy, land and soil are resources which require protection from degradation and safeguarding for future use. Sustainable agriculture, tourism and sustainable use of minerals and geothermal energy can help to support the economy.

Key issues

- Mineral reserves should be safeguarded from inappropriate development and their future use and accessibility protected.
- Spatial Joint Mineral Plans with other Councils could be a consideration to help Councils and the industry manage minerals as a regional resource.
- Older mineral sites (ROMPs) may be causing undue damage or deterioration to the local environment and could provide multiple benefits with appropriate restoration, including adding to local green/blue infrastructure.
- Peat extraction occurs in the Council but peatlands are important for a range of ecosystem services.
- The lignite reserve is a fossil fuel source and exploration would not be consistent with carbon reductions.
- Promoting the circular economy could reduce the demand for some minerals.
- The integration of infrastructure for the potential development of deep geothermal energy could be considered.
- Shallow geothermal energy could be incorporated in development.
- If sub-surface development is a consideration, potential effects need to be assessed at an early stage to help determine feasibility and to avoid any adverse effects.
- Local development pressure from housing, wind energy or other types of development may need to be addressed by specific measures.
- Soil quality could be protected (by the relevant authorities) using effective conservation measures.

Appraisal Prompts

Positive Effects	Negative Effects
a) Earth science features can be protected	k) Earth science features unlikely to be protected
b) Enables the minerals industry to operate sustainably	l) Reduces the ability for minerals industry to operate sustainably
c) Enables materials to be locally sourced	m) Considers minerals only within the Council area
d) Considers minerals across Council boundaries	n) Does not protect potential future use/benefit of quarries
e) Enable future use/benefit of quarries	o) Inhibits the future use of geothermal energy
f) Enables potential future use of geothermal energy	p) Increases loss of greenfield sites
g) Avoids/minimises loss of greenfield sites	q) Reduces semi natural land cover/biodiversity
h) Retains semi natural land cover/biodiversity	r) Soil erosion/pollution likely
i) Avoids soil erosion/pollution	s) Sub-surface planning unlikely due to geology
j) Potential for sub-surface planning	

8. The objective for sustainable development is to encourage active and sustainable travel.

Rationale

There is a common goal to reduce traffic emissions and congestion which means reducing car use and increasing other forms of transport. Better access to public transport and opportunities for active travel may make travel more affordable with added health benefits and also reduces greenhouse gas emissions. Measures that help reduce car use and improve accessibility to encourage a shift to travel by public transport, walking and cycling will contribute to this goal.

Key issues

- It is important to plan a transport system with routes and travel options that will help to reduce GHG emissions by reducing journey times and integrating public and active transport options.
- More than half the Council’s population reside in the rural area which can create challenges for accessibility.
- A significant number of households in the Council are without access to any private vehicle and therefore more reliant on public transport and active travel options.
- The largest level of car ownership in the Council is the group with access to one vehicle.
- It is important for the Council to consider local transport links and good access provision to key tourist attractions including the coastline that will support regional tourism.
- A spatial approach to the provision of public transport and active travel options could help to ensure adequate provision in the most deprived areas where the households are less likely to have access to own private vehicles.
- Sustainable and active travel access to key services and facilities by alternative modes of transport should enable less able people, deprived communities and people with no vehicular access are not discriminated against.
- Measures such as park and ride/share facilities, accessible greenways and active travel networks, are needed to help people shift their reliance away from the private car and on to other modes of travel like public transport, walking and cycling.
- There are already a significant number of people car sharing and car-pooling as well as working from home, which helps to reduce GHG emissions from transport and maintain air quality.
- The majority of workers travel to work by motorised vehicle.
- There is expected to be an increase in electric vehicles and demand for electric charging points.
- New development should be planned with active travel a consideration to enable people to not use the car and be able to access alternative modes of transport.
- There is potential to link local level active travel routes to local and regional recreational routes, including the Ulster Way, and to develop strategic level networks for both walking and cycling.
- The Council will support appropriate sustainable transport infrastructure projects that connect areas together and enable people to use active travel to access their wider environment.
- Potential greenway projects could be developed to help integrate active travel options into local areas for residents and visitors and reduce cars on the road, promote health and well-being, and maintain or improve local air quality.

Appraisal Prompts

Positive Effects	Negative Effects
a) Will help reduce traffic congestion	f) Unlikely to reduce traffic congestion

b) Encourage modal shift to active travel and/or public transport	g) Does not promote modal shift to active travel and/or public transport
c) Improve access to and efficiency of public transport	h) Unlikely to improve access to and efficiency of public transport
d) Will benefit those without access to a vehicle	i) Unlikely to benefit those without access to a vehicle
e) Retain, create, or enhance walking or cycling routes	j) Does not retain, create, or enhance walking or cycling routes

9. The objective for sustainable development is to improve air quality.

Rationale

Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded careful siting of development should avoid impacts on sensitive receptors.

Key issues

- Key/main transport routes (for e.g. A37, A29, A26, A44, A2, A6, B67, B68), located within the Council link residents and visitors to many of the region’s main tourist destinations and will need to be futureproofed to align with any changes in the transport system and the economic sector.
- The Council should have regard to a future transport system that uses electric charging points and electric or hybrid vehicles in the transition toward no diesel or petrol vehicles.
- Reasonable and improved access to an adequate amount of public transport is required across the Council, including rural areas, to help reduce transport emissions and improve air quality.
- Reasonable and improved access to active travel options is required across the Council, including rural areas, to help reduce transport emissions and improve air quality.
- A modal shift in behaviour to help encourage people away from relying on the car for journeys to work and opt for alternative transport options would help to reduce emissions and may improve air quality.
- When planning the location of new developments alongside existing or proposed land uses, it is important to consider future air quality in both rural and urban areas.
- Measures to help reduce ammonia emissions from the agricultural sector could help improve air quality in certain areas.
- Support for renewables in appropriate locations could help reduce air pollutants and greenhouse gas emissions from fossil fuel combustion.

Appraisal Prompts

Positive Effects	Negative Effects
<ul style="list-style-type: none"> a) Will help achieve AQMA objectives b) Likely to improve air quality c) Able to reduce traffic congestion d) Will encourage other modes of transport to the car e) Promotes/supports/enables projects/behaviour that will improve air quality f) Able to avoid/reduce air pollution g) Will avoid increase of ammonia emissions (near to sensitive receptors) 	<ul style="list-style-type: none"> h) Unlikely to help meet AQMA objectives i) Unlikely to improve air quality j) Unlikely to reduce traffic congestion k) Maintains/increases car use l) Inhibits/stops projects/behaviour that will improve air quality m) Likely to increase air pollution n) Likely to increase ammonia emissions (near to sensitive receptors)

10. The objective for sustainable development is to reduce causes of and adapt to climate change.

Rationale

International commitments require greenhouse gas emissions to be reduced to lessen their effects on climate. Measures that help reduce energy consumption and enable renewable energy helps mitigate greenhouse gas emissions however adaption is also required to plan for the impacts of climate change.

Key issues

- Agriculture is a significant contributor to GHG emissions and opportunities to reduce emissions within the scope of the LDP need to be considered.
- A strategic and spatial approach to the location of appropriate renewables could be developed to support commitments made to the UK Climate Change Act and to increase diversity of renewables to help improve security of supply.
- There is a need for our Borough to futureproof itself for a low carbon future in anticipation of future energy and climate change policies and planning for electric charge up points and active travel.
- There is a need to increase active and sustainable travel options across the Borough to help reduce reliance on the car and reduce GHG emissions.
- Planning could be used to help encourage efficient building design, well-connected developments that reduce GHG emissions from transport and adaptation measures like sustainable drainage systems (SuDS).
- The waste management hierarchy and the proximity principle could continue to be used to guide waste management facilities and practices based on the principles of sustainable development.
- Any potential development in flood risk areas needs to be carefully considered against the likely impact of flooding but also the likely impact of the development on adjacent areas.
- An increased risk of pollution from runoff in urban and rural areas with the increased rainfall and storm events.
- Once suitable evidence is available Coastal Change Management Areas (CCMAs) could be identified (by the relevant authorities) and policy established in those areas to help manage coastal change over time and any proposed development.
- It is important to protect habitats, including floodplains and peatlands, which act as natural adaptation measures for climate change and provide habitat for local biodiversity.
- Provisioning of buffer zones exist around designated sites and priority habitats could help enable movement of species in a changing climate.

Appraisal Prompts

Positive Effects	Negative Effects
a) Will reduce greenhouse gas emissions b) Likely to reduce energy consumption c) Likely to reduce the need to travel by vehicle d) Increases/supports/promotes/enables renewable energy e) Enables/promotes public transport, walking/cycling. f) Helps reduce consumption/waste production and increases recycling g) Protects designated sites, locally important habitats and/or wildlife corridors h) Protects floodplains	k) Likely to increase greenhouse gas emissions l) Unlikely to reduce energy consumption m) Unlikely to reduce vehicle use n) Restricts/inhibits/detracts from renewable energy o) Maintains reliance on vehicles and discourages public transport, walking/cycling. p) Encourages consumption and increases waste levels

<ul style="list-style-type: none">i) Protects peatlandsj) Incorporates measures to adapt to climate change	<ul style="list-style-type: none">q) Damages designated sites, habitats and/or wildlife corridorsr) Removes/damages/reduces the extent or holding capacity of floodplainss) Removes/damages/reduces the peatlandst) Does not consider adaptation for climate change
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11. The objective for sustainable development is to protect, manage and use water resources sustainably.

Rationale

This objective encompasses reducing levels of water pollution, sustainable use of water resources, improving the physical state of the water environment and reducing the risk of flooding now and in the future. It meets the requirements of Northern Ireland legislation, strategies and plans in support of the Water Framework Directive and other Directives that relate to water and it takes account of the future impacts of climate change.

Key issues

- Shellfish Waters in Lough Foyle are failing to meet Water Framework Directive microbiological targets.
- Marine water quality in the NE RBD and bathing water quality at Portrush Curran Strand are not meeting 'good' standard.
- By comparison to the rest of Northern Ireland, surface water quality is generally high, this is reflected in designations to protect freshwater species and habitats in much of the Council area. (For example Rivers Roe, Bush, Bann and Glenshesk)
- Development may lead to contaminated runoff which may increase pollution of waterbodies.
- Developments without access to mains sewers can incorporate sewage treatment on site but it is important that there is capacity for safe disposal of treated discharges and for maintenance of the treatment system to ensure that it remains effective in the long term.
- Other wastes may also cause pollution at the point where they are disposed of or utilised, e.g. wastes from livestock production, food processing or primary treatment such as sewage or anaerobic digesters.
- Coleraine is identified as a SFRA and there are seven other settlements at moderate risk of flooding.
- Constructed flood alleviation and defence measures are expensive and should be avoided.
- It is predicted that the risk and extent of flooding will be increased by climate change.
- Development should be planned to avoid areas at significant risk from flooding, now or in the future, or where development may increase the flood risk elsewhere.
- Development may lead to changes in the rate of surface water runoff, or the capacity of a receiving watercourse may be altered which in turn has the potential to increase flood risk.
- There are benefits in retaining and restoring natural flood plains and watercourses as a form of flood alleviation - this can support objectives of the Water Framework Directive.
- A safety issue arises because there are not currently legal requirements relating to impounded water therefore there are considered to be risks in potential inundation zones below reservoirs.
- Sustainable drainage (SuDS) measures could be incorporated and maintained in new development and redevelopment or regeneration schemes.
- Plan proposals should be compatible with the Flood Risk Management Plans published by Rivers Agency in December 2015.
- Development in general requires a water supply therefore can increase demands for sources, treatment and distribution infrastructure. This can be offset by measures to make more efficient use of water.
- Seasonal fluctuations in population numbers due to tourism causes additional pressures on water and wastewater infrastructure.
- Water supply and water treatment capacity has not been raised as an issue in this Council.

- The larger WwTWs generally have good capacity at present. There are significant constraints on WwTW provision for several villages and small settlements. This may limit or delay potential for development.

Appraisal Prompts

Positive Effects	Negative Effects
<ul style="list-style-type: none"> a) Improve the quality of surface and ground water to meet objectives b) Lead to more efficient use of water c) Minimise risks from flooding d) Avoid the need for flood defence e) Protect or enhance floodplains f) Maintain water flows for good ecological quality g) Protect aquatic food resources 	<ul style="list-style-type: none"> h) Reduce quality of surface and ground water i) Fail to meet water quality objectives j) Lead to waste of water k) Increase risks from flooding (now or in future) l) Risk creating a need for flood defence m) Reduce the extent or holding capacity of floodplains n) Water flows/temperature not suitable for good ecological quality. o) Unsustainable impacts on aquatic food resources

12. The objective for sustainable development is to protect natural resources and enhance biodiversity.

Rationale

International obligations which are adopted in Northern Ireland legislation and policies require the protection of biodiversity including flora, fauna and habitats. This is for their intrinsic value and for the wider services that they provide to people, the economy and the environment for example as carbon stores which lessen the effects of climate change. This objective includes protecting and enhancing biodiversity as well as protection of green and blue infrastructure to enhance the services that natural resources provide.

Key issues

- The only World Heritage Site (WHS) in Northern Ireland is wholly located within our Council and along with its setting, it is a key natural asset that benefits both people and the economy.
- There is a statutory requirement of the Council to further the conservation of biodiversity in its functions.
- Retaining green spaces and natural features is of benefit for local biodiversity but also people’s well-being.
- Public engagement has shown a desire for improved public access to the natural environment.
- The LDP could be used as an opportunity to connect natural features and habitats together using green/blue infrastructure and create a natural infrastructure network that helps to reflect several aims of the RDS.
- The coastline is a significant natural feature of the Council that maintains local biodiversity levels but also attracts visitors and tourists.
- A holistic approach to the management of the Borough’s coastline could balance competing pressures.
- In addition to the coast, grass and farmland, the marine environment, peat and heathland, urban areas, woodlands and wetlands are among 29 priority habitats for the Council’s biodiversity plan.
- Management of development within coastal areas could be approached holistically with the potential risks of flooding, erosion and visual intrusion carefully considered.
- There are a number of ecosystem services projects across the Borough that are helping to protect the natural environment as well as provide an economic service.

Appraisal Prompts

Positive Effects	Negative Effects
a) Protects and/or enhances designated sites and their buffers	e) Unlikely to protect or enhance designated sites or their buffers
b) Protects and/or enhances local biodiversity	f) Unlikely to protect or enhance local biodiversity
c) Protects/enhances/incorporates green/blue infrastructure (G/BI)	g) Removes/damages/excludes green/blue infrastructure (G/BI)
d) Supports/provides ecosystem services	h) Negatively impacts on ecosystem services

13. The objective for sustainable development is to maintain and enhance landscape character.

Rationale

International and national policies seek to conserve the natural character and landscape of the coast and countryside and protect them from excessive, inappropriate or obtrusive development. This objective seeks to maintain the character and distinctiveness of the area's landscapes and to protect and enhance open spaces and the setting of prominent features, settlements and transport corridors.

Key issues

- There is a wide variety of landscape types across the Council including four Areas of Outstanding Natural Beauty (AONBs), 24 Landscape Character Areas (LCAs), six Regional Landscape Character Areas (RLCAs) and 11 Seascape Character Areas (SCAs).
- The Borough's landscape quality is regionally important for tourism and attractive to investors for housing, recreation and business ventures.
- Both strategic and local level approaches to landscape protection are required to manage potential impacts on landscape quality.
- Local level measures could be developed to help address local development pressures within the AONBs and other areas particularly sensitive to landscape change.
- The Council has a responsibility to accommodate appropriate renewables to help reduce reliance on fossil fuels and to combat climate change but this must be balanced with decisions on the potential environmental impacts.
- The Council could consider local level landscape studies or Pressure Analysis to compliment RLCAs and SCAs to help both manage local development pressure and guide planning decisions, and protect local landscape quality.
- It is important for the World Heritage Site (WHS) to continue to be considered in the context of its Distinctive Setting and reduce the risk of inappropriate development proposals.
- Protection of LLPAs could be reviewed to incorporate their key features and settings.
- Many of the designated nature conservation sites in the Borough are also important in landscape.

Appraisal Prompts

Positive Effects	Negative Effects
a) Continue to protect areas designated for landscape b) Minimise any visual intrusion c) Protect and/or enhance the setting of prominent features, settlements and transport corridors d) Avoid major impacts on coastal views e) Sensitively integrate new development to protect and enhance local distinctiveness f) Able to appropriately consider any impacts on neighbouring landscape designations including AONBs	g) Negatively impact on areas designated for landscape h) Increase any visual intrusion i) Detract from the setting of prominent features, settlements and transport corridors j) Negatively impact on coastal views k) New development not integrated to enhance local distinctiveness l) Unable to consider relevant landscape related management plans or landscape designations

14. The objective for sustainable development is to protect, conserve and enhance the historic environment and cultural heritage.

Rationale

The historic environment and cultural heritage are resources that inform our history and bring character and sense of place. They also attract visitors and contribute to the economy and bring vibrancy to the places where we live, work and relax. This can be achieved by protecting and enhancing Conservation Areas, townscapes and other sites of historic and cultural value including their setting.

Key issues

- The historic environment and cultural heritage play a role in maintaining and enhancing the sense of place in our settlements and rural locations, which can be supported by good building design that recognises historic environment evidence in both urban and rural locations.
- Heritage assets are at risk from neglect, decay, development pressures and vacancy.
- 'Buildings at Risk' could continue to be identified and efforts made by the relevant authority to maintain their regular use and/or support their restoration.
- The innovative reuse of existing historic building stock should be promoted. Low carbon buildings are possible through the use of sympathetic materials and application of climate change resilience methods.
- The Council area has a rich archaeological heritage, and this could be further explored by the relevant authority through identifying new Areas of Archaeological Potential.
- The setting and landscape of the ASAs and any potential new ASAs should be preserved.
- Undesignated marine Heritage Assets such as Shipwrecks and Submerged Landscape Sites, whilst not statutorily protected, must be given appropriate evaluation and consideration.
- The Council area also has a rich industrial heritage through milling, linen and textiles production and its 19th Century transport engineering.
- There are also many defence heritage sites. Defence heritage that has not been designated through other methods (e.g. listed building, scheduled zone) has no planning protection.
- Further opportunities could be explored to link heritage assets with tourism and to encourage use / reuse of resources for community / education activities.
- Regionally important historic buildings, such as Dunluce Castle and Mussenden Temple, are set in a natural environment. The natural and built environment can add value to each other.
- There is ongoing loss of certain non-designated heritage assets such as historic farmsteads and buildings in the countryside, industrial and defence heritage, and historic shopfronts in some towns and settlements. Non-designated assets which are of heritage or architectural importance in the context of overall landscape, townscape or heritage value should be recognised.
- Climate change has the potential to cause long term impacts on the historic environment, for example through coastal erosion and more unpredictable or severe weather.
- The existing Conservation Areas in Ballycastle, Ballymoney, Bushmills, Coleraine, Cushendall, Limavady and Portrush may be at risk of flooding both with and without the effects of climate change, as they are located within Significant Flood Risk Areas or Areas for Further Study identified by DfI Rivers under the Floods Directive.
- There may be opportunities to maintain or reflect historic routeways and townland boundaries.
- Traffic pollution, air quality and noise pollution may affect the historic environment.

Appraisal Prompts	
Positive Effects	Negative Effects
a) Protect and conserve built and cultural heritage b) Enhance built and cultural heritage c) Allow 'sense of place' to be conserved in townscape and rural settings d) Protect and enhance local distinctiveness e) Allow archaeological features to be assessed, recorded and preserved f) Preserve and enhance the setting of cultural heritage assets g) Support access to, interpretation of and understanding of the historic environment h) Enable assessment of impacts of development on complex and extensive archaeological sites adjacent to settlements i) Provide opportunities for cultural activities	j) Loss of built and cultural heritage k) Lose 'sense of place' in townscape and rural settings l) Reduce local distinctiveness m) Archaeological features not assessed, recorded and preserved n) Damage the setting of cultural heritage assets o) Reduce access to, interpretation of and understanding of the historic environment p) Impacts of development on complex and extensive archaeological sites adjacent to settlements not understood q) Decrease opportunities for cultural activities

Scoring for Sustainability Appraisal

Rating		Description
++	Significant Positive	Policy/ proposal would greatly help to achieve the objective
+	Minor Positive	Policy/ proposal would slightly help to achieve the objective
0	Neutral / no effect	Policy/ proposal would have no overall effect
-	Minor Negative	Policy/ proposal would slightly conflict with the objective
--	Significant Negative	Policy/ proposal would greatly conflict with the objective
?	Uncertain	The effect cannot be predicted because: <ul style="list-style-type: none"> ▪ the approach has an uncertain relationship to the objective; or ▪ the relationship is dependent on the way in which the approach is implemented; or ▪ insufficient information may be available to enable an appraisal to be made.
ST	Short Term	Up to five years
MT	Medium Term	Five to 15 years
LT	Long term	Over 15 years

Key:	++ Significant positive	+ Minor positive	0 No overall effect	- Minor negative	-- Significant negative	? Uncertain
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APPENDIX 3: COMPATIBILITY OF SUSTAINABILITY OBJECTIVES

Sustainability Objectives	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment and cultural heritage.
1 Improve health and well-being.														
2 Strengthen society.	✓													
3 Provide good quality, sustainable housing.	✓	✓												
4 Enable access to high quality education.	✓	✓	✓											
5 Enable sustainable economic growth.	✓	✓	✓	✓										
6 Manage material assets sustainably.	✓	0	0	0	✓									
7 Protect physical resources and use sustainably.	✓	0	0	0	✓	✓								
8 Encourage active and sustainable travel.	✓	✓	✓	✓	✓	0	0							
9 Improve air quality.	✓	✓	✓	0	?	✓	✓	✓						
10 Reduce causes of and adapt to climate change.	✓	✓	✓	0	?	✓	✓	✓	✓					
11 Protect, manage and use water resources sustainably.	✓	0	✓	0	?	✓	✓	0	✓	✓				
12 Protect natural resources and enhance biodiversity.	✓	✓	0	✓	?	✓	✓	✓	✓	✓	✓			
13 Maintain and enhance landscape character.	✓	✓	0	0	✓	?	✓	0	✓	✓	✓	✓		
14 Protect, conserve and enhance the historic environment and cultural heritage.	✓	✓	?	0	✓	0	✓	0	✓	✓	✓	✓	✓	

Compatible ✓ No relationship 0 Uncertain relationship ? Incompatible *

APPENDIX 4: THE IMPACT OF THE PREFERRED OPTIONS

		Impact of the Preferred Option														
	Code	Issue	1... improve health and well-being.	2... strengthen society	3... provide good quality, sustainable housing.	4... enable access to high quality education.	5... enable sustainable economic growth.	6... manage material assets sustainably.	7... protect physical resources and use sustainably.	8... encourage active and sustainable travel.	9... improve air quality.	10... reduce causes of and adapt to climate change.	11... protect, manage and use water resources sustainably.	12... protect natural resources and enhance biodiversity.	13... maintain and enhance landscape character.	14... protect, conserve and enhance the historic environment.
Strategic	SG1	Spatial Growth options for the Borough	+	+	++	++	+	+	+	+	+	?	?	+	++	0
	SG2	The Settlement Hierarchy	+	+	+	0	+	+	+	?	?	?	+	+	+	+
	SG3	Location of zoned development land.	+	+	+	+	++	++	?	+	+	+	+	?	+	0
Social	CO1	Provision of Health, Education, Community & Cultural Facilities	++	+	0	++	+	+	0	+	0	0	0	0	0	+
	OS1	The level of open space in the Borough is substantially below the required standards set down by the Fields In	+	+	0	0	0	0	0	+	0	0	0	+	0	0
	OS2	Maintenance arrangements for new open space.	+	+	+	0	0	0	0	0	0	0	0	0	0	+
	OS3	Provide an adequate provision of green and blue infrastructure.	+	+	0	0	+	0	0	++	+	+	+	++	++	++
	HS1	Social Housing distribution	+	++	+	+	+	+	+	+	+	+	+	-	+	+
	HS2	Provision of social and affordable housing.	+	++	++	0	0	+	0	++	+	+	+	+	0	0
	HS3	Approach to the split between urban and rural housing.	+	+	+	0	0	+	++	++	-	-	++	++	+	+
	HS4	Private amenity space in new residential development.	+	+	0	0	0	+	0	0	0	0	?	?	+	0
Economic	ED1	Provision of an ample supply of suitable and available economic development land.	+	+	0	++	?	-	?	?	?	?	-	?	0	0
	ED2	Atlantic Link Enterprise Campus (Enterprise Zone)	0	0	0	+	++	++	-	+	?	-	-	-	?	?
	RT1	Retail Centre hierarchy	++	++	+	0	++	+	+	0	+	?	+	+	+	+
	RT2	Town centre boundaries	++	++	+	+	++	+	+	++	0	+	+	+	+	++
	RT3	Primary Retail Cores - acceptable uses	0	0	0	0	+	0	0	+	-	0	0	0	0	0
	RT4	Town Centres - Promoting an Evening Economy	+	++	+	+	++	+	+	+	0	0	0	+	+	++
	RT5	Retail Impact Assessment - thresholds	0	+	0	0	+	+	0	0	0	0	0	0	+	+
	RT6	Riverside	0	0	0	0	+	0	0	+	0	0	0	0	0	+
	RT7	Filling Stations in the countryside.	0	+	0	0	+	0	+	0	0	0	0	0	+	+
	TO1	Increasing visitor numbers - impact on our sensitive landscapes.	+	+	0	0	++	0	+	+	+	0	+	+	+	++
	MN1	Promoting Sustainable Minerals Development - buffer zones	+	0	0	0	+	0	+	0	-	-	-	-	-	0
	MN2	Promoting Sustainable Minerals Development - Areas of Constraint on Minerals Development (ACMDs)	0	0	0	0	?	0	?	0	0	?	-	+	++	+
	MN3	Identification of abandoned mines, adits & shafts.	0	0	0	0	0	0	0	0	0	0	0	0	0	+
	MN4	Lignite resources within the Borough.	0	0	0	0	+	+	-	0	0	0	0	0	0	0
Environmental	AB1	Safeguarding our non-listed heritage assets.	0	+	0	0	?	0	0	0	0	0	0	0	+	++
	NH1	Protection of our most sensitive landscapes and seascapes.	+	0	-	-	+	?	+	+	+	0	0	+	+	+
	NH2	Protection of our Areas of Outstanding Natural Beauty (AONBs).	+	0	-	-	+	?	+	+	+	0	0	++	++	++
	CV1	Dwellings on farms	-	-	+	0	0	-	-	-	-	-	-	-	-	0
	CV2	Economic development in the countryside.	0	0	0	0	+	-	-	-	-	-	-	+	+	+
	CV3	Provision of Social and affordable housing in rural areas.	+	++	++	0	0	0	0	0	0	0	-	-	-	-
	CV4	Reuse of farm buildings for non-farm related activities	+	+	0	0	-	-	0	-	0	0	?	0	0	+
	WH1	Development within the WHS & its setting.	0	0	0	0	?	-	?	0	0	0	0	?	?	+
GP1	Promoting the general principles of Good Design & Place-Making.	+	+	+	+	+	-	+	+	+	++	++	++	++	++	
Infrastructure	TP1	Encourage active and sustainable travel	++	++	0	0	++	+	0	++	++	++	0	+	0	0
	TP2	Parking provision at key tourist assets.	+	+	0	0	+	0	-	?	?	-	-	+	+	+
	PU1	High structures in sensitive landscapes	0	0	0	0	-	-	0	0	0	0	0	+	++	0
	FR1	Development in Floodplains.	+	0	0	0	+	+	+	0	0	++	++	++	+	+
	FR2	Impact of potential future flooding on new development outside of existing floodplains.	+	0	0	0	+	0	+	0	0	++	++	+	+	+
	FR3	Promote the use of Sustainable Drainage Systems (SuDS)	+	0	+	0	+	0	+	+	0	++	++	+	+	0
	FR4	Development in proximity to reservoirs.	0	0	-	0	0	0	0	0	0	+	++	+	0	0
	RN1	Facilitating renewable energy development.	?	0	0	0	++	+	-	0	+	+	+	+	+	+
	RN2	Settlement Growth - Impact of the presence of wind turbines outside Settlement Development Limits	+	0	+	0	+	?	-	0	0	0	0	?	?	+
	DC1	Should the principle of developer contributions be applied to certain types of new development.	+	+	0	+	0	+	0	+	0	0	+	0	0	0

APPENDIX 5: SUSTAINABILITY APPRAISAL MATRICES

Key Issue SG1: Spatial Growth options for the Borough												
Options	Focus our housing and economic growth in the Hubs.				Focus our housing and economic growth proportionately, based on the existing population distribution throughout the Borough.				Focus our housing and economic growth in the hubs and sustain our rural communities.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	-	-	-	Provision of and access to health related services and facilities likely to be good for urban/hub dwellers. Option able to focus on enabling and encouraging healthier lifestyles to the critical masses but option likely to deliver poorly for rural populations. Some rural communities/families could be greatly disadvantaged. Measures to avoid isolation and inequality would be needed – opportunities would be needed to link rural areas to hubs and reduce issues.	-	-	-	Provision of and access to health related services and facilities would reflect current population across the entire Borough but this would probably need a higher level of development, particularly in rural areas and likely lead to increased pressure on the healthcare system and emergency services. There is already a dispersed population across the Borough, which is unsustainable, as adequate services cannot be provided equally across the Borough. This option could lead to declining conditions in the long-term with impacts on the health service.	+	+	+	Option enables provision of and access to health related services and facilities based on the critical mass approach but rural areas are also to remain a key consideration which reflects the population distribution. The option presents a balanced approach for delivery of the objective - local healthcare needs would need to be considered across the Borough and the most efficient spread of resources sought to ensure adequate provision of services to both hubs and rural communities. This approach would help sustain rural communities.
2.... strengthen society.	-	-	-	The focus on hubs would likely encourage more people to stay there or move to them. Communities located there would be able to take advantage of shared spaces and to mix across generations and divides. However, under this option there would be an obvious neglect of rural communities and families, which could exacerbate existing issues regarding isolation, inequality and exclusion as well as access to shared services in rural areas.	+	+	-	Option would enable focus on community related spaces and ventures right across the Borough and would likely lead to an ability for positive interactions between age groups across all communities. Some rural areas could greatly benefit with provision of shared spaces and/or recognition as communities. It could help reduce issues regarding unequal access to community related services. However, it is noted that overtime this level of input across the Borough would likely be unsustainable and may lead to a lack of ability to maintain shared spaces or	+	+	+	Option enables consideration of shared spaces and community facilities/ventures across the Borough. This approach would ensure inclusivity and help to reduce any inequalities between urban and rural communities that may exist in the Borough. Option would enable the need for shared space to be identified in the right areas and help to enable people to positively interact across generations and divides. Local housing need would also be considered which could help families stay in their rural communities.

						support community related ventures and this is reflected in the score.						
3.... provide good quality, sustainable housing.	-	-	-	Housing provision would remain feasible and it is assumed it would be to modern standards but option focuses on the hubs. Although the option aims to also focus population in the hubs, there remains a rural population with housing needs and measures would be needed to help deal with this.	+	+	-	Option would enable provision of housing across the Borough and it is assumed that this would be to modern standards. Local needs may be initially met in some areas and the option may seem fairer in the short term. The reality of housing is that local infrastructure is needed and this is often not available or not feasible so under this option there are likely to be mounting negative issues as the ability to provide housing becomes more difficult.	+	+	++	Option enables provision of housing across hubs, towns and also in rural areas of the Borough. Presumably, new housing would meet modern standards and the approach under this option would help ensure housing need in towns and in rural areas would be appropriately considered.
4.... enable access to high quality education.	-	-	-	Option focuses housing and employment opportunities to the hubs and the critical masses. Although this approach should support the location of adequate schools with relevant skills and training opportunities located nearby, there would likely be negative impacts for rural communities who may find it difficult to easily access the education facilities. It may prove harder for rural schools to maintain viable pupil numbers and it may make it more difficult for schools to share facilities. Option likely to deliver less in the long term due to neglect of rural communities.	+	+	+	Option focuses development and growth on the existing population distribution across the Borough, which would likely help sustain education facilities.	+	+	++	Option would enable a balanced approach to growth by focusing on the critical mass but still also sustaining our rural communities. This would help focus the delivery of education facilities to the most effective areas within the Borough. The option would help sustain schools and particularly rural facilities. Overall this option is able to positively deliver for the objective, particularly over the long term.
5.... enable sustainable economic growth.	+	+	+	Option is positive for economic growth in the hubs as it would help sustain their vibrancy and help maintain footfall, which could help encourage new investors. Transport links also more likely to be in place, which supports commuting and business function. However rural businesses, start-ups and enterprises could be negatively affected.	-	-	-	This option would maintain the current distribution level through the Borough, which would not be sustainable over the medium or longer term.	+	+	+	Option enables a balanced approach retaining a focus on the critical mass. This could also help to sustain some rural communities.

<p>6.... manage material assets sustainably.</p>	<p>+++++</p>	<p>Overall, this option provides an efficient approach to the management of material assets and helps to encourage the consideration of derelict land for use.</p>	<p>- - -</p>	<p>Option would encourage an increased level of development across the Borough. This would not provide a sustainable approach to the management of management of material assets, particularly over the longer term.</p>	<p>+ + +</p>	<p>Option focuses on critical mass approach which supports efficient use of material assets. It also enables consideration of the rural area.</p>
<p>7.... protect physical resources and use sustainably.</p>	<p>+ + +</p>	<p>Option focuses on hubs and this focused approach helps to avoid development pressure across the wider countryside. It enables the protection of greenfield land, which avoids issues related to land/soil erosion/pollution, but it also helps to avoid any conflict issues between types of development like housing and the minerals industry. Any spatial growth takes up land and tends to use greenfield land but this option may help to encourage the use of viable vacant sites in or near hubs and minimise the losses of greenfield land.</p>	<p>- - -</p>	<p>Option would reflect the existing distribution and encourage development across the Borough without a clear focus on hubs. This would most likely lead to a loss of greenfield land and semi natural land cover with land/soil erosion/pollution issues more likely. There would be an increased risk of conflict between growth development and the minerals industry. Overall, this option would increase development pressure on land across the entire Borough and this is reflected in the score.</p>	<p>+ + +</p>	<p>Option enables focus on hubs which helps to use brownfield sites and avoids development of the wider countryside. This balanced approach requires consideration of rural communities. There would likely be loss of greenfield land and semi natural land cover for housing and growth in rural areas. There may be a higher risk of conflict issues between the needs of spatial growth development and the minerals industry but this options does enable consideration of the rural area in an appropriate manner.</p>
<p>8.... encourage active and sustainable travel.</p>	<p>+ + +</p>	<p>Option focuses the population to the hubs and although this could help encourage more people to use public transport routes and walking/cycling routes that tend to be located in and around hubs, it could increase traffic levels and add to congestion. Measures would be required to help encourage a shift away from reliance on private vehicles – new developments designed with integrated active travel and general principles to help reduce car use. The potential is there to deliver for this objective but supporting measures would be needed to encourage behavioural change.</p>	<p>- - -</p>	<p>Option would enable more development across the Borough with less focus on key areas for population, housing and employment. Under this approach, it may prove more difficult to enable people to choose sustainable travel as the routes tend to be hub focused and this may not best serve the population under this more widely dispersed approach to housing and employment. Enabling adequate walking and cycling routes for commuting to school and work may also become more difficult as main links would be less defined. It is noted that the level of disparity could bring people closer to local jobs and schools and in that sense in some areas, help to reduce car use but measures would be needed to help ensure this behavioural change as</p>	<p>+ + +</p>	<p>Option enables focus on hubs where active and sustainable travel is most feasible. This option also enables consideration of rural areas.</p>

						active travel is not always safely feasible in rural areas and reliance on the car in the Borough remains high.						
9.... improve air quality.	+	+	+	Option focuses growth in the hubs and although there are generally no existing air quality issues within them, such an approach to growth has the potential to add to air pollution in certain areas, even if just for intermittent periods. It is noted that suitable land zonings can help to avoid air quality issues and that the option has the potential to enable more people to reduce car use but measures would still be needed to help maintain and avoid a deterioration of air quality. This option could help encourage active and sustainable travel.	-	-	-	This option would increase levels of development and potential air pollution sources across the Borough. It is noted that there may be an increase in the amount of car journeys under this option. This may become more of a concern in some rural areas. Depending on location, there are likely to be other air pollution sources to also be considered. Option unlikely to help reduce congestion in hubs as focus is more widespread and possibly less able to promote key routes for sustainable travel. Overtime, this option likely to deliver less for the objective.	+	+	+	Option focuses growth in the hubs but also considers the needs of rural communities. In general, there are no existing air quality issues across the Borough (Dungiven excepted). It is recognised that growth tends to increase the amount of potential air pollution sources. Under this option active and sustainable travel routes in the hubs and in some of the key rural areas may be well used, reducing the reliance on the car.
10.... reduce causes of and adapt to climate change.	+	+	+	Option directs growth to the hubs, which helps to retain greenfield land and semi natural land cover across the wider countryside. This helps avoid damage to important natural carbon and water stores - floodplains and peatlands; blue/green infrastructure. These habitats can help combat the effects of climate change. It is also noted that this option has the potential to help reduce emissions from traffic by enabling a considerable proportion of the population access to sustainable/active travel.	-	-	-	Option enables and encourages development across the Borough based on a relatively high level of disparity so it may encourage more car travel and make it more difficult for people to use available public transport, or choose to walk or cycle. The loss of greenfield land is likely as development would be probable across the wider countryside. This would bring a higher risk of loss to habitats that help store carbon and water. Overtime, this option is likely to deliver less for this objective.	+	+	?	Option focuses growth and development on the hubs but also enables consideration of our rural communities. There is the potential to help reduce car use in these key areas and to support more active modes of travel. This approach may help avoid loss of greenfield land and semi natural land cover.
11.... protect, manage and use water resources sustainably.	+	+	+	Option focuses on hubs where existing fresh and wastewater facilities should already be located. Under this critical mass approach, a more accurate reflection of future need should be more feasible to assess and deliver for. Option would also help avoid potential	-	-	-	Option would increase the amount of development across the Borough and this would be particularly evident in rural areas. There would be an increase in hard surfaces with an increase in surface runoff and probable impacts on local water quality and aquatic habitats. Much	+	+	?	Option focuses on hubs where adequate fresh and wastewater facilities should already be located. Reduces the need for septic tanks and associated risk of pollution to the ground and water supplies. It is recognised that an increase

			development pressure and pollution of aquatic habitats in the wider countryside.			development in the rural areas would remain reliant on septic tanks, which would increase the risk to local ground and water quality. If existing fresh and wastewater facilities are not available, or are nearing capacity, then the level of housing, growth and jobs expected under this option may not always be feasible.			in hard surfaces would increase run off to local aquatic environment.
12.... protect natural resources and enhance biodiversity.	+++	+++	Option focuses on hubs where it is less likely to have any impacts on habitats and species and therefore local biodiversity levels. The approach to hub development enables brownfield sites to be used and helps to avoid loss of natural land cover. However, it is noted that urban sites can also have an ecological value and priority species can be found including bats and badgers so measures would still be required to help reduce impacts on the natural heritage resource. The focus on hubs could also help tailor any plans for blue/green infrastructure networks. Overall, option would help avoid development of the wider countryside and with that, losses of biodiversity.	-	-	Option would enable and encourage development across the Borough. This would likely have a direct impact on the natural heritage resource by loss of habitats and local biodiversity. Even with mitigation in place, losses are possible. This option would increase the level of hard surfaces across the Borough and increase in the potential to isolate habitats and species and decrease the potential for ecological connectivity. Overtime, this option is likely to deliver less for this objective, particularly over the longer term.	+	+	Option focuses growth on hubs, which helps to avoid development of the wider countryside, and enables and encourages use of brownfield sites where loss of local biodiversity is less likely. Option also considers the needs of our rural communities. It is noted that growth here is likely to result in the loss of greenfield land and with it loss of local biodiversity, even with mitigation applied.
13.... maintain and enhance landscape character.	+	+	Option focuses on hubs which would help avoid development across the wider countryside and help avoid any deterioration of landscape across the Borough.	-	-	Option would enable and encourage development across the Borough and particularly in rural areas, which would most likely lead to difficulties in avoiding impacts on local landscape. The option's approach to sustain disparity across the Borough would not help conservation of landscape across the wider countryside. With the numerous landscape designations to consider, the option would be unable to deliver for this objective.	+	+	Option enables a balanced approach to landscape protection as a hub focus for growth is encouraged. This helps avoid development pressure across the wider countryside and enables a level of protection for landscape based on the numerous landscape designations. Option would also consider needs of rural communities. This may present a slightly higher risk of impacts on landscape but could also enable consideration of landscape at the local level and be applied to help ensure rural settlements and their character remain conserved.

<p>14.... protect, conserve and enhance the historic environment and cultural resources.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Option focuses on hubs, which may as an indirect effect help to encourage the reuse of old buildings and sites which in turn helps to retain the historic and cultural history of the Borough however the overall effect is likely to be negligible. However, it is noted that this option could increase pressure on our historic environment. This option could help to avoid development in the wider countryside and so help to conserve historic features located there. Some existing hubs have designations that require a higher level of design.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Option focuses growth across the Borough, which could help to encourage the reuse of old buildings and sites which in turn helps to retain the historic and cultural history of the Borough. However, it is noted that this option could increase pressure on our historic environment. This option would not help to avoid development in the wider countryside and so help to conserve historic features located there. Some existing settlements have designations that require a higher level of design.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Option focuses on hubs, which should help to encourage the reuse of old buildings and sites which in turn helps to retain the historic and cultural history of the Borough. However, it is noted that this option could increase pressure on our historic environment. This option could help to avoid development in the wider countryside and so help to conserve historic features located there. Some existing hubs have designations that require a higher level of design.</p>
<p>Summary and comparison of options against the sustainability objectives</p>				<p>Option 1 has a minor negative effect on the social sustainability objectives and education, as it would disadvantage rural communities. It would have a minor positive effect on economic growth and significant positive effect on material assets. The option has a positive relationship with all of the environmental sustainability objectives, extending to significant positive for natural resources and long term significant positive for physical resources and landscape character. While this option gives greatest environmental benefits, these are outweighed by the negative social aspects.</p> <p>Option 2 has a largely negative relationship with all of the sustainability objectives. Although there are short- medium term minor positive effects on strengthening society and housing, in the long term the effects become negative as the infrastructure and financial resources would not be there to support unfocused growth. Similarly, the minor negative effect on health and well-being becomes more significant over time. For the economic and environmental objectives, the pattern is similar, with minor negatives becoming more significant in the long term for a number of objectives and significant negatives across all timescales for the landscape and active and sustainable travel objectives.</p> <p>Option 3 has a positive effect on all of the social sustainability and economic sustainability objectives. Its effects extend to significant positive on the housing and education objectives in the long term. In respect of the environmental objectives, the option has a minor positive effect on all the objectives, except the historic environment and cultural resources where its effects are negligible. These effects extend to significant positive for landscape in the long term, however, there is also some uncertainty over the long term effects of the option on the climate change and water resources objectives. This option delivers more by providing a better overall balance across the sustainability objectives.</p>								
<p>The most sustainable option</p>				<p>Option 3 – Focus our housing and economic growth in the hubs and sustain our rural communities.</p>								
<p>The preferred option</p>				<p>Option 3 is the preferred option.</p>								

What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for provision of good quality sustainable housing, enabling access to high quality education and enhancing landscape character over the long term.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Measures to encourage behavioural change towards active travel such as park and ride schemes and park and share facilities. Integrate SuDS; biodiversity measures; energy efficient building design; building design guidelines; other planning policy; key site requirements; rural business support measures/schemes.

Key Issue SG2: The Settlement Hierarchy									
Options	Retain the existing Settlement Hierarchy as set out in the Northern Area Plan (NAP) 2016, as follows: Towns (Hubs) x 4; Towns x 8; Villages x 25; and Small Settlements x 34 (71 in total).						Review the existing Settlement Hierarchy.		
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	
1.... improve health and well-being.	+	+	+	Using a settlement hierarchy helps to ensure that health facilities and services are targeted in the right locations helping to facilitate access to local health care. This option will use the existing settlement hierarchy and would support the allocation of new development, and associated health infrastructure.	++	++	++	Using a settlement hierarchy helps to ensure that health facilities and services are targeted in the right locations helping to facilitate access to local health care. Allowing a review and possibly amending and updating the settlement hierarchy based on evidence has the opportunity to deliver more for this objective.	
2.... strengthen society.	+	+	+	Using a settlement hierarchy helps to ensure that facilities and services which are important for society are targeted in the right locations, and settlements have a critical mass of people available to support services. These encourage footfall in settlement centres which has a positive effect for creating shared spaces and encourages people to meet.	++	++	++	Using a settlement hierarchy helps to ensure that facilities and services which are important for society are targeted in the right locations, and settlements have a critical mass of people available to support services. These encourage footfall in settlement centres which has a positive effect for creating shared spaces and encourages people to meet. Allowing a review and possibly amending and updating the settlement hierarchy based on evidence has the opportunity to deliver more for this objective by making sure that the settlement hierarchy is most appropriate to maximise these positive effects.	
3.... provide good quality, sustainable housing.	+	+	+	A settlement hierarchy allows housing to be allocated in a sustainable manner.	++	++	++	A settlement hierarchy allows housing to be allocated in a sustainable manner. Allowing a review and possibly amending and updating the settlement hierarchy based on evidence has the opportunity to deliver more for this objective.	
4.... enable access to high quality education.	+	+	+	A settlement hierarchy allows education to be allocated in a sustainable manner which can have an impact on the sustainability of local schools.	+	+	+	A settlement hierarchy allows education to be allocated in a sustainable manner which can have an impact on the sustainability of local schools.	
5.... enable sustainable economic growth.	+	+	+	The existing settlement hierarchy should facilitate economic growth through creating a critical mass within settlements, increasing footfall and helping to support vitality and viability of local services including shops.	++	++	++	Using a settlement hierarchy should facilitate economic growth through creating a critical mass within settlements, increasing footfall and helping to support vitality and viability of local services including shops. This option	

								includes a review, and potential for a new hierarchy it has potential to deliver more particularly in the medium and long term.
6.... manage material assets sustainably.	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated to where there is considered to be adequate provision of material asset services, such as telecommunications, electrical infrastructure, and the efficient delivery of waste collection facilities.	++	++	++	Using settlement hierarchy will facilitate growth to be allocated to where there is considered to be adequate provision of material asset services, such as telecommunications, electrical infrastructure, and the efficient delivery of waste collection facilities. As this option allows for consideration of the hierarchy in terms of recent evidence on distribution of populations and facilities, and availability of material asset services, it is considered to deliver more for this objective.
7.... protect physical resources and use sustainably.	?	?	?	Using a settlement hierarchy will focus a higher proportion of potential developments in the larger settlements, and in hubs and towns which leads to the most efficient use of greenfield land and in locations where there may be opportunities to develop on brownfield sites. However, there will inevitably be a loss of greenfield land to sustain appropriate growth. This option is considered to have a mix of positive and negative effects and is given an uncertain scoring overall.	?	?	?	Using a settlement hierarchy will focus potential developments in the larger settlements, and in hubs and towns where there may be opportunities to develop in brownfield sites. However, there will inevitably be a loss in green field to sustain appropriate growth. As this option will allow for a review and amendment to the settlement hierarchy, it could affect the degree to which smaller rural settlements are allocated growth, which could lead to a greater or lesser loss of greenfield land. Due to a mix of positive and negative comments in the appraisal, this option is considered to have an uncertain effect on this option overall.
8.... encourage active and sustainable travel.	+	?	?	Using a settlement hierarchy will focus a higher proportion of potential developments in the larger settlements, and in hubs and towns which could lead to higher use of public transport and active and sustainable travel. However this option does not allow for a review and therefore may miss opportunities to capture current population distribution and facilities. This option is considered to have an uncertain effect on this objective.	++	++	++	Having the opportunity to review and amend the settlement hierarchy could provide an opportunity to consider connectivity and active travel within that process and therefore has the potential to deliver more for this objective.
9.... improve air quality.	+	?	?	The Borough has a high dependence on private car use, particularly in rural areas. High car use can bring poorer air quality in urban areas, and particularly at times of congestion. This option is likely to continue the current pattern of development, although opportunities for transport from hubs and park and ride facilities are already	?	?	?	The Borough has a high dependence on private car use, particularly in rural areas. High car use can bring poorer air quality in urban areas and particularly at times of congestion. Having the opportunity to review and amend the settlement hierarchy could provide an opportunity to

				in place. This option would have an uncertain effect on this objective in the medium to longer term.				consider impact on air quality. However, this option would have an uncertain effect on this objective.
10.... reduce causes of and adapt to climate change.	+	?	?	Using a settlement hierarchy will focus a higher proportion of developments in the hubs, towns and larger settlements which could lead to a reduction in greenhouse gas emissions. However, overall this option is considered to have an uncertain effect on the objective over the medium to longer term.	+	+	+	Using a settlement hierarchy will focus a higher proportion of developments in the hubs, towns and larger settlements which could lead to a reduction in greenhouse gas emissions. It could lead to a greater use of active travel and public transport.
11.... protect, manage and use water resources sustainably.	+	+	?	Using a settlement hierarchy will facilitate growth to be allocated to where there is considered to be adequate provision of fresh and waste water services, which is the best way of reducing risks to local water quality, and ensuring services are delivered efficiently. With the existing settlement hierarchy, there are a high number of settlements which were considered to have adequate facilities for the provision of water. However, the issues associated with septic tanks from development in the countryside, outside of settlement limits, continue to pose a threat to local water quality. This option would have an uncertain effect on this objective in the longer term	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated to where there is considered to be adequate provision of fresh and waste water services, which is the best way of reducing risks to local water quality, and ensuring services are delivered efficiently. As this option allows for consideration of the hierarchy in terms of recent evidence on distribution of populations and facilities, it is considered to deliver more for this objective.
12.... protect natural resources and enhance biodiversity.	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated based on the size of the settlement and it's classification as a hub town, a town, a village or a small settlement. Overall this option is considered to have a positive impact on this objective, as the settlement hierarchy is a part of the system that directs development into settlements, which can mean less loss of biodiverse and natural land.'	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated based on the size of the settlement and it's classification as a hub town, a town, a village, a small settlement. This option will allow an opportunity to review and amend in the light of more recent evidence. Overall this option is considered to have a positive impact on this objective. It may mean less loss of biodiverse and natural land. It potentially could deliver more for this objective, if natural features and biodiversity were part of the consideration for changes to the settlement hierarchy.'
13.... maintain and enhance landscape character.	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated based on the size of the settlement and it's classification as a hub town, a town, a village or a small settlement	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated based on the size of the settlement and it's classification as a hub town, a town, a village or a small settlement

14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated based on the size of the settlement and it's classification as a hub town, a town, a village or a small settlement.'	+	+	+	Using a settlement hierarchy will facilitate growth to be allocated based on the size of the settlement and it's classification as a hub town, a town, a village, a small settlement or a hamlet. Focusing development on these settlements could help over time to decrease development which can detract from the historic environment and townscape quality of a settlement.
Summary and comparison of options against the sustainability objectives				<p>Option 1 was considered to have a positive effect on the majority of the objectives, with a few uncertainties. In some cases there were positive effects initially but becoming uncertain in the medium and long term. While the existing hierarchy supports the sustainability objectives, it is felt that this option delivers slightly less for the objectives than option 2</p> <p>Option 2 has a significant positive effect on all of the social and economic sustainability objectives. The option generally has a minor positive effect on the environmental sustainability objectives, however overall effects on physical resources and air quality and objectives are uncertain. This option was considered to have significant positive effects for many of the sustainability objectives as it will provide for an evidence-based review of the hierarchy reflecting current populations, facilities and services. .</p>				
The most sustainable option				Option 2 - review the existing Settlement Hierarchy.				
The preferred option				Option 2 is the preferred option.				
What likely significant effects are envisaged with the preferred option?				None identified.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?				No likely significant adverse effects are envisaged with the preferred option.				
Possible measures to reduce negative effects and promote positive effects				Landscape character assessments; biodiversity checklist; other planning policy and wastewater treatment guidelines.				

Key Issue SG3: Location of zoned development land

Option	Only zone land for development where adequate infrastructure exists or is planned.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Zoning land for development where adequate infrastructure exists or is planned has the potential to be positive in terms of health and wellbeing. For example, this option could help reduce emergency response times by considering location of health services and residential areas near to key routes. It could increase the potential for people to use public transport for work by considering housing and employment zones with access to key routes (which could also be positive in terms of maintaining good air quality). By spatially considering adjacent land uses and their compatibility, health and well-being can be protected.
2.... strengthen society.	+	+	+	This option could be positive in terms of giving communities better access to local services and facilities by spatially managing land use and planning with equal access to it a key consideration. Overall, this option could enable benefits for strengthening society by spatially managing appropriate land uses and ensuring shared and equal access to these uses.
3.... provide good quality, sustainable housing.	+	+	+	This option has the potential to ensure that housing is well connected to other services and facilities. This approach could enable people to have a higher quality of lifestyle with better access to services such as waste management facilities, shared/open spaces and access to active travel routes. Housing planned in this manner should be positive in terms of health, wellbeing, and social integration.
4.... enable access to high quality education.	+	+	+	This option has the potential to ensure education facilities are easily accessible and could have a positive impact on people employed in education as well as students who could benefit from well-located education facilities. Option could have the potential to enable people to take advantage of different modes of transport – active and sustainable travel if planned near key routes and associated services/facilities i.e. shops, pitches.
5.... enable sustainable economic growth.	++	++	++	This option has the ability to deliver for sustainable economic growth by developing sites that are more attractive for different economic uses in locations that can support the proposed use i.e. by a range of material assets. These sites could add to the vibrancy of local areas making the Borough a more attractive place to invest and work in. Road linkages could be optimized based on this approach. Spatially managing these zones to align with necessary infrastructure to support the proposed need would help ensure their viability within the Borough and help optimize their use.
6.... manage material assets sustainably.	+	++	++	This option has the potential to spatially manage zones to align with the adequate energy, grid connections and waste management facilities that they need for their purpose. This option could help avoid other development pressures across the Borough on land where material assets may not efficiently support it. The approach should help encourage the proximity principle based on a critical mass approach to development by helping to ensure development is appropriately located. It is noted that there are issues with the grid and some future connections in some areas may not be feasible which could inhibit some land uses. The approach under this option could help to indicate where the future need for material assets is most likely and help with future delivery of this within the Borough.
7.... protect physical resources and use sustainably.	?	?	?	This option has the potential to minimise loss of greenfield land, as existing zonings are mostly in urban/hub areas. This approach also helps to contain development near already developed areas which goes some way to avoid impacts on physical resources across the wider countryside and may also support geothermal energy if it were ever to become mainstream within the country. However, loss of land to development remains likely, with loss of greenfield land probably inevitable. Existing zones may be dezoned for more appropriate development lands and there is uncertainty as to where these locations may be. These uncertainties are reflected in the score.

8.... encourage active and sustainable travel.	+	+	+	This option has the potential to encourage active and sustainable travel by linking land zonings where adequate infrastructure already exists or is planned for. Option could be used to spatially manage development so that it is considered with access to both public and active travel routes. Ideally, this would help enable people to be able to choose not to use the car for work, school or other purposes. This option could help encourage behavioural change by enabling choice but behavioural change is not deliverable under the plan. This is noted but the potential of enabling sustainable and active travel under this option is reflected in the score.
9.... improve air quality.	+	+	+	This option could be positive in terms of air quality by enabling land zonings with appropriate adjacent land uses near to the infrastructure that is needed to support the purpose of the zoning/land. Spatial land zoning near to adequate infrastructure could be used to help maintain if not improve air quality (in some areas) by locating development based on the proximity principle and helping to reduce related transport flows.
10.... reduce causes of and adapt to climate change.	+	+	+	This option could promote public transport and active travel, which would help reduce transport related greenhouse gas emissions. Spatially managing land zoning to align with the necessary infrastructure could also help contain development in a way that helps to reduce travel and enables avoidance of designated sites, floodplains and local habitats/wildlife corridors that help store water and carbon but developed zones do remove natural habitat and become hard surfaces that will be used for purposes that tend to increase greenhouse gas emissions. It is noted that heavy industrial polluters are unlikely but in the long term technology related business ventures and data centres are very likely.
11.... protect, manage and use water resources sustainably.	+	+	+	Zoning land for development where adequate waste and fresh water facilities are available should help ensure the purpose of the land can be adequately supported. This approach should also help reduce potential risks of local water and ground pollution by containing the development in zones able to be supported and mitigation measures can be applied to help manage surface water and increased levels of local run-off. Planning development aligned with existing fresh and wastewater facilities also follows the critical mass approach and should go some way to avoid development of or damage to aquatic habitats in the wider countryside. This option could also help indicate future demands for water related infrastructure and go some way to help with this aspect of future planning/proofing.
12.... protect natural resources and enhance biodiversity.	?	?	?	This option takes advantage of a critical mass approach to development by zoning development where infrastructure already exists or is planned. This option has the potential to help reduce impacts on local biodiversity by controlling and retaining development to already developed areas of land (though this will not always be the case) and so presumably help to avoid impacts across the wider countryside. Some zones may be dezoned for lands that are more appropriate and there is some uncertainty as to where any new sites may be located.
13.... maintain and enhance landscape character.	+	+	+	This option takes advantage of a critical mass approach to development by zoning land use to align with the location of adequate infrastructure. This option has the potential to help protect landscape character across the wider countryside by controlling and retaining development to already developed areas. This approach to spatially managing development should help reduce the potential for visual intrusion and help protect views. Local level landscape character assessments for any new zones could be considered.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	There is no direct link between the option and delivery of the objective.
Summary and comparison of option against the sustainability objectives				This option has a positive relationship with the majority of the sustainability objectives. Focusing development in areas where adequate infrastructure exists or is planned would have significant positive effects on sustainable economic growth and managing material assets and a minor positive effect on all the social sustainability

	objectives. The option also has a minor positive effect on the majority of the environmental objectives, but its effect on physical resources and natural resources is uncertain, as the location and scale of land that will be zoned have yet to be determined.
The sustainable option	This is the only option.
The preferred option	This is the only option.
What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for sustainable economic growth through all timescales and material assets over the medium-long term.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Key site requirements; biodiversity measures for urban and rural contexts; partnership working - NI Water and Transport NI; other planning policy - landscape; landscape character assessments (local level); renewable energy schemes; SuDS.

Key Issue CO1: Facilitate the Provision of Health, Education, Community & Cultural Facilities

Options	Retain the principle of the existing policy framework.			Review the existing policy framework to facilitate these.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This option does enable access to healthcare, reduce response times for the emergency services, provide suitable accommodation for those with long term health problems or disability and support those providing care.	+	+	++	This option has the potential to deliver slightly more in terms of improving access to healthcare, reducing response times for the emergency services, providing suitable accommodation for those with long term health problems or disability and support those providing care. This option with a more strategic approach could also provide opportunities for and encourage health lifestyles and physical activity for all ages along with increasing social contact and intergenerational contact (including family cohesion).
2.... strengthen society.	+	+	+	This option will promote positive social interaction and encourages people to use public services. It will also reduce the factors causing inequalities and meet identified needs that will reduce inequalities experienced by the most deprived communities.	+	+	+	This option will promote positive social interaction and encourages people to use public services. It will also reduce the factors causing inequalities and meet identified needs that will reduce inequalities experienced by the most deprived communities. May encourage more shared use of facilities.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
4.... enable access to high quality education.	+	+	+	This option will allow for facilities to improve the education level and employability of the population, promote access to education and help rural communities gain access to education and skills training.	+	++	++	This option could help provide more facilities in better locations which includes improving the education level and employability of the population, promoting access to education, promoting access to skills training, helping rural communities gain access to education and skills training, improving opportunities for multiple use of facilities and helping educational establishments providing modern sustainable development.
5.... enable sustainable economic growth.	+	+	+	Through allocation of land for educational facilities this objective will indirectly support the creation of a range of job types that are accessible especially to areas of greatest deprivation and support enhancement of the skills base.	+	+	+	Through allocation of land for educational facilities this objective will indirectly support the creation of a range of job types that are accessible especially to areas of greatest deprivation and support enhancement of the skills base.

								Provision for cultural facilities may benefit tourism and make the Borough a more attractive place to live and work.
6.... manage material assets sustainably.	+	+	+	This option will increase the rates of reducing/recycling/composting along with making it easier by provision of facilities at e.g. community buildings. This option will also reduce the level of derelict and contaminated land.	+	+	+	This option will increase the rates of reducing/recycling/composting along with making it easier by provision of facilities at e.g. community buildings. This option will also reduce the level of derelict and contaminated land.
7.... protect physical resources and use sustainably.	0	0	0	May reduce the use of greenfield sites if brownfield sites are allocated for these facilities but may still lead to use of greenfield sites. Overall negligible contribution to this objective.	0	0	0	May reduce the use of greenfield sites if brownfield sites are allocated for these facilities but may still lead to use of greenfield sites. Overall negligible contribution to this objective.
8.... encourage active and sustainable travel.	0	0	0	This option does not proactively encourage active and sustainable travel although it may enable people to walk, cycle or take a bus to access facilities.	+	+	+	This option, by taking a more strategic approach, could deliver slightly more in terms of improving access to public transport and active travel to reduce use of cars.
9.... improve air quality.	0	0	0	There is no direct link between the option and the delivery of the objective. May be slight indirect benefit if it promotes use of public transport but negligible effect.	0	0	0	There is no direct link between the option and the delivery of the objective. May be slight indirect benefit if it promotes use of public transport but negligible effect.
10.... reduce causes of and adapt to climate change.	0	0	0	There is no direct link between the option and the delivery of the objective. May be slight indirect benefit if it promotes use of public transport but negligible effect.	0	0	0	There is no direct link between the option and the delivery of the objective. May be slight indirect benefit if it promotes use of public transport but negligible effect.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
13.... maintain and enhance landscape character.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
14.... protect, conserve and enhance the historic	0	0	0	Existing policy does not explicitly refer to cultural facilities therefore not likely to support this objective.	+	+	+	This option will deliver slightly more in helping the provision of opportunities for cultural activities and enhance built and cultural heritage. Might promote reuse of buildings.

environment and cultural resources.								
Summary and comparison of options against the sustainability objectives	<p>Option 1 scored positive on a number of objectives, however, was not as positive in the long term compared to option 2 for health and wellbeing and education. The option had a negligible effect on many of the objectives.</p> <p>Option 2 is the most sustainable option, delivering more in the longer term for health and wellbeing and education. In terms of Health and wellbeing option 2 had the potential to encourage healthy lifestyles and increase social contact in the long term. In terms of education this option delivered more in the medium to long term, where it could improve opportunities for multi-use facilities and help provide sustainable development for education facilities. In terms of protecting the environment and cultural resources, Option 2 was considered to have positive effects for enhancing the historic environment as it could provide opportunities for cultural activities and promote the reuse of buildings. It was also found to have positive effects for helping to improve access to public transport and promote active travel.</p>							
The most sustainable option	<p>Option 2 – to review the existing policy framework to facilitate these; option has the potential to make a significant contribution to health and well-being and education and can also contribute to encouraging active and sustainable travel and to protect, conserve and enhance the historic environment and cultural resources.</p>							
The preferred option	<p>Option 2 is the preferred option.</p>							
What likely significant effects are envisaged with the preferred option?	<p>The preferred option has significant positive effects over long term for the health and well-being objective and for the medium-long term in relation to enabling access to high quality education.</p> <p>No significant negative effects were identified for the preferred option.</p>							
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	<p>No likely significant adverse effects are anticipated with the preferred option.</p>							
Possible measures to reduce negative effects and promote positive effects	<p>Other planning policy - natural heritage and historic environment; transportation assessment including active and sustainable travel; take account of proposals to extend existing facilities such as schools and health centres; cultural and tourism strategies; reuse of existing buildings.</p>							

Key Issue OS1: The level of open space in the Borough is substantially below the required standards set down by the National Playing Fields Association

Options	Retain the principle of the existing policy framework.			Review the existing threshold by which new housing developments should make provision for public open space.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This option would continue to provide open space that enables social contact amongst the community for both adults and children. Open space provision also enables access to areas that can benefit physical and mental wellbeing and could be used for provision of related facilities to be used by the community. However, it is noted that under this option, very few developments meet the threshold to provide open space and the outcome is that the option has a negligible effect on the delivery of this objective.	+	+	+	Under this option, there is the potential to increase the provision of open space for the public to use in new housing developments. This approach could increase the amount of open space made available for both adults and children to benefit from both physically and mentally – improving social contact and interaction. Open space provision enables access to areas that can benefit physical and mental wellbeing and be used for provision of related facilities to be used by the community. Under this option, the review could enable more open space provision for people across the Borough. This option could deliver more for this objective.
2.... strengthen society.	+	+	+	This option would continue to provide open space as shared space, enabling social contact and social interaction for the community to use. However, it is noted that this provision would only be for developments over a certain size.	+	+	+	This option could increase accessibility to open/shared space by enabling a review of the threshold for new developments. Any increase should help increase the space available for more people to access and socially interact. This may be of particular benefit to rural communities where smaller developments are more evident. This option could deliver more for this objective.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.

5.... enable sustainable economic growth.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
6.... manage material assets sustainably.	0	0	0	This option could be responsible for the loss of greenfield sites but also protects biodiversity.	0	0	0	There is no direct link between the option and the delivery of the objective.
7.... protect physical resources and use sustainably.	0	0	0	Larger housing developments, to which this option would apply, tend to be greenfield sites and so impacts on physical resources are likely. Open space provision can maintain land without any housing on it but overall this option was considered to have a negligible effect on the objective.	0	0	0	Housing developments tend to be greenfield sites and impacts on physical resources are likely. Option would enable open space provision in more developments helping to maintain land without housing. However, overall this option was considered to have a negligible effect on this objective.
8.... encourage active and sustainable travel.	+	+	+	This option could continue to provide areas where walking and cycling can be enabled and possibly access to local public transport routes enabled. This should help people with no access to a vehicle and encourage people to opt for active travel.	+	+	+	This option could increase the provision of areas that enable people to walk or cycle and could help create a local network of active travel routes, as it could be applicable to more developments. Open space provision could also be used to help enable access to local public transport routes. This should help more people with no access to a vehicle and encourage more people to opt for active travel as review could potentially affect a wider area. This option could deliver more for this objective.
9.... improve air quality.	0	0	0	It is noted that open space provision may help people choose not to use the car but overall it is considered that there is no direct link between the option and delivery of the objective.	0	0	0	It is noted that open space provision may help people choose not to use the car but overall it is considered that there is no direct link between the option and delivery of the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	There is no direct link between the option and the delivery of the objective.	0	0	0	There is no direct link between the option and the delivery of the objective.
11.... protect, manage and use water resources sustainably.	0	0	0	It is noted that open space provision could help with local flooding if appropriately located and either left as grassland; surfaced with a permeable cover; or SuDS integrated. However, overall it is considered that there would be a negligible effect between the option and delivery of the objective.	0	0	0	It is noted that open space provision could help with local flooding if appropriately located and either left as grassland; surfaced with a permeable cover; or SuDS integrated. However, overall it is considered that there would be a negligible effect between the option and delivery of the objective.

12.... protect natural resources and enhance biodiversity.	+	+	+	Option aids the provision of open space, which would continue to help maintain local biodiversity in those areas and could be used to add to local blue/green infrastructure. It is noted that this option would only apply to developments over a certain size.	+	+	+	Option could enable an increased level of provision of open space across the Borough, which would potentially help maintain local biodiversity in more areas and could be used to also add to the local blue/green infrastructure network. Option could enable natural heritage to be integrated to developments across a wider area as a review of the threshold would be enabled.
13.... maintain and enhance landscape character.	0	0	0	It is noted that integration of open space can help with the visual setting of a development and reduce its visual intrusion but overall, it is considered that there would be a negligible effect between this option and delivery of the objective.	0	0	0	It is noted that integration of open space can help with the visual setting of a development and reduce its visual intrusion. This option enables a review of the threshold and could enable landscape consideration at a local level across a much wider area but overall, it is considered that there would be a negligible effect between this option and delivery of the objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	It is noted that historical/cultural features can be appropriately considered but overall, it is considered that there would be a negligible effect between the option and delivery of the objective.	0	0	0	It is noted that historical/cultural features can be appropriately considered but overall, it is considered that there would be a negligible effect between the option and the delivery of the objective.
Summary and comparison of options against the sustainability objectives				<p>Option 1 scored well for some of the social and environmental objectives but it wasn't considered feasible for it to deliver positively for health and wellbeing.</p> <p>Option 2 scored well for some of the social and environmental objectives. It scored positive for health and well-being and strengthening society but also for active and sustainable travel, and natural resources.</p> <p>Although potential links between open space provision and several of the objectives such as water resources and landscape character were recognised, they were not considered enough to create a perceptible effect. This resulted in neutral scores across both options for several of the social, economic and environmental objectives.</p> <p>Overall, option 2 is considered to deliver more based on the outcomes of some of the objectives and the social objective for health and well-being.</p>				
The most sustainable option				Option 2 – to review the existing threshold by which new housing developments should make provision for public open space.				
The preferred option				Option 2 is the preferred option.				

What likely significant effects are envisaged with the preferred option?	No likely significant effects identified.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Other planning policy; other strategies – play strategies, site investigations; key site requirements; SuDS and ecological mitigation.

Key Issue OS2: Maintenance arrangements for new open space.

Options	Retain the principle of the existing policy framework.				Review the existing maintenance arrangements to identify alternative arrangements.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	-	-	The existing option does not provide adequate maintenance arrangements for open space and there are concerns for the long term outcomes as open space is not being maintained. This could potentially have negative impacts on health and wellbeing where open space becomes unsafe or unpleasant affecting people's physical and mental health. Negative impacts are more likely in the medium to long-term.	0	+	+	Identifying alternative arrangements could be positive in terms of health and wellbeing as the option enables a worsening situation to be avoided and improved. This option has the potential to ensure that open space can be adequately maintained and used by people to enjoy for recreation/leisure/amenity. Provision of well-maintained open space could enable increased accessibility and promote positive social interaction as well as helping people to improve their physical activity levels. Under this option, positive outcomes are more likely in the medium to long term.
2.... strengthen society.	0	-	-	Retaining the existing policy could potentially lead to deterioration of shared space and as a result could lead to decreased accessibility and opportunity for positive social interaction. This option could also be more negative for deprived communities. Negative impacts are more likely in the medium to long term.	0	+	+	This option has the ability to ensure that open space is retained, maintained and enhanced - allowing for increased accessibility and promoting positive social interaction through use and as a meeting place. Positive impacts are more likely in the medium to long term.
3.... provide good quality, sustainable housing.	0	0	-	It is possible that retaining the existing policy could be negative in terms of housing where people are unlikely to move in to areas where open space is poorly maintained, or perceived to be unsafe, or prone to antisocial behaviour due to a lack of management or adequate maintenance. The negative outcomes of this option could become more evident over time.	0	0	+	Identifying new arrangements for maintenance could help areas that appear unmanaged and where antisocial behaviour may be evident. Option could help to reduce the number of poorly maintained sites and help to reduce the number of vacant dwellings with new arrangements in place as these could help make certain areas more desirable to live. The positive outcomes of this option could become more evident over time.
4.... enable access to high quality education.	0	0	0	This option is considered to have no effect on this objective.	0	0	0	This option is considered to have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.

6.... manage material assets sustainably.	0	0	0	This option is considered to have no effect on this objective.	0	0	0	This option is considered to have no effect on this objective.
7.... protect physical resources and use sustainably.	0	0	0	This option is considered to have a negligible effect on this objective however, it is noted that open space can be counted as green space and could add to local green/blue infrastructure levels in the Borough.	0	0	0	This option is considered to have a negligible effect on this objective however, it is noted that open space can be counted as green space and could add to local green/blue infrastructure levels in the Borough. It is recognised that this option could help maintain these sites and deliver more for this objective.
8.... encourage active and sustainable travel.	0	0	0	This option is considered to have no effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective but it is noted that walking and cycling routes could be integrated into well maintained open spaces for the benefit of local people with no access to vehicles and for general health.
9.... improve air quality.	0	0	0	This option is considered to have no effect on this objective.	0	0	0	This option is considered to have no effect on this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	This option is considered to have no effect on this objective.	0	0	0	This option is considered to have no effect on this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	This option would be unlikely to be able to provide new opportunities to incorporate maintenance arrangements that could benefit local water quality, aquatic biodiversity or help deal with current issues such as local flooding events and increased surface run-off.	0	0	0	This option has the potential to provide opportunities to benefit local water quality, aquatic biodiversity and flooding issues by incorporating features to open space such as SuDS which would help reduce surface water run-off. This option could provide an opportunity to help deal with some local issues such as surface run-off. New opportunities in any reviewed arrangements are likely to prove more beneficial over time however, the option is considered to have a negligible effect on this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	Retaining the existing policy with its issues and approach is likely to lead to missed opportunities for local biodiversity. It's likely that opportunities to maintain, integrate and enhance local biodiversity levels would be missed and it may prove increasingly difficult to develop a robust green/blue infrastructure network across the Borough.	0	0	0	This option provides more opportunity to integrate local biodiversity into open spaces and create open spaces that promote natural habitats. This option could present opportunities to incorporate open spaces into local green/blue infrastructure networks. Potentially this option could deliver for this objective if managed to align with local biodiversity.

13.... maintain and enhance landscape character.	0	0	0	Retaining the existing principle is likely to lead to unkempt local areas that are not visually pleasing. Some of these open spaces that are not well maintained are likely to become increasingly difficult to integrate within local settings and could detract from local distinctiveness.	0	0	0	This option provides an opportunity to review alternative maintenance arrangements for open spaces and could highlight opportunities within these new arrangements to help reduce existing issues/pressures that may help integrate spaces to their local setting. For instance, sometimes less management is needed in some local settings, or new planting schemes could be investigated linked to local character. However, the option is considered to have a negligible effect on the objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	-	Retaining the existing principal could lead to a loss of potential cultural opportunities and events across local areas due to a lack of suitable open spaces. Any historic or cultural features of interest may also be at a higher risk of damage or loss if in an open space area that isn't well maintained either through lack of management or anti-social behaviour. However, the option is considered to have a negligible effect on the objective but likely to worsen over time.	0	0	+	It is recognised that this option has the potential to provide cultural opportunities and events located on well-maintained open spaces. Option could also help preserve any local historic/cultural features of interest within the open space. However, the option is considered to have a negligible effect on the objective but likely to improve over time.
Summary and comparison of options against the sustainability objectives				Option 1 scored negative across the social objectives, including for the housing objective in the long term, and the historic environment objective in the long term. Option 2 scored positively for mainly social objectives, particularly in the medium and long term. It was found to have positive effects for health and well-being, strengthening society, sustainable housing and for the historic environment and cultural resources in the either the long term, or the medium and long term. Although links were sometimes recognised between the options and several of the sustainability objectives, the effect was not considered enough to deliver a score. Overall, option 2 is considered to deliver more based mostly on the outcomes for social objectives and the long term score for the historic environment and cultural resources.				
The most sustainable option				Option 2 – review the existing maintenance arrangements to identify alternative arrangements.				
The preferred option				Option 2 is the preferred option.				
What likely significant effects are envisaged with the preferred option?				No likely significant effects were identified.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?				No likely significant adverse effects are envisaged with the preferred option.				
Possible measures to reduce negative effects and promote positive effects				Local biodiversity measures; partnership working – biodiversity officers/local community groups; integration with community based initiatives and Section 76 agreements.				

Key Issue OS3: Provide an adequate provision of green and blue infrastructure.

Options	Retain the principle of the existing policy framework.			Provide policy to facilitate proposed green and blue infrastructure in the Borough.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The existing option is positive in terms of people’s physical and mental wellbeing and could increase positive social interaction and levels of physical activity. Option helps enable people to have physical and healthy lifestyles.	+	+	+	This option would continue to be positive in terms of people’s physical and mental wellbeing and could increase positive social interaction and levels of physical activity by providing green/blue infrastructure and enabling people to have physical and healthy lifestyles. This option also has the potential to integrate new ideas such as linking to existing open spaces with public access and creating better connectivity between urban and rural locations. The policy could be aligned with enabling travel to schools and workplaces by active travel means with multiple benefits and not just for people’s mental and physical well-being. Option may be able to deliver more for this objective.
2.... strengthen society.	+	+	+	This option helps to retain and provide shared space with opportunities for positive social interaction and inclusion by enabling accessibility to these shared spaces.	+	+	+	This option has the potential to retain, create and enhance shared space and promote positive social interaction through proposed/facilitated uses on those spaces. This option also has the potential to increase connectivity between urban and rural locations giving rural communities better access to facilities and services. Option possibly enables more control over delivery for the objective.
3.... provide good quality, sustainable housing.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.
4.... enable access to high quality education.	0	0	0	It is noted that this option could provide interpretation panels and provide information to help increase local knowledge and interest but the option is still considered to have a negligible effect on this objective.	0	0	0	It is noted that this option could provide interpretation panels and provide information to help increase local knowledge and interest. This could be a requirement of any new policy but the option is still considered to have a negligible effect on this objective.
5.... enable sustainable economic growth.	0	0	0	Under the current option, urban areas are only considered and potential to stimulate local economic growth is unlikely however, it is recognised that there can be major works behind green/blue infrastructure schemes. Overall, this	+	+	+	This option has the potential to place more control over the provision of green/blue infrastructure and with this increase footfall in those areas be it from commuters, or visitors, or residents. There are likely to be benefits from this for local

				option is considered to have a negligible effect on this objective.				businesses and particularly if links are made to rural areas or to key tourist areas - maximise economic benefits of sustainable tourism. Green/blue infrastructure helps to make the Borough a more attractive place to live, work, visit and invest in and this enables more attractive long term returns throughout the year for likely businesses and investors in the area. This option is likely to be able to deliver more for this objective.
6.... manage material assets sustainably.	0	0	0	This option is considered to have no effect on this objective.	0	0	0	It is noted that this option could be used to ensure links with/through renewable energy projects, if green/blue infrastructure plans are located across rural or upland areas.
7.... protect physical resources and use sustainably.	0	0	0	It is noted that this option could support retaining land/soil and biodiversity whilst enabling certain types of development.	0	0	0	It is noted that this option could support retaining land/soil and biodiversity whilst enabling certain types of development. Policy could help with promotion of green/blue infrastructure across the Borough as well as help to avoid impacts on physical resources. Option considered to have a negligible effect on the objective.
8.... encourage active and sustainable travel.	+	+	+	Under this option, there is the potential to help decrease traffic and reliance on the car by providing active travel routes in key and/or urban areas. This option could also benefit those without access to a vehicle.	+	+	++	This option could enable some very positive benefits for active and sustainable travel by aligning with existing routes and adding to existing networks but also connecting across them in urban and rural areas. This option has the potential to deliver more for this objective as over time with application and enhancement the number of people benefitting would increase and presumably across a wider area. Policy could more effectively align routes with sustainable transport routes.
9.... improve air quality.	0	0	0	This option has the potential to help reduce traffic and congestion through increased active travel and possibly increased use of sustainable travel (where routes link to green/blue infrastructure). However, in general air quality is not an issue.	+	+	+	This option has the potential to help reduce traffic and congestion through increased active travel and possibly increased use of sustainable travel. Although in general, air quality is not an issue.
10.... reduce causes of and adapt to climate change.	+	+	+	This option is likely to help reduce greenhouse gas emissions from traffic sources by enabling and encouraging walking and cycling in urban areas. It is likely that green/blue infrastructure helps to maintain natural habitat and may help retain these areas for their natural functions within the landscape i.e. flood areas.	+	+	+	This option is likely to help reduce greenhouse gas emissions from traffic sources by enabling and encouraging walking and cycling in urban areas but rural areas too and so help to reduce emissions from possibly longer car journeys. It is likely that green/blue infrastructure maintains areas with natural habitat and helps to retain these areas for their natural functions within the landscape i.e. flood areas.

								This option also provides an opportunity to consider the infrastructure across a wider landscape scale area. It could also provide measures to help conserve peatlands.
11.... protect, manage and use water resources sustainably.	+	+	+	This option has the potential to provide blue infrastructure in urban areas i.e. riverside walkways, which can help to buffer rivers and tributaries from potential run off and also protect them from erosion issues. Provision of green/blue infrastructure can help reduce the impacts from increased surface run off and flooding events and at same time protect local water quality and aquatic habitats.	+	+	+	This option has the potential to provide blue infrastructure in urban areas i.e. riverside walkways that can help to buffer rivers and tributaries from potential run off and protect from erosion issues. Provision of green/blue infrastructure can also help reduce the impacts from increased surface run off and flooding events which also protects local water quality and aquatic habitats. It can reduce the need for flood defence measures and under this option with policy feasible, more control could be exerted to ensure the full benefits for the water environment are recognised and implemented.
12.... protect natural resources and enhance biodiversity.	+	+	+	This option has the potential to maintain and enhance local biodiversity and the natural heritage resource of the Borough. Ecological links across urban settlements are feasible using this option by enabling and facilitating wildlife corridors as part of the green/blue infrastructure network.	++	++	++	This option has the potential to maintain and enhance local biodiversity and the natural heritage resource of the Borough. Ecological links across urban settlements are feasible using this option by enabling and facilitating wildlife corridors as part of the green/blue infrastructure network but this option enables a wider network of influence into the wider countryside as well. This option has the ability to provide benefits across a wider area. It is important to note that ecological design is critical and planned locations of infrastructure important.
13.... maintain and enhance landscape character.	+	+	+	This option has the potential to be applied in combination with other landscape designations and to help with local settings by adding/enhancing soft, landscaped features. Option could be used to help protect designated sites and their buffers and to enhance key features or settlements.	+	+	++	This option has the potential to be applied in combination with other landscape designations and to help with local settings by adding/enhancing soft, landscaped features. Option could be used to help protect designated sites and their buffers and to enhance key features or settlements. This option could bring benefits to a wider area in the long term and with policy more control could be feasible over any potential negative impacts from associated development to support the green/blue infrastructure i.e. user facilities, health and safety considerations. Using policy, there could be more controlled opportunities to help enhance local landscape with appropriately managed green/blue infrastructure which could also help to conserve landscape and help to integrate new developments.

14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	This option has the potential to include integration of historic/cultural features within its green/blue infrastructure network. There could be the potential to incorporate historic trails that link to industrial heritage and other cultural activities, though relatively restricted to the settlements.	+	++	++	This option has the potential to include integration of historic/cultural features within its green/blue infrastructure network. There could be the potential to incorporate historic trails that link to industrial heritage and other cultural activities. This option has the potential to apply this approach across a wider area and incorporate rural areas as well as urban with benefits across a wider area.
Summary and comparison of options against the sustainability objectives				<p>Option 1 scored positively across social, economic and environmental objectives including those covering health and well-being, strengthening society, active and sustainable travel, climate change, water quality, natural resources, landscape character and historic environment and cultural resources.</p> <p>Option 2 scored in a similar fashion however more significant positive outcomes were identified for the environmental objectives. Option 2 also scored positive for sustainable economic growth and air quality and significant positive for natural resources and in the long term for active and sustainable travel, landscape character, and the historic environment and cultural resources. Overall, option 2 is considered to deliver more based mostly on the outcomes of several environmental objectives and the long term score for active and sustainable travel.</p>				
The most sustainable option				Option 2 - provide policy to facilitate proposed green and blue infrastructure in the Borough.				
The preferred option				Option 2 is the preferred option.				
What likely significant effects are envisaged with the preferred option?				Likely significant effects are envisaged for active and sustainable travel (long term), natural resources, landscape character (long term), and the historic environment and cultural resources (from medium term).				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?				No likely significant adverse effects are envisaged with the preferred option.				
Possible measures to reduce negative effects and promote positive effects				Policy to ensure sensitive sites are avoided; buffer zones; other planning policy – flooding; biodiversity measures; use of permeable surfaces and ecological mitigation.				

Key Issue HS1: Social Housing Distribution

Options	Distribute as per the NIHE Housing Needs Assessment.			Distribute as per the focus of development in the hubs.			Distribute based on the basis of settlement's population.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	?	?	?	Provision of new housing is matched to the areas where it is needed. The option maintains intergenerational contact, maintains family cohesion and helps support those providing care. However, a disproportionate distribution of new housing to towns rather than hubs may place added pressure on local-level health services and emergency services and cause the quality of health care in affected areas to deteriorate.	+	+	+	By focusing in hubs the option will provide good access to health care and lower response times for the emergency services. As hubs contain the main leisure centres, it helps to provide opportunities for / encourage physical activity. It provides scope for clustering accommodation better suited to those with specific health problems or disabilities. It may improve the ability to reach schools and workplaces by active travel.	?	?	?	By focusing distribution based on the settlement population, access to health care provision, emergency services and emergency response times may be negatively affected. In some areas, access to health care services/facilities could become poor and emergency response times increase.
2.... strengthen society.	-	-	-	Although this option may help social interaction by keeping families together, it may exacerbate factors causing inequalities by creating a high percentage of social housing in certain smaller towns. It may deteriorate the quality of shared space and inhibit inclusion of all groups through areas becoming polarised.	+	+	+	When facilitated through the application of criteria in developing new housing, this option would allow greater opportunity for social housing to be distributed through other housing types and tenures, promoting inclusion and meeting identified needs to reduce the factors causing inequalities. It may help increase accessibility to shared space and promote positive social interaction.	+	+	+	This option would distribute social housing more widely across the Borough, thus providing greater benefit to rural communities, but may result in an undersupply in some areas. It may help to meet identified needs that will reduce inequalities experienced by the most deprived communities and promote inclusion of all groups.
3.... provide good quality, sustainable housing.	+	+	+	Social housing would be distributed in accordance with locally identified needs. A variety of household types and sizes would be enabled, which would meet the needs of specific groups, e.g. single people, couples, older people and the disabled and would help to reduce homelessness.	+	+	+	This option would allow a variety of household types and sizes, which would meet the needs of specific groups, e.g. single people, couples, older people and the disabled and would help to reduce homelessness. When facilitated through the application of criteria in developing new housing, it may also help to reduce the number of vacant dwellings or unfit homes. In certain areas the provision of housing may not fully meet the local	+	+	+	This option would allow a variety of household types and sizes, which would meet the needs of specific groups, e.g. single people, couples, older people and the disabled and would help to reduce homelessness. It may also help to reduce the number of vacant dwellings or unfit homes. In certain areas the provision of housing may not fully meet the local need however overall the

						need however overall the option delivers more for the objective.				option delivers slightly more for the objective.		
4.... enable access to high quality education.	0	0	0	Provision of social housing in areas of need can facilitate access to local schools, however it may mean that housing is provided in settlements where there are fewer education and skills providers. This option may put additional pressure on schools which are already at capacity.	+	+	+	This option would focus social housing in the areas where there are already good education and skills training provisions and thus gives access to the greatest range of education and skills providers, delivering more overall for the objective. The option may slightly disadvantage rural schools by concentrating social housing in hubs.	+	+	+	This option would focus the majority of social housing in the areas where there are already good education and skills training provisions and thus give access for many to a wide range of education and skills providers. The option may slightly benefit rural schools by distributing social housing more widely, beyond the hubs.
5.... enable sustainable economic growth.	-	-	-	The option may result in disproportionate numbers of housing being provided in the areas where less employment is available. It does not make best use of location and does not support accessibility to a range of job types.	+	+	+	This option would focus social housing in the hubs, where there is the greatest range of employment opportunities, making employment more accessible. It makes best use of location – critical mass approach.	0	0	0	This option would distribute the majority of social housing in the hubs and towns, where there is the greatest range of employment opportunities. Small numbers of social housing would be provided in the smaller settlements. While it may be more difficult to access employment from these areas (particularly for those without access to a car), social housing in smaller settlements may help to support local businesses by enabling workers to live nearby.
6.... manage material assets sustainably.	-	-	-	This option is less likely to reduce the amount of derelict /contaminated land. It may add to pressure on telecommunications and other infrastructure in areas where services are at or nearing capacity and where tourism also places pressure on services.	+	+	+	This option may help to reduce the amount of derelict /contaminated land. Focusing housing within the hubs may allow better economies of scale and provision of higher quality / improved services.	+	+	+	This option may help to reduce the amount of derelict /contaminated land to a certain degree. It may create the necessary critical mass to deliver new / higher quality / improved services in smaller settlements and the potential for more widespread benefit may deliver slightly more for the objective.
7.... protect physical resources and use sustainably.	-	-	-	This option is likely to result in loss of greenfield areas, as many of the areas of greatest need identified by NIHE do not have available brownfield land and may require the use of semi-natural land cover.	+	+	+	This option would result in a greater density of settlement and a more efficient use of land, minimising greenfield losses. It delivers slightly more for this objective.	+	+	+	This option would continue to provide some social housing in the hubs, where densities can be higher and land used more efficiently. The provision of social housing beyond the hubs and settlements would result in the loss of

								some greenfield areas due to a greater overall number of developments, but not to the same extent as option 1.				
8.... encourage active and sustainable travel.	-	-	-	This option may have fewer opportunities for active travel as social need exists in villages and small settlements where there are fewer opportunities for active travel. Overall the option would not deliver well for active and sustainable travel.	+	+	+	This option would focus social housing in the hubs, where it will benefit those without access to a vehicle through easy access to and efficiency of public transport. It may help support creation of new walking / cycling routes and therefore delivers slightly more for the objective.	?	?	?	In the larger settlements this option will benefit those without access to a vehicle through easy access to and efficiency of public transport. However in the more rural settlements there may not be regular provision of public transport or walking / cycling routes and insufficient demand to create them. The overall effect on the objective is difficult to predict.
9.... improve air quality.	0	0	0	This option was considered to have a negligible effect on the objective.	+	+	+	This option provides the opportunity for encouraging people to use other modes of transport to the car and the use of lower emission fuels for central heating.	0	0	0	This option was considered to have a negligible effect on the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	The opportunities for reducing greenhouse gas emissions and encouraging people to use other modes of transport to the car are limited. This option unlikely to influence the objective to a perceptible degree.	+	+	+	This option provides the opportunity to encourage people to use other modes of transport to the car and so reduce greenhouse gas emissions.	0	0	0	The opportunities for reducing greenhouse gas emissions and encouraging people to use other modes of transport to the car are limited. This option unlikely to influence the objective to a perceptible degree.
11.... protect, manage and use water resources sustainably.	-	-	-	This option may create additional pressure on infrastructure in areas with insufficient wastewater treatment capacity. Development may have to be phased according to capacity.	+	+	+	This option would allow development to be focused in areas where adequate fresh and wastewater treatment facilities/services/capacity already exists and help to contribute toward a more sustainable approach to the use of water as a resource.	-	-	-	In the hubs and larger settlements this option would allow development to be focused in areas where adequate fresh and wastewater treatment facilities/services/capacity already exists. The provision of social housing in settlements beyond the hubs and larger settlements may result in issues with adequate supply and treatment of water/wastewater (capacity issues) and development may have to be phased accordingly. Overall, the option would not deliver well for the objective.

<p>12.... protect natural resources and enhance biodiversity.</p>	-	-	-	<p>Direct effects on biodiversity and natural resources would be avoided through site selection criteria, however increased development near designated areas, particularly development near the coast, may indirectly place additional pressure on their species and habitats.</p>	-	-	-	<p>Direct effects on biodiversity and natural resources would be avoided through site selection criteria, however increased development near designated areas, particularly development near the coast, may indirectly place additional pressure on their species and habitats.</p>	-	-	-	<p>Direct effects on biodiversity and natural resources would be avoided through site selection criteria, however increased development near designated areas, particularly development near the coast, may indirectly place additional pressure on their species and habitats.</p>
<p>13.... maintain and enhance landscape character.</p>	-	-	-	<p>Could negatively impact on areas designated for landscape and coastal views at Portrush / Portstewart. May result in settlements merging together, adversely affecting local distinctiveness.</p>	+	+	+	<p>By focusing in hubs adverse impacts are less likely however developments in certain locations may require mitigation to protect against visual intrusion. Criteria would help to protect the setting of prominent features, settlements and transport corridors.</p>	?	?	?	<p>In the hubs and towns adverse impacts are less likely, however developments in certain locations may require the application of criteria and / or mitigation to protect against visual intrusion. The provision of social housing in settlements beyond the hubs and towns may again require mitigation / criteria to be applied and could result in a loss of local distinctiveness. The outcome on the objective is uncertain, as it is dependent on how the approach is implemented.</p>
<p>14.... protect, conserve and enhance the historic environment and cultural resources.</p>	-	-	-	<p>May contribute to a loss of 'sense of place' in certain areas. May alter townscape / character and reduce local distinctiveness.</p>	+	+	+	<p>A wider scope for provision of social housing in the hubs may provide greater opportunities for housing to be integrated within the townscape. In hubs there is reduced risk of losing local distinctiveness.</p>	?	?	?	<p>In hubs there are greater opportunities for housing to be integrated within the townscape and reduced risk of losing local distinctiveness. Social housing in the more rural settlements may create pressure on the character of these areas and affect local distinctiveness. The outcome on the objective is uncertain, as it is dependent on how the approach is implemented.</p>
<p>Summary and comparison of options against the sustainability objectives</p>				<p>Option 1 has an uncertain relationship with health and well-being, a minor positive effect on housing and a negative relationship with the majority of the remaining sustainability objectives except education, air quality and climate change, on which its influence is negligible. This option may place a disproportionate burden on local services, facilities and infrastructure in certain areas.</p> <p>Option 2 has a minor positive influence on all of the sustainability objectives except natural resources. For that objective it was felt that the potential effects of new development, particularly development near the coastline, could have a minor negative impact, particularly in relation to designated sites. For the objective to strengthen society, this option could bring significant positive effects</p>								

	<p>in the long-term. Overall option 2 is considered to deliver more by focusing the distribution in the areas that have good existing provision of infrastructure, services and employment.</p> <p>Option 3 has a minor positive relationship with the social and economic sustainability objectives, with the exception of health and well-being where the effect was uncertain. The option was not found to have any positive influences on any of the environmental sustainability objectives. Minor negative effects from this option were associated with the natural resources and water resources objectives and its relationship with the travel, landscape and historic environment objectives was uncertain.</p> <p>Overall, option 2 is considered to deliver more based on the predicted outcomes across all sustainability objectives.</p>
The most sustainable option	Option 2 - Distribute as per the focus of development in the hubs only.
The preferred option	Options 2 & 3 combined.
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for strengthening society (long term).
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated under the preferred option.
Possible measures to reduce negative effects and promote positive effects	Transportation assessment, housing needs analysis, partnership working, site selection criteria / key site requirements and policy to protect sensitive landscape features.

Key Issue HS2: Provision of Social and Affordable Housing

Options	Retain the principle of the existing policy framework relating to social housing and develop policy relating to affordable housing.			Zone land specifically for these types of housing.			Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Focusing social and affordable housing within the larger settlements positions people closer to health facilities and the main leisure centres and parks. It can help enable social and intergenerational contact. Well-constructed, energy efficient homes can bring benefits to health and well-being. This option delivers slightly more benefit for this objective.	+	+	+	The spatial approach would take account of proximity to services and facilitate access to health centres and areas promoting physical activity. Well-constructed, energy efficient homes can bring strong benefits for health and well-being. It was noted that in some circumstances zoning areas for social and affordable housing could lead to segregation and reduce social contact.	+	+	+	Distributing social and affordable housing among other housing types and tenures within the larger settlements can help develop social and intergenerational contact. Focusing policy on larger settlements positions people close to health facilities and the main leisure centres and parks. This option can deliver slightly more for the objective. Well-constructed, energy efficient homes can bring benefits to health and well-being. This option delivers slightly more for this objective.
2.... strengthen society.	+	+	+	By encouraging diversity this option can help to positive social interaction and inclusion of all groups. It can reduce the factors causing inequalities and increase accessibility to shared space.	-	-	-	The option may exacerbate the factors causing inequalities and potentially would increase some of the inequalities experienced by the most deprived communities. It may inhibit inclusiveness and cause the quality of shared space to deteriorate.	+	+	+	By encouraging diversity this option can help to positive social interaction and inclusion of all groups. It can reduce the factors causing inequalities and increase accessibility to shared space.
3.... provide good quality, sustainable housing.	+	+	+	The policy will enable a variety of household types and sizes to be developed which would meet the needs of a range of groups (e.g. single people, couples, elderly or those with disabilities) in accordance with locally identified needs. It may help to reduce homelessness. The policy delivers more for the objective as it gives greater flexibility over housing type, size and tenure.	+	+	+	The policy will enable a variety of household types and sizes to be developed which would meet the needs of a range of groups (e.g. single people, couples, elderly or those with disabilities) in accordance with locally identified needs. It may help to reduce homelessness.	+	+	+	The policy will enable a variety of household types and sizes to be developed which would meet the needs of a range of groups (e.g. single people, couples, elderly or those with disabilities) in accordance with locally identified needs. It may help to reduce homelessness. The policy delivers more for the objective as it gives greater flexibility over housing size and tenure.

4.... enable access to high quality education.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the dispersed / integrated approach taken by this policy makes it easier for schools to accommodate the increased population. The policy could also be linked with policies on developer contributions to deliver improvements for education provision.	-	-	-	Clustering new social housing development may create capacity issues at nearby schools. Key site requirements should be that nearest schools have available capacity. It was considered during the appraisal that clustering of social housing would be unlikely to help improve education level and employability of the population.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the dispersed / integrated approach taken by this policy makes it easier for schools to accommodate the increased population. The policy could also be linked with policies on developer contributions to deliver improvements for education provision.
5.... enable sustainable economic growth.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that an increased population in a settlement can help to boost growth.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the spatial element of this option allows housing to be developed in proximity to employment areas, enabling easier access to employment.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that an increased population in a settlement can help to boost growth.
6.... manage material assets sustainably.	+	+	+	There is good access to high speed broadband and other infrastructure in the main settlements. The policy may help to reduce the amount of derelict/contaminated land. It was noted in the appraisal that KSRs could include the allocation of sufficient space in housing layouts to permit electric vehicle charging in the future.	+	+	+	There is good access to high speed broadband and other infrastructure in the main settlements. The policy may help to reduce the amount of derelict/contaminated land. It was noted in the appraisal that KSRs could include the allocation of sufficient space in housing layouts to permit electric vehicle charging in the future.	+	+	+	There is good access to high speed broadband and other infrastructure in the main settlements. The policy may help to reduce the amount of derelict/contaminated land. It was noted in the appraisal that KSRs could include the allocation of sufficient space in housing layouts to permit electric vehicle charging in the future.
7.... protect physical resources and use sustainably.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that KSRs could be included to retain semi natural land cover/ biodiversity and reduce potential loss of greenfield sites.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that KSRs could be included to retain semi natural land cover/ biodiversity and reduce potential loss of greenfield sites.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that KSRs could be included to retain semi natural land cover/ biodiversity and reduce potential loss of greenfield sites.
8.... encourage active and sustainable travel.	+	+	+	Key site requirements would include accessibility to public transport and any nearby active travel routes. The option would also help in the creation or enhancement of walking or cycling	+	+	+	Accessibility to public transport would be a key criteria when selecting areas for zoning which would benefit those without access to a vehicle.	+	+	+	Key site requirements would include accessibility to public transport and any nearby active travel routes. The option would also help in the creation or enhancement of walking or cycling

				routes, particularly for larger developments (>400 houses), where the establishment of active travel linkages would be a requirement.					routes, particularly for larger developments (>400 houses), where the establishment of active travel linkages would be a requirement.
9.... improve air quality.	+	+	+	The development of modern, energy efficient housing can help to reduce net emissions. Traffic impact assessments would be undertaken. Accessibility to active / sustainable transport routes would help reduce reliance on cars. This option delivers slightly more for the objective.	+	+	+		The development of modern, energy efficient housing can help to reduce net emissions. Traffic impact assessments would be undertaken. Accessibility to sustainable transport routes would help reduce reliance on cars. This option delivers slightly more for the objective.
10.... reduce causes of and adapt to climate change.	+	+	+	Modern, energy efficient housing will help towards meeting climate change objectives. Larger developments would include the requirement to have provisions incorporated for active travel to help reduce reliance on cars. SuDS would also be a requirement, subject to criteria. This option delivers slightly more for the objective.	+	+	+		Modern, energy efficient housing will help towards meeting climate change objectives. This option would result in a smaller-scale developments, which may not meet criteria for SuDS. This option delivers slightly more for the objective.
11.... protect, manage and use water resources sustainably.	+	+	+	The application of criteria would prevent development in areas where there is inadequate wastewater treatment or insufficient treatment capacity. SuDS and the use of permeable surfaces would also be a requirement for larger developments, subject to criteria.	0	0	0		The spatial element would prevent development in areas where there is inadequate wastewater treatment or insufficient treatment capacity. This option would result in a smaller-scale developments, which may not meet criteria for SuDS. The application of criteria would prevent development in areas where there is inadequate wastewater treatment or insufficient treatment capacity. SuDS and the use of permeable surfaces would also be a requirement for larger developments, subject to criteria.
12.... protect natural resources and enhance biodiversity.	+	+	+	Local designated sites and sites for biodiversity would be protected. Subject to criteria, larger developments would have requirements for SuDS and active travel to be incorporated into their design, which could be delivered through green/blue infrastructure or ecosystem services.	0	0	0		Local designated sites and sites for biodiversity would be protected. This option would result in a smaller-scale developments, which would not provide the same scope for incorporating green/blue infrastructure or ecosystem services. Local designated sites and sites for biodiversity would be protected. Subject to criteria, larger developments would have requirements for SuDS and active travel to be incorporated into their design, which could be delivered through green/blue infrastructure or ecosystem services.

13.... maintain and enhance landscape character.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that new development would be sensitively integrated to protect local distinctiveness.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that new development would be sensitively integrated to protect local distinctiveness.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that new development would be sensitively integrated to protect local distinctiveness.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that design criteria would be applied where appropriate to allow 'sense of place' to be conserved in townscape and rural settings. General principles would be set for development to reflect / retain the character of the settlement.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the spatial element would ensure that built and cultural heritage is protected. General principles would be set for development to reflect / retain the character of the settlement.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that design criteria would be applied where appropriate to allow 'sense of place' to be conserved in townscape and rural settings. General principles would be set for development to reflect / retain the character of the settlement.
Summary and comparison of options against the sustainability objectives	<p>Option 1 was considered to have significant positive effects for the objectives to strengthen society, provide good quality sustainable housing and encourage active and sustainable travel. It also was found to have positive effects for the objectives to improve health and well-being, manage material assets and many of the environmental objectives.</p> <p>Although option 2 was found to have significant positive effects for the objective to provide good quality housing, it received more mixed scoring across other objectives. The option scored positively for health and well-being and material assets and some of the environmental objectives, but was considered to have minor negative effects on education. Option 2 was considered to have potential for significant negative effects on strengthening society as it could exacerbate the factors causing inequalities and may inhibit inclusiveness.</p> <p>In a similar way to option 1, option 3 received the same pattern of scoring across all of the objectives; they both have the potential to bring significant positive effects to some social sustainability objectives but have no particular influence on sustainable economic growth. In terms of the environmental sustainability objectives, options 1 and 3 both have a generally positive relationship with the objectives, although there were not perceived to be any perceptible effects on physical resources, landscape character or the historic environment. Through the comments it can be seen that option 3 has slightly stronger benefits in the social sustainability objectives, by lowering the thresholds under which affordable and social housing would be included in new development, thus allowing it to potentially benefit a greater number of households.</p>											
	The most sustainable option	Options 1 & 3 - Retain the principle of the existing policy framework relating to social housing and develop policy relating to affordable housing; Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.										

The preferred option	Option 3 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for strengthening society, good quality sustainable housing, and active and sustainable travel.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Developer contributions, transportation assessments key site requirements including SuDS, and linkages with active and sustainable travel routes.

Key Issue HS3: Approach to the split between urban and rural housing										
Options	Retain the principle of the existing policy framework.						Review the principle of the policy framework.			
Sustainability Objective	ST	MT	LT	Explanation			ST	MT	LT	Explanation
1.... improve health and well-being.	-	-	-	In principle, people should be able to stay in their home areas, which is positive for mental well-being and can help with family support systems and provision of care. However, it is noted that this is not always the case and in particular, in some rural areas, it can be hard for people to stay and/or provide a level of care. In some rural areas, people are poorly connected to health and emergency services.			+	+	+	Option enables a review of existing policy framework and an ability to assess against existing conditions where measures may become evident to help people in rural areas who have problems accessing care and health related services. A review may also help indicate measures to help reduce emergency response times.
2.... strengthen society.	-	-	-	Provision of housing helps to facilitate and encourage social interaction with access to shared spaces but it is noted that the delivery of this in practice is not evident or as good as it could be. The concept is positive for social interaction but in practice does not deliver for this objective.			+	+	+	Under this option, a review of the existing policy framework and an ability to assess it against existing conditions may help to indicate measures that could help with greater delivery of this objective and in particular the ability to sustain rural communities. Such measures may help reduce inequalities and promote inclusivity across communities in rural areas.
3.... provide good quality, sustainable housing.	+	+	+	Existing policy enables people to remain in the rural area and replacement housing is feasible so long as it aligns with stated criteria. Different types of housing or affordable housing is not however specified for delivery but option does facilitate modern standards of housing.			+	+	+	A review of the existing policy should continue to enable people to remain in the rural area with replacement housing also feasible but any existing issues could also be assessed and measures investigated to help. The need for different types of housing could be looked at which could help with delivery of objective 2 as well as this objective.
4.... enable access to high quality education.	0	0	0	It is noted that housing could be developed in relation to the location of high quality education facilities but overall the option does not directly deliver for this objective.			0	0	0	It is noted that housing could be developed in relation to the location of high quality education facilities but overall the option does not directly deliver for this objective.
5.... enable sustainable economic growth.	0	0	0	It is noted that housing enables people to live in areas where they can access employment and housing may indirectly attract investors/employers to some areas but the option does not directly deliver for this objective.			0	0	0	It is noted that housing enables people to live in areas where they can access employment and housing may indirectly attract investors/employers to some areas but the option does not directly deliver for this objective.
6.... manage material assets sustainably.	-	-	-	Housing provision is not always located concerning existing infrastructure i.e. telecommunications, electrical infrastructure, energy provision. With energy provision, gas is not always a choice and certain types of renewable energy may not be viable.			+	+	+	Housing provision is not always located concerning existing material assets i.e. telecommunications, electrical infrastructure, energy provision. With energy provision, gas is not always a choice and certain types of renewable energy may not be viable. A review could help focus any development on settlements, which would go some way to

								more sustainably managing access to adequate material assets.
7.... protect physical resources and use sustainably.	-	-	-	Any development takes up land and housing, particularly in rural areas, tends to use greenfield land. Land and soil erosion issues need to be considered and these may or may not be an issue depending on location of the proposed housing. Any rural housing has a chance of affecting physical resources such as minerals and earth science features because of its location in the wider countryside.	+	++	++	Any development takes up land and housing, particularly in rural areas, tends to use greenfield land. Land and soil erosion issues need to be considered and these may or may not be an issue depending on location of the proposed housing. Any rural housing has a chance of affecting physical resources such as minerals and earth science features because of its location in the wider countryside. However, it is noted that a review enables current issues like these to be investigated and measures to improve existing conditions developed. A review could help focus any development on settlements, which would go some way to more sustainably managing physical resources.
8.... encourage active and sustainable travel.	-	-	-	Housing is facilitated but it does not have to encourage active travel and it does not have to align with existing sustainable travel links. Housing generally increases road traffic in the immediate area and number of journeys. A hub focus can help with delivery of this objective although it can still be attained in rural areas if appropriately planned.	+	++	++	Housing is facilitated but it does not have to encourage active travel and it does not have to align with existing sustainable travel links. Housing generally increases road traffic in the immediate area and number of journeys. A hub focus can help with delivery of this objective although it can still be attained in rural areas if appropriately planned. However, it is noted that a review enables current issues like these to be investigated and measures to improve existing conditions developed.
9.... improve air quality.	-	-	-	Housing increases emissions from residential heating, traffic and other potential sources. Although housing is unlikely to improve local air quality, it is also unlikely to permanently reduce it. Air quality is not an issue across the Borough however, it is recognised that inappropriately located housing could negatively affect air quality even if just for short intermittent periods and therefore is a potential negative.	-	-	-	Housing increases emissions from residential heating, traffic and other potential sources. Although housing is unlikely to improve local air quality, it is also unlikely to reduce it in the long term. Air quality is not an issue across the Borough but it is recognised that inappropriately located housing could negatively affect air quality even if just for short intermittent periods. However, it is noted that a review enables potential air quality issues to be investigated and measures to improve existing conditions to be developed.
10.... reduce causes of and adapt to climate change.	-	-	-	Housing generates emissions from residential heating and traffic but there are also associated emissions to consider from the construction phase. Depending on the location of housing there may be other impacts on habitats that can help to combat climate change i.e. floodplains and peatlands. This is particularly evident in rural areas across the wider countryside. It is noted that housing can be made	-	-	-	Housing generates emissions from residential heating and traffic but there are also associated emissions to consider from the construction phase. Depending on the location of housing there may be other impacts on habitats that would otherwise help to combat climate change i.e. floodplains and peatlands. This is particularly evident in rural areas across the wider countryside. It is noted that housing can be

				low carbon and efficient using green building design criteria, and landscaping schemes can include measures such as SuDS but overall the option is unlikely to deliver for this objective.				made low carbon and efficient using green building design criteria, and landscaping schemes can include measures such as SuDS but overall the option is unlikely to deliver for this objective. However, it is noted that a review enables current issues like these to be investigated and measures to improve existing conditions and integrate adaptation measures to be developed.
11.... protect, manage and use water resources sustainably.	-	-	--	Housing increases demand for access to adequate fresh and wastewater facilities and depending on local carrying capacities and infrastructure this may or may not be an issue. It tends to be more of an issue in some rural areas where there is less of a hub focus. The additional concern related to rural housing is its dependence on septic tanks and the overall risk of impact that this has on local ground and water conditions. More rural housing means more septic tanks, which means more risk of pollution across wider area. If the best technology is not used or appropriately located and managed, then there can be negative environmental problems. Under this option risks are expected to increase over time.	+	++	++	Housing increases demand for access to adequate fresh and wastewater facilities and depending on local carrying capacities and infrastructure this may or may not be an issue. It tends to be more of an issue in some rural areas where there is less of a hub focus. The additional concern related to rural housing is its dependence on septic tanks and the overall risk of impact that this has on local ground and water conditions. More rural housing means more septic tanks, which means more risk of pollution across a wider area. If the best technology is not used or appropriately located and managed, then there can be negative environmental problems. However, it is noted that a review enables current issues like these to be investigated and measures to improve existing conditions developed.
12.... protect natural resources and enhance biodiversity.	-	--	--	Housing involves land take and even in urban or suburban areas, there can be a biodiversity loss. Rural housing tends to be greenfield land with greater potential for impacts on local biodiversity, wildlife corridors and designated sites. It is noted that mitigation is feasible but there is usually a loss of natural resource through housing development with potential continuing impacts after construction also to be considered.	+	++	++	Housing involves land take and even in urban or suburban areas, there can be a biodiversity loss. Rural housing tends to be greenfield land with greater potential for impacts on local biodiversity, wildlife corridors and designated sites. It is noted that mitigation is feasible but there is usually a loss of natural resource through housing development with potential continuing impacts after construction also to be considered but a review enables current issues like these to be investigated and measures to improve existing conditions to be developed.
13.... maintain and enhance landscape character.	-	--	--	Housing in rural areas must be considered within the context of its local setting and although there are policies and guidelines to help with integration, it is recognised that any development in the countryside has the potential to impact on the local landscape unless it is appropriately planned. Housing has detracted from some areas of the Borough and there has been a loss of rural character.	-	-	+	Housing in rural areas must be considered within the context of its local setting and although there are policies and guidelines to help with integration, it is recognised that any development in the countryside has the potential to impact on the local landscape and is unlikely to maintain or enhance landscape unless it is appropriately planned. Housing has detracted from some areas of the Borough and there has been a loss of rural character. Under this option a

							review enables the potential to investigate existing conditions and issues and may help to indicate measures that could reduce impacts of housing on landscape character.	
14.... protect, conserve and enhance the historic environment and cultural resources.	-	-	-	Housing development has the potential to remove or detract from features of historic and cultural importance, rather than protect or enhance. There is a risk that new housing detracts from traditional styles and may increase loss of vernacular buildings - reducing local distinctiveness. In some areas, rural character has already diminished because of housing and it is recognised that there is potential for it to damage archaeological sites. There may be a risk of losing opportunities for cultural activities.	-	-	+	Housing development has the potential to remove or detract from features of historic and cultural importance, rather than protect or enhance. There is a risk that new housing detracts from traditional styles and may increase losses of vernacular buildings - reducing local distinctiveness. In some areas, rural character has already diminished because of housing and it is recognised that there is potential for it to damage archaeological sites. There may be a risk of losing opportunities for cultural activities. Under this option, a review enables the potential to investigate existing conditions and issues and may help to indicate measures that could help reduce any impacts of housing on the historic and cultural heritage.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has a minor negative impact on the social sustainability objectives of health and well-being and strengthening society. It acts positively on the housing objective but has no direct influence on the economic sustainability objectives of education and economic growth. This option has a mostly negative effect on the environmental sustainability objectives, extending to significant negative in the long term for water resources and in the medium and long term for natural resources and landscape</p> <p>Option 2 received positive scores across all of the social sustainability objectives. It has no direct influence on the economic sustainability objectives of education and economic growth. This option has a positive effect on the physical resources, active and sustainable travel, water resources and natural resources objectives, extending to significant positive over the medium to long term. It has a minor negative impact on the climate change objective. In the short to medium term there could be minor negative effects on landscape and historic environment but over the long term this option is judged to result in a minor positive effect. Overall, the review process allows option 2 to deliver more for the sustainability objectives, by enabling the development of new measures which improve on the existing regime.</p>							
The most sustainable option	Option 2 – to review the principle of the existing policy framework.							
The preferred option	Option 2 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for physical resources, encouraging active and sustainable travel, water resources and natural resources.							

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Key site requirements; biodiversity measures; other planning policy; Habitats Regulation Assessments; other designated sites; rural design guides; energy efficiency measures; landscaping and SuDS.

Key Issue HS4: Private amenity space in new residential development

Options	Retain the principle of the existing policy framework.			Revise existing standards to provide minimum space per unit in both urban and rural residential development.			Increase the requirement for in-curtilage private amenity space and reduce the requirement for public amenity space.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Amenity space provision is positive for mental and physical well-being be it shared space/green, a private garden or a green view. Having enough space to store bins and park cars also plays a part in contributing to a good quality of life. Option enables this to continue.	+	+	+	Amenity space provision is positive for mental and physical well-being be it shared space/green, a private garden or a green view. Having enough space to store bins and park cars also plays a part in contributing to a good quality of life and option enables this to continue. This option also allows consideration of standards in rural dwellings.	+	+	+	Amenity space provision is positive for mental and physical well-being be it shared space/green, a private garden or a green view. Having enough space to store bins and park cars also plays a part in contributing to a good quality of life and option enables this to continue. It is noted that a reduction in public amenity space may negatively affect social contact, access to shared space and physical activity (with others) but overall option still able to deliver for this objective.
2.... strengthen society.	+	+	+	Amenity space provision enables people to meet and socialise and for children to safely play outside. It can contribute to shared space and enables inclusive access.	+	+	+	Amenity space provision enables people to meet and socialise and for children to safely play outside. It can contribute to shared space and enables inclusive access. This option also allows consideration of standards in rural dwellings.	-	-	-	Amenity space provision enables people to meet and socialise and for children to safely play outside. It can contribute to shared space and enables inclusive access. This option would reduce the amount of public amenity space, which could negatively affect social interaction across generations and between groups within communities as well as reduce quantity of available shared space.
3.... provide good quality, sustainable housing.	0	0	0	Option helps to add to the quality of housing developments but it does not in itself deliver on this objective.	0	0	0	Option helps to add to the quality of housing developments but it does not in itself deliver on this objective.	0	0	0	Option helps to add to the quality of housing developments but it does not in itself deliver on this objective.
4.... enable access to high quality education.	0	0	0	Overall, there is no direct link between this option and delivery of the objective.	0	0	0	Overall, there is no direct link between this option and delivery of the objective.	0	0	0	Overall, there is no direct link between this option and delivery of the objective.
5.... enable sustainable economic growth.	0	0	0	Option does help add to the quality of housing developments and this may increase the attractiveness of the	0	0	0	Option does help add to the quality of housing developments and this may increase the attractiveness of the	0	0	0	Option does help add to the quality of housing developments and this may increase the attractiveness of the

			Borough for investors and workers but the link between the option and delivery of the objective is not enough to score.				Borough for investors and workers but the link between the option and delivery of the objective is not enough to score.				Borough for investors and workers but the link between the option and delivery of the objective is not enough to score.	
6.... manage material assets sustainably.	+	+	+	Concerning waste management facilities, this option should enable space for adequate bin storage and collections, which together should avoid odours and fly tipping. It is noted that waste streams are constantly changing and types of collection vary between areas so it is important that amenity space remains fit for purpose.	+	+	+	Concerning waste management facilities, this option should enable space for adequate bin storage and collections, which together should avoid odours and fly tipping. It is noted that waste streams are constantly changing and types of collection vary between areas so it is important that amenity space remains fit for purpose. Option enables a review of minimum space which could then deliver more for this objective in urban and rural areas.	+	+	+	Concerning waste management facilities, this option should enable space for adequate bin storage and collections, which together should avoid odours and fly tipping. It is noted that waste streams are constantly changing and types of collection vary between areas so it is important that amenity space remains fit for purpose. Option enables an increase in private amenity space which could deliver more for this objective.
7.... protect physical resources and use sustainably.	0	0	0	It is noted that residential development takes land and that amenity space is part of that land take but for this planning issue it was thought irrelevant to consider against delivery of this objective.	0	0	0	It is noted that residential development takes land and that amenity space is part of that land take but for this planning issue it was thought irrelevant to consider against delivery of this objective.	0	0	0	It is noted that residential development takes land and that amenity space is part of that land take but for this planning issue it was thought irrelevant to consider against delivery of this objective.
8.... encourage active and sustainable travel.	0	0	0	Overall, there is no direct link between the option and delivery of this objective.	0	0	0	Overall, there is no direct link between the option and delivery of this objective.	0	0	0	Overall, there is no direct link between the option and delivery of this objective.
9.... improve air quality.	0	0	0	It is noted that waste management collections produce local traffic emissions but uncollected waste may also reduce local air quality. Overall, there is not enough of a link between the option and delivery of the objective to score.	0	0	0	It is noted that waste management collections produce local traffic emissions but uncollected waste may also reduce local air quality. Overall, there is not enough of a link between the option and delivery of the objective to score.	0	0	0	It is noted that waste management collections produce local traffic emissions but uncollected waste may also reduce local air quality. Overall, there is not enough of a link between the option and delivery of the objective to score.
10.... reduce causes of and adapt to climate change.	0	0	0	It is noted that appropriate waste management facilities help people to reduce, recycle and compost waste, which reduces greenhouse gas emissions within the waste management system but overall, there is not enough of a direct link between the option and delivery of the objective to score it.	0	0	0	It is noted that appropriate waste management facilities help people to reduce, recycle and compost waste, which reduces greenhouse gas emissions within the waste management system but overall, there is not enough of a direct link between the option and delivery of the objective to score it.	0	0	0	It is noted that appropriate waste management facilities help people to reduce, recycle and compost waste, which reduces greenhouse gas emissions within the waste management system but overall, there is not enough of a direct link between the option and delivery of the objective to score it.

11.... protect, manage and use water resources sustainably.	-	-	-	There is no policy requirement at present to provide permeable paving/surfaces in new development and existing issues are evident from surface run off on amenity sites linked to the hard standing surfaces.	?	?	?	Option enables a review of the size of amenity space provided in both urban and rural areas but it would depend on how much of this may be hard or soft surfaces as to how effective the option may be for delivery of the objective. An increase in soft and permeable surfaces could reduce run-off from sites.	?	?	?	Option enables a review of the size of amenity space provided but it would depend on how much of this may be hard or soft surfaces as to how effective the option may be for delivery of the objective. An increase in soft and permeable surfaces could reduce run-off from sites.
12.... protect natural resources and enhance biodiversity.	+	+	+	Amenity space provision enables people to have gardens and for shared spaces to be landscaped enabling opportunities to link to local biodiversity.	?	?	?	Option enables a review of the minimum amount of amenity space in both rural and urban areas. This space may be hard and soft surfaces. It is assumed that the amount of potential green space would increase, be it private gardens or shared greens, which would maintain and enhance local biodiversity but at this stage this isn't a certainty and hard surfaces could also be favoured with a loss of biodiversity.	?	?	?	Option enables a review of the size of amenity space and although both hard and soft surfaces are likely, it is not certain how much would be green/soft surfaces, which would help maintain and enhance local biodiversity i.e. private gardens and shared greens. This option focuses on increasing private amenity space, which could increase the amount of gardens but at same time, the amount of shared green space would also reduce Private amenity space could be hard surfaced. There is uncertainty under this option and how well it could deliver for the objective.
13.... maintain and enhance landscape character.	+	+	+	Amenity space can be integrated using planting schemes, soft landscaping measures and appropriate design. It is recognised that developments should be designed against the local setting and that gardens can add to local character and help with local distinctiveness.	+	+	+	Amenity space can be integrated using planting schemes, soft landscaping measures and appropriate design. It is recognised that developments should be designed against the local setting and that gardens can also add to local character and help with local distinctiveness. Under this option, these measures would be feasible across urban and rural areas.	+	+	+	Amenity space can be integrated using planting schemes and soft landscaping measures. It is recognised that developments should be designed against the local setting and that gardens can add to local distinctiveness. Under this option there could be a reduction in public amenity space which could make integrating new development to a local setting more difficult particularly in rural areas but at the same time, an increase in private amenity space could help combat this through appropriate design criteria.
14.... protect, conserve and enhance the historic	0	0	0	It is noted that delivery of this objective is considered when new developments are	0	0	0	It is noted that delivery of this objective is considered when new developments are	0	0	0	It is noted that delivery of this objective is considered when new developments are

environment and cultural resources.		planned and any historic/cultural features present should be avoided or integrated and recorded but overall there is not enough of a link between this planning issue and delivery of the objective.		planned and any historic/cultural features present should be avoided or integrated and recorded but overall there is not enough of a link between this planning issue and delivery of the objective.		planned and any historic/cultural features present should be avoided or integrated and recorded but overall there is not enough of a link between this planning issue and delivery of the objective.
Summary and comparison of options against the sustainability objectives	<p>Option 1 also acts positively on the social objectives of health and well-being and strengthening society and, like option 2, does not have any particular influence on the objectives relating to housing, education and economic growth. It has a positive influence on material assets, natural resources and enhancing landscape character but the absence of a policy requiring permeable paving/surfaces in new development means that this policy has a negative effect on the water resources objective.</p> <p>Option 2 acts positively on the social objectives of health and well-being and strengthening society, but it does not have any particular influence on the objectives relating to housing, education and economic growth. The option has a positive influence on managing material assets and maintaining and enhancing landscape character but has an uncertain relationship with water resources and natural resources as the effect on these objectives is dependent on how private amenity space is managed. It does not have any perceptible influence on the other environmental objectives. Option 2 is able to deliver more for the sustainability objectives by addressing certain issues with the existing policy framework, but recognising the role that public amenity space has in achieving social sustainability objectives.</p> <p>Option 3 has a positive impact on health and well-being, but reducing the requirement for public amenity space creates a negative effect on the social sustainability objective of strengthening society. The option has a positive influence on managing material assets and maintaining and enhancing landscape character but has an uncertain relationship with water resources and natural resources as the effect on these objectives is dependent on how private amenity space is managed. It does not have any perceptible influence on the other environmental objectives.</p>					
The most sustainable option	Option 2 – to revise existing standards to provide a minimum space per unit in both urban and rural residential development.					
The preferred option	Option 2 is the preferred option.					
What likely significant effects are envisaged with the preferred option?	No likely significant effects are envisaged.					
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated under the preferred option.					

Possible measures to reduce negative effects and promote positive effects	Other planning policy – landscape, historic; Sustainable Drainage Systems; key site requirements; ecological mitigation measures – wildlife corridors, boundary planting, native species planting; general principles; permeable surfaces; design criteria for quantity of hard and soft surfaces; landscaping measures.
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Key Issue ED1: Provision of an ample supply of suitable and available economic development land.

Options	Review existing zonings.			Review existing zonings and provide policy to facilitate new economic development uses outside of zoned land.			Retain existing zonings and provide policy to facilitate compatible non-economic development uses on these zoned lands.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	When land is available for job opportunities then there can be positive links to people’s mental well-being. Workers can already walk or cycle to zones, which also helps with both physical and mental well-being. A review could lead to more appropriately located zones.	+	+	+	When land is available for job opportunities then there can be positive links to people’s mental well-being. Workers can already walk or cycle to zones, which also helps with both physical and mental well-being. A review could lead to new appropriate locations but option could also manage zones in surrounding areas i.e. wider impact. Overall, this option could deliver more for this objective.	+	?	?	When land is available for job opportunities then there can be positive links to people’s mental well-being in local area. Workers can already walk or cycle to zones, which also helps with both physical and mental well-being. However, without a review, existing ineffective zones will remain where uptake has been slow. Other uses may become feasible but we don’t know what these may be and their impact, or if uptake would occur. Over time this option could become more uncertain for delivery of this objective.
2.... strengthen society.	+	+	+	Availability of lands for jobs enables people to work together in shared areas and enables social interaction across generations and communities. A review can help look at appropriate locations and may help with any current inequalities and needs of communities. This option can help add to vibrancy at local level.	+	+	+	Availability of lands for jobs enables people to work together in shared areas and enables social interaction across generations and communities. A review can help look at appropriate locations and may help with any current inequalities and needs of communities. This option can help add to vibrancy at local level and could help manage job provision outside of zoned areas so could deliver more for this objective.	+	?	?	Availability of lands for jobs enables people to work together in shared areas and enables social interaction across generations and communities. There are some zones with slow uptake and their locations are not as effective as they could be. Option does not enable any review and proposed other uses may or may not improve delivery of this objective. Over time, this option could become more uncertain for delivery of this objective.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and delivery of the objective.	0	0	0	There is no direct link between the option and delivery of the objective.	0	0	0	There is no direct link between the option and delivery of the objective.
4.... enable access to high quality education.	+	+	+	Existing zones can facilitate skills training and apprenticeships and support local schools and other business or economic	+	+	+	Existing zones can facilitate skills training and apprenticeships and support local schools and other business or economic	+	+	?	Existing zones can facilitate skills training and apprenticeships and support local schools and other business or economic

			development groups. Zones are located in hubs where links to schools/business are most feasible but review enables the most appropriate locations to be reinforced.				development groups. Zones are located in hubs where links to schools/business are most feasible but review enables the most appropriate locations to be highlighted. Option facilitates new types of development outside of zones, which could help with provision of apprenticeships/skills training to more people, including those in other towns and villages. This option could deliver more for this objective.				development groups. Zones are located in hubs where links to schools/business are most feasible but some zones are already proving to be ineffective and without a review, this situation is unlikely to improve.
5.... enable sustainable economic growth.	++++		The existing zonings deliver well for this objective in terms of providing a range of jobs and enabling competition in the local economy. Local skills can be invested in and this all adds to the attractiveness of the area to workers and investors. The zones help bring people into the local area and add to local vitality and vibrancy levels. The review would enable the less effective zones to be looked at and the most appropriate locations to be identified.	++++			The existing zonings deliver well for this objective in terms of providing a range of jobs and enabling competition in the local economy. Local skills can be invested in and this all adds to the attractiveness of the area to workers and investors. The zones help bring people into the local area and add to local vitality and vibrancy levels. The review would enable the less effective zones to be looked at and the most appropriate locations to be identified. Option also facilitates new economic development outside of zones, which helps to deliver another layer of economic growth that can deliver same again for this objective. This option could deliver more for this objective.	+	+	?	The existing zonings deliver well for this objective in terms of providing a range of jobs and enabling competition in the local economy. Local skills can be invested in and this all adds to the attractiveness of the area to workers and investors. The zones help bring people into the local area and add to local vitality and vibrancy levels. However, this option does not enable a review and so currently ineffective sites would remain. There has been slow uptake for some sites so based on location they are not delivering as best they could for this objective. Over time there is uncertainty as to how sustainable this option would be for delivery of sustainable economic growth if zones are poorly located. Option does not enable any redistribution of potential business across the Borough and could increase pressure for land in other areas.
6.... manage material assets sustainably.	+	+	+	The majority of existing zones use the critical mass approach in hubs for location of businesses that need access to similar material assets i.e. electrical connections, telecommunications and waste management facilities. The	+	+	?	+	-	-	The majority of existing zones use the critical mass approach in hubs for location of businesses that need similar access to material assets i.e. electrical connections, telecommunications and waste management facilities. However,

			majority of zoned land is within the hubs but a review would enable the sites with a slow uptake to be replaced and new more appropriate sites to be identified based on existing conditions. A review may also help to spatially indicate future energy and telecommunication needs. It is noted that a review could lead to some sites not best located for efficient access to material assets but we are assuming that best practice would ensure this would be avoided.			majority of zoned land is within the hubs but a review could enable the sites with a slow uptake to be replaced and new more appropriate sites to be identified based on existing conditions. A review may help to spatially indicate future energy and telecommunication needs. This option could facilitate economic development outside of zones based on new policy. This could still direct development based on existing provision of material assets and reduce pressure on the existing zones and hubs but it would distribute economic development across a wider area which may not align with the most sustainable use of material assets i.e. hub focus and critical mass. Over time, there is a bit of uncertainty with this option as much would depend on the location of new economic development areas outside of zoned lands.			not all sites are effective. Due to their slow uptake there may be issues linked to their location and access to existing or future material assets. Without a review, this situation is unlikely to improve. It is recognised that the majority of existing zones are hub related but not all are effective and could skew perceived need for material assets as well as indirectly encourage applications across the wider area.			
7.... protect physical resources and use sustainably.	-	-	-	The majority of existing sites are hub focused and so in general in the short term may avoid impacts on physical resources. However, not all sites are effective. A review may lead to the dezoning of existing zonings or the provision of new zonings. New zonings are likely to be greenfield land, with impacts on land and soil. Some existing zonings are also greenfield sites. Much would depend on the location of any new sites.	-	-	-	The majority of existing sites are hub focused and so in general in the short term may avoid impacts on physical resources. However, not all sites are effective. A review may lead to the dezoning of existing zonings or the provision of new zonings. New zonings are likely to be greenfield land, with impacts on land and soil. Some existing zonings are on greenfield sites. This option also offers to help manage economic development outside of zoned lands, which may or may not further reduce greenfield land availability with risks to physical resources across the wider countryside i.e. soil, land, geothermal. Much would depend on the	-	-	-	The majority of existing sites are hub focused and so impacts on physical resources are either absent or less of a concern. Some existing zonings are greenfield sites. However, not all sites are effective. This option enables other uses within the zoned lands, which could further avoid impacts/development by focusing development on these zones. As the ineffective sites would be retained, demand for good economic land elsewhere could increase. Much would depend on the use (if any) of ineffective sites and potential impacts on other areas. Over time, this options ability to deliver for this objective is uncertain.

								location of any new sites and the wording of policy.				
8.... encourage active and sustainable travel.	+	+	?	Existing sites enable workers to use active or sustainable travel. The hub focus of existing sites supports areas where active/sustainable travel is more likely to be located and accessible by the majority of people. It is noted that a review may or may not lead to new appropriately located sites for delivery of this objective hence a bit of uncertainty is recognised in the long term.	+	?	?	Existing sites enable workers to use active or sustainable travel. The hub focus of existing sites supports areas where active/sustainable travel is more likely to be located and accessible for the majority of people. It is noted that a review may or may not lead to new appropriately located sites for delivery of this objective. This option also enables management of economic development outside of zoned lands, which presents potential for an increased distribution of economic lands that may not offer people active or sustainable travel options. However, it is recognised that it could bring work closer to some rural communities. Any new policy could help direct new economic land uses nearer to rural communities with active/sustainable travel links in place. Over time, there is uncertainty with this option, as much would depend on how the policy would be approached. Option enables a wider distribution of zones, which may or may not align with provision of public transport or active travel links hence a bit of uncertainty is recognised for delivery of this objective.	+	+	+	Existing sites enable workers to use active or sustainable travel, as they are hub focused. The hub focus of existing sites supports areas where active/sustainable travel is more likely to be located and accessible by the majority of people. This option also looks at other uses in the same zoned locations so any existing links could still be used and some other uses of the zones may support and encourage the development of future links based on the predicted footfall to and from the zones.
9.... improve air quality.	?	?	?	Air quality is not a major issue across the Borough and the location of zoned lands is unlikely to affect this, although it is noted that post a review, local traffic conditions may increase or decrease. Big pollution sources are unlikely to become evident in the zones and are not currently present. Although it is assumed that air quality will not reduce, it is recognised that in some areas at the local	?	?	?	Air quality is not a major issue across the Borough and the location of zoned lands is unlikely to affect this, although it is noted that post a review, local traffic conditions may increase or decrease. Big pollution sources are unlikely to become evident in the zones and are not currently present. Although it is assumed that air quality will not reduce, it is recognised that in some areas at the local level there	?	?	?	Air quality is not a major issue across the Borough and the location of zoned lands is unlikely to affect this, although it is noted that local traffic conditions may be affected to a greater or lesser degree depending on the uptake of sites. Big pollution sources are unlikely to become evident in the zones and are not currently present. Although it is assumed that air quality will not reduce under this

			level there may be a change due to traffic emissions and heating/energy usage for short intermittent periods and so a bit of uncertainty is recognised with this option and delivery of the objective.				may be a change due to traffic and other emissions (heating/energy usage) for short intermittent periods. This option also enables policy to manage economic development outside of zoned lands and this could increase the number and length of journeys for workers and service providers across a wider distribution area. However, these zones could reduce travel by being located nearer to rural communities and/or suppliers so a bit of uncertainty is recognised with this option and delivery of the objective.				option, it is recognised that in some areas at the local level there may be a change due to traffic and other emissions (heating/energy usage) for short intermittent periods and so a bit of uncertainty remains with this option and delivery of the objective.	
10.... reduce causes of and adapt to climate change.	?	?	?	The majority of current zonings are not located on floodplains or on peatlands and are in hubs but post a review new sites may emerge. Economic use of land releases emissions be it from traffic, heating, or business function but at the same time, appropriately located zones can reduce the need for car travel and any uses are unlikely to be big polluters. There is some uncertainty with this option and delivery of the objective.	?	?	?	The majority of current zonings are not located on floodplains or on peatlands and are in hubs but post a review new sites may emerge. Economic use of land releases emissions be it from traffic, heating, or business function but at same time, appropriately located zones can reduce the need for car travel and any uses tend not to be big polluters. Under this option policy can also facilitate economic use outside of the zoned lands and this would add another layer of development across a wider distribution with possibly an increase in the number and length of journeys. There is a bit of uncertainty with this option and delivery of the objective.	?	?	?	The majority of current zonings are not located on floodplains or on peatlands but are located in hubs and this would be retained. Other uses of the zoned lands would be feasible but contained to these zones. Any economic use of land releases emissions be it from traffic, heating, or business function. At same time the location of some zones does help reduce need for car travel and any new businesses to zones are unlikely to be big polluters. There is a bit of uncertainty with this option and delivery of the objective as other uses are likely but not known, and uptake of sites remains undetermined.
11.... protect, manage and use water resources sustainably.	+	+	?	The majority of existing zones are located in hubs and so well served by existing fresh and waste water facilities as well as presumably avoiding floodplains, peatlands and other aquatic habitats. Post review this should remain a key consideration to ensure that the zones can support the proposed use of the land	+	+	?	The majority of existing zones are located in hubs and so well served by existing fresh and waste water facilities and post review this should remain a key consideration to ensure that the zones can support the proposed use of the land. Existing zones in hubs already avoid floodplains, peatlands and other aquatic	+	+	?	The majority of existing zones are located in hubs and so well served by existing fresh and waste water facilities which are assumed to be adequate for delivery of the land use. The majority of hub locations avoid floodplains and other aquatic habitats where potential impacts could be serious. Option enables other

			in the most suitable locations. However, it is recognised that much would depend on the location of any new sites as impacts on water resources could occur and over time pressure on fresh and waste water facilities is likely to change. This uncertainty is reflected in the long term under this option.			habitats and post review this should remain a key consideration of any new sites. Under this option, there is potential for policy to facilitate economic development outside of zoned lands and consideration of access to fresh and wastewater facilities including local carrying capacities should remain a key consideration as well as impacts on the local environment. However, much would depend on the location of new zones and the unknown spatial element across a wider area under this option is reflected in the long term.			uses of land but within the existing zones so existing fresh and waste water facilities are presumably available. Option supports a critical mass approach and could support future development if capacity issues become evident. It is noted that there is slow uptake of some sites in some of the hubs and this may be linked to issues associated with the delivery of this objective. It is recognised that there may be an indirect impact on other areas because of the demand for effective sites and this is reflected in the long term under this option.			
12.... protect natural resources and enhance biodiversity.	+	-	-	Option enables a review of sites, which should lead to the retention of effective/successful sites in hubs but also new sites, which are likely to be greenfield, with losses of local biodiversity and natural heritage. It is noted that a review could lead to more sites that are appropriate but environmental impacts are still likely. Much would depend on the location of sites and the level of biodiversity loss in both urban and rural areas. The unknown spatial element of this option, combined with the likely biodiversity losses is recognised.	+	-	-	Option enables a review of sites, which should lead to retention of effective/successful sites in hubs but also new sites, which are likely to be greenfield with likely losses of local biodiversity and natural heritage. It is noted that the review could lead to more sites that are appropriate but environmental impacts are still likely. This option also enables policy to facilitate economic development outside of the zoned lands. These areas could increase the availability of economic land across a wider distribution area and would be likely to reduce local biodiversity with impacts on natural heritage. Although mitigation is feasible, the losses are recognised.	+	?	-	Option enables retention of sites – both effective and ineffective. Existing zones are mostly in hubs, which helps to reduce impacts on the natural heritage resource of the Borough and should help avoid loss of local biodiversity but greenfield sites are also zoned for use. Option enables other uses of zonings so focuses efforts on those hub locations. It is noted that some sites have had poor uptake and this may end up encouraging some future economic proposals/development into the wider countryside which could lead to a loss of biodiversity and potentially impact upon designated sites. It is recognised that over time there is uncertainty with this option and for delivery of this objective.
13.... maintain and enhance landscape character.	+	+	?	Option enables a review of sites so although most sites are located within hubs, some new sites in greenfield lands are likely. These will presumably be appropriately considered within the context of their local landscape settings. However, it is recognised that much	+	+	?	Option enables a review of sites so although most sites are located within hubs, some new sites in greenfield lands are likely. These will presumably be appropriately considered within the context of their local landscape settings. The option also enables policy for	+	+	?	Option retains existing sites, which are located in hubs and have already been considered in the context of their local setting. Option does not enable new zones, any potential impacts are therefore avoided. Some zoned sites have had a slow uptake (ineffective) and

			would depend on the spatial location of any new sites and uptake of any ineffective sites that may be retained. This uncertainty is recognised in the long term.				economic development outside of zoned lands, which may increase risk of visual intrusion and potential impacts on the wider landscape. It is recognised that in the long term there could be some uncertainty with this option although mitigation to protect local landscape character is feasible. Much would depend on the location of any new zones, the uptake and use of any ineffective sites and the policy wording. Under this option, the unknown spatial element across a wider area facilitated by both zones and policy is recognised.				may remain unintegrated as vacant land if not used or proposed for any other type of zoning. This could detract from local setting but likewise it could become part of it. This option may also inadvertently encourage economic development outside of the zoned areas, which could lead to possible impacts on the wider landscape. Over time there is uncertainty with this option for delivery of this objective.	
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	Option enables a review of sites, which should retain effective sites but may also bring new sites in to development. Existing sites are largely hub related, where local historic and cultural features will already have been considered. This should remain a key consideration for any new sites in as yet unknown locations where other policies and best practice can also be applied. This option is unlikely to deliver for this objective with any likely effect.	0	0	0	Option enables a review of sites, which should retain effective sites but may also bring new sites in to development. Existing sites are largely hub related, where local historic and cultural features will already have been considered. This should remain a key consideration for any new sites in as yet unknown locations where other policies and best practice can also be applied. This option is unlikely to deliver for this objective with any likely effect.	0	0	0	Option enables retention of sites and no new sites. Existing sites are largely hub related, where local historic and cultural features will already have been considered. This option is unlikely to deliver for this objective with any likely effect.
Summary and comparison of options against the sustainability objectives	<p>Option 1 was considered to have positive, uncertain and negative scorings across all the sustainability objectives. It was considered to have positive effects for the social objectives of health and well-being, strengthening society and education. Option 1 scored significant positive for sustainable economic growth and positive for material assets. The option did not score well for physical resources or for natural resources in the longer term –in both instances delivering minor negatives. There were uncertain outcomes for this option on several of the environmental objectives, including air quality and climate change; and in the longer term for water resources and landscape character. For the option on active and sustainable travel, option 1 scored positive in the short and medium term timeframe.</p> <p>Option 2 had positive, uncertain and negative scorings across all the sustainability objectives. It scored positive for the social objectives of health and well-being, strengthening society and education. This option scored significant positive for sustainable economic growth and positive for material assets, although it was uncertain in the longer term for material assets. Option 2 did not gain a positive scoring for physical resources or for natural resources in the longer term –in both instances delivering minor negatives. This option was found to have uncertain effects on many of the environmental objectives, including air quality and climate change; and in the longer</p>											

	<p>term for water resources and landscape character. For the objective on active and sustainable travel whilst option 2 scored uncertain from the medium term. It was found that option 2 scored positively on similar objectives to option 1, but there was sometimes less certainty over predicted medium and long-term outcomes.</p> <p>Option 3 did not score as positively as options 2 and 3 in the appraisal. Although it received a positive score in the short term for the social objectives of health and well-being, strengthening society and education, this benefit became uncertain in the longer term for all of these. This option was considered to have positive effects for sustainable economic growth in the short and medium term, however becoming uncertain in the longer term. For the objective for material assets the option was found to have positive effects in the short term becoming negative in the medium and long term. Although the option had slight positive effects in the short term, this benefit became uncertain in the medium term, and negative in the long term. There were uncertain outcomes for this option on several of the environmental objectives, including air quality and climate change; and in the longer term for water resources and landscape character. Option 3 was considered to have positive effects for active and sustainable</p> <p>Overall, option 1 scored more positively across social, economic and environmental objectives and although option 2 scored positively on similar objectives, there was sometimes less certainty over predicted medium and long-term outcomes.</p>
The most sustainable option	Options 1 & 2 scored well across similar objectives but Option 1 scored with more certainty in the longer term for material assets.
The preferred option	Option 2 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for sustainable economic growth.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Key site requirements; biodiversity measures; ecological mitigation; other legislation /planning policy - air quality, water quality, landscape character and architectural heritage; Traffic Impact Analysis/Assessments; mitigation that may use other control technologies; best practice guidelines; brownfield site criteria; site design criteria.

Key Issue ED2: Atlantic Link Enterprise Campus (Enterprise Zone)									
Options	Zone land to facilitate the expansion of the Enterprise Zone and provide policy to facilitate its expansion.						Do not zone land but provide policy to facilitate the expansion of the Enterprise Zone.		
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	
1.... improve health and well-being.	0	0	0	Zoning land for expansion can benefit people's mental well-being as the knowledge of its presence can promote the possibility and opportunity of local employment. Local people can also walk/cycle to the site, which can benefit people's physical well-being.	0	0	0	Enabling expansion through policy can benefit people's mental well-being in the knowledge of it and the possibility and opportunity of local employment. Local people can also walk/cycle to the site, which can benefit people's physical well-being.	
2.... strengthen society.	0	0	0	Overall, there is no direct link between the option and delivery of the objective but it is noted that the existing zone and any plans for its expansion could help enhance a shared workspace for social interaction across generations and communities.	0	0	0	Overall, there is no direct link between the option and delivery of the objective but it is noted that the existing zone and any plans for its expansion could help enhance a shared workspace for social interaction across generations and communities.	
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and delivery of the objective and any effect would be negligible.	0	0	0	There is no direct link between the option and delivery of the objective and any effect would be negligible.	
4.... enable access to high quality education.	+	+	+	The site is already directly linked to the university and any expansion could help with an increase in provision of skills training, range of jobs, education sharing, work placements, innovation and collaboration for start-ups.	+	+	+	The site is already directly linked to the university and any expansion could help with an increase in provision of skills training, range of jobs, education sharing, work placements, innovation and collaboration for start-ups.	
5.... enable sustainable economic growth.	++	++	++	Zoning land and providing policy is a pro-active approach for expansion of the site that would help sustain the enterprise zone by enabling expansion for a certain type and scale of business in a known location where their business needs can be supported. The policy would help support the zoning. A range of job types would be facilitated and option would also ensure sufficient land would be made available. This would help attract investors, students and workers to the area, which would add to local vibrancy and vitality. Overall, the option would support future growth of the local economy as well as sustaining the existing level.	++	++	++	Providing policy for expansion would help sustain the enterprise zone by enabling expansion. It would be a reactive option as expansion is enabled but its location is not. So a range of jobs, innovation and growth would be supported but the scale and exact location would not be known. It is noted that this may put some investors off. It would help attract investors, students and workers to the area. Overall, the option would support future growth of local economy.	
6.... manage material assets sustainably.	+	++	++	Zoning land and providing policy is a proactive approach that is able to facilitate appropriate businesses to locate near to an adequate amount of material assets for their needs. The policy would help support the zoning and	+	+	+	Providing policy for expansion of the enterprise zone is able to facilitate appropriate businesses to locate near to an adequate amount of material assets for their needs. The option would not be able to spatially manage the businesses	

				together could promote a critical mass approach to the development. Over time, this critical mass approach could also help with the future regional plans for provision of material assets such as electrical infrastructure and waste management services, as spatial need could be shown. Regional improvements to material assets are expected. In the longer term, this option could deliver more for this objective through focusing the economic development and expansion in or near to the enterprise zone where selling points such as connection to the Kelvin Project are feasible. It should be noted that this scoring is based on the assumption that expansion lands would be located near to if not adjacent to the existing enterprise zone.				but could advise on the most appropriate locations. The opportunity can be permitted by the policy. Over time, the option may help with future regional plans for provision of material assets such as electrical infrastructure and waste management services.
7.... protect physical resources and use sustainably.	-	-	-	Zoning land for expansion supported with policy to ensure the right type and scale of business is attracted, would most likely lead to a loss of physical resources in the form of greenfield land with possible impacts on soil. The exact zonings are not known but could help control the risk of impacts on other aspects of physical resources.	-	-	-	Providing policy to facilitate the expansion of the enterprise zone, would most likely lead to a loss of physical resources in the form of greenfield land with possible impacts on soil. The risk of impacts on other aspects of physical resources is noted, though not thought likely to occur.
8.... encourage active and sustainable travel.	+	+	+	Current infrastructure for public transport, cycling and walking are all available with good links to the university. Planned expansion near to existing site could add to these active and sustainable travel links and zoning such could help to deliver for this objective based on a critical mass approach.	+	+	?	Current infrastructure for public transport, cycling and walking are all available with good links to the university. Planned expansion through policy could encourage or request links to these existing active and sustainable travel networks. The potential of this option to deliver for the objective is positive but slightly uncertain, as locations are not defined. There is less control over the location of zones with this option and that may prove harder to align with concept of connectivity.
9.... improve air quality.	0	?	?	Any development for business is likely to increase local emissions from traffic sources, business function - heating and energy usage, and possibly other sources of air pollutants, depending on the investors in the zone and their type of business. The enterprise zone is directed toward start-ups, data centres and scientific/technological type ventures so it is noted that local air quality is unlikely to be affected by any heavy industrial pollutants. Traffic could be one of the main considerations. Assuming zonings would be near to the existing zone, road traffic could be reduced across the local area with links to active and sustainable	?	?	?	Any development for business is likely to increase local emissions from traffic sources, business function - heating and energy usage, and possibly other sources of air pollutants, depending on the investors in the zone and their type of business. The enterprise zone is directed toward start-ups, data centres and scientific/technological type ventures so it is noted that local air quality is unlikely to be affected by any heavy industrial pollutants. Traffic could be one of the main considerations for air quality. Policy could help focus on promoting active/sustainable travel to help reduce car travel to and across the new sites/zones of any

				travel already in place which could be added to. However, it is noted that a zone and policy cannot change people's behaviour and choice of travel. These uncertainties are recognised.				expansion. Although policy cannot spatially manage proposals, it could help encourage or request that there be active/sustainable travel as a requisite. However, it is noted that policy cannot change people's behaviour and choice of travel. These uncertainties are recognised.
10.... reduce causes of and adapt to climate change.	-	-	-	Businesses emit greenhouse gases through construction but also operational phases and depending on the type of business, these emissions can vary. Combined with travel to sites, by car or public transport, an increase in associated greenhouse gas emissions is likely. Existing businesses include data centres and many start-ups and future businesses are likely to be technology related i.e. high energy users. It is noted that mitigation is feasible such as promotion or request for renewables on site, active travel links or design features for climate change adaptation but overall the option is unlikely to deliver for this objective.	-	-	-	Businesses emit greenhouse gases through construction but also operational phases and depending on the type of business, these emissions can vary. Combined with travel to sites, by car or public transport, an increase in associated greenhouse gas emissions is likely. Existing businesses include data centres and many start-ups and future businesses are likely to be technology related i.e. high energy users. It is noted that mitigation is feasible such as promotion or request for renewables on site, active travel links or design features for climate change adaptation but overall the option is unlikely to deliver for this objective.
11.... protect, manage and use water resources sustainably.	-	-	-	If land used near the existing zone then access to fresh and wastewater facilities should be in place or at least more feasible to support the purposes of the enterprise zone. Any other suitable zones presumably should be same with carrying capacities considered. As well as appropriate zonings, policy could help avoid flood plains and ensure avoidance and protection of local water quality and aquatic habitats. It is noted that the increase in hard surfaces would increase surface run-off in local area and may affect local water quality/aquatic habitats but mitigation can be applied to help reduce impacts. By using zoning, a critical mass approach to development would be easier to facilitate and manage. This option could deliver more for this objective.	-	-	-	Policy could be developed to help direct developers/proposals to where fresh and wastewater facilities are already in place, or at least where it is more feasible to provide for the purposes of the enterprise zone. Policy could help ensure carrying capacities are considered, flood plains are avoided and with protection of local water quality and aquatic habitats. It is noted that the increase in hard surfaces would increase surface run-off in local area and may affect local water quality/aquatic habitats but mitigation can be applied to help reduce any impacts.
12.... protect natural resources and enhance biodiversity.	-	-	-	If land used near the existing zone then there should be more opportunities to link with local wildlife corridors and avoid impacts on local biodiversity across the wider countryside. However, zones may not be located near the existing zone. Any development is likely to cause a loss of local habitat with possible impacts on local biodiversity. It is noted that mitigation can be applied to help reduce impacts. By using zoning, a critical mass approach to development would be easier to manage and helps avoid	-	-	-	Policy could be developed to help direct developers/proposals to where there is a lack of concern for sensitive habitats/species and local biodiversity. Policy could be used to ensure protection of local biodiversity. Any development is likely to cause a loss of local habitat with possible impacts on local biodiversity but it is noted that mitigation can be applied to help reduce impacts.

				fragmentation of habitats. This option could deliver more for this objective.					
13.... maintain and enhance landscape character.	0	?	?	Any new zone may not be adjacent to the existing zone and could be located elsewhere and so over time, there is a bit of uncertainty with this option as exact locations of zones are at this stage not known. Any expansion is unlikely in the short term.	?	?	?	The policy could help direct developers/proposals to avoid designated sites and to consider local distinctiveness when considering potential locations of zones. There is a bit of uncertainty with this option, as exact locations of any zone (s) cannot be controlled by the policy but the opportunity is provided.	
14.... protect, conserve and enhance the historic environment and cultural resources.	0	?	?	There are no historic environment issues related to the current location of the enterprise zone. Potential impacts on delivery of this objective are not thought to be a concern if a zoning(s) were to be located near to the existing zone. It is noted that any new zone may not be adjacent to the existing zone and could be located elsewhere and so over time, there is a bit of uncertainty with this option as exact spatial locations of zones are at this stage not known and any expansion is unlikely in the short term.	?	?	?	Policy could help direct developers/proposals to avoid areas where impacts on historic environment and cultural heritage are not likely. It is noted that there is a bit of uncertainty with this option, as policy can't dictate exact locations and therefore potential level of impacts on delivery of this objective.	
Summary and comparison of options against the sustainability objectives				<p>Option 1 was determined to have mixed scoring across all sustainability objectives with a variety of significant positive, positive, uncertain and negative outcomes. It scored significant positive for sustainable economic growth and also scored significant positive for material assets from the medium term timeframe. The option scored positive for the objectives for access to education, and active and sustainable travel. Uncertain outcomes were predicted for this option against some of the environmental objectives including landscape character, whilst negative outcomes were scored for climate change, water resources and natural resources. Physical resources also scored negative for option 1.</p> <p>The appraisal considered that option 2 had significant positive effects for sustainable economic growth. This option scored positive for access to education, and active and sustainable travel, although it was considered more uncertain in the longer term for the active travel objective. Uncertain outcomes were predicted for option 2 against some of the environmental objectives including landscape character, whilst negative outcomes were scored for climate change, water resources and natural resources. Physical resources also scored negative for this option.</p> <p>Overall option 1 is considered to deliver more because of the economic objectives and the additional certainty on some of the environmental objectives.</p>					
The most sustainable option				Option 1 – zone land to facilitate the expansion of the Enterprise Zone and provide policy to facilitate its expansion.					

The preferred option	Option 1 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for sustainable economic growth, and material assets (medium and long term).
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Key site requirements. Building design, green efficiency measures such as solar panels; SuDS; permeable surfaces and landscaping measures; biodiversity measures; other planning policy.

Key Issue RT1: Retail Centre hierarchy

Options	Retain existing hierarchy.			Retain existing hierarchy and identify new centres.			Review existing hierarchy and identify new centres.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Town centres and local centres provide a focal point for the community. The existing hierarchy provides a certain degree of benefit and the existing centres enable social interaction on a daily basis. Failing to identify new centres may limit the population able to access the some of the benefits that identifying centres brings (e.g. later opening hours).	+	+	+	There are currently 30 villages with no designation in the hierarchy. Through identifying new centres this policy may provide new opportunities for encouraging physical activity and healthy lifestyles. It would help with the creation of more public access areas, e.g. public spaces to sit outside. Identifying new centres would help enable/increase social contact and intergenerational contact.	+	+	+	There are currently 30 villages with no designation in the hierarchy. Through identifying new centres and reviewing the existing centres this policy can take a considered approach in the identification, creation and management of public / open spaces. The review element may provide added opportunities for encouraging physical activity and healthy lifestyles. Identifying new centres would help enable/increase social contact and intergenerational contact.
2.... strengthen society.	+	+	+	The option would enable the retention and possibly the enhancement of existing shared space and would help to promote positive social interaction to some extent. It does not take any significant steps to promote, or improve create new facilities or services.	+	+	+	Recognising villages as centres and creating new local centres may help communities gain easier access to facilities and services. It may enable the creation or enhancement of shared space, or increase its accessibility and would help to promote social interaction and the inclusion of all groups. It may help reduce the factors causing inequalities, particularly in rural areas and would help towards meeting identified needs for reducing inequalities experienced by the most deprived communities.	+	+	+	Recognising villages as centres and creating new local centres may help communities gain easier access to facilities and services. It may enable the creation or enhancement of shared space, or increase its accessibility and would help to promote social interaction and the inclusion of all groups. It may help reduce the factors causing inequalities, particularly in rural areas and would help towards meeting identified needs for reducing inequalities experienced by the most deprived communities. The review element of this option delivers additional benefits by allowing a more targeted approach.
3.... provide good quality, sustainable housing.	0	0	0	The option may indirectly provide a positive influence as many people may prefer to live in areas with a stable	+	+	+	This option would potentially help to enable/encourage a greater variety of household types and size. Identifying	+	+	+	This option would potentially help to enable/encourage a greater variety of household types and size. Identifying

			provision of nearby shops and services. It would not, however, provide any benefits towards the physical quality or types of housing stock and overall the influence was not found to be of a perceptible magnitude.				new retail centres could increase scope for provision of housing units for singles/couples for which there is an identified need (examples include enabling housing units above shops, though these are unlikely to provide any specific benefits to older or disabled people). It may help to increase accessibility to local shops for those without cars.				new centres could increase scope for provision of housing units for singles/couples for which there is an identified need (examples include enabling housing units above shops, though these are unlikely to provide any specific benefits to older or disabled people). New boundaries would be drawn to focus retail into areas where services are already focused and discernible, thus allowing new housing areas to be designed with connectivity to these sites in mind.	
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	+	+	+	The existing hierarchy supports innovation and competitiveness within the local economy. It also supports creation of a range of job types that are accessible and enhancement of the skills base. It helps to make the Borough an attractive place to live, work, visit and invest and makes use of its location. It does not currently maximise the economic benefits of sustainable tourism by spreading them through the Borough.	+	+	+	This approach would increase opportunities for innovation and competitiveness within the local economy. It would also ensure sufficient land supply in appropriate locations for economic growth, enabling creation of a range of job types that are accessible. It would take a strategic approach, enabling economic development to be spread across the Borough beyond the existing hubs. However, it may miss opportunities by not reviewing the boundaries of the existing town centres. Creating new centres could potentially displace businesses from town centres to less expensive areas, but this may be mitigated via policy and criteria wording.	+	+	+	This approach would increase opportunities for innovation and competitiveness within the local economy. It would also ensure sufficient land supply in appropriate locations for economic growth, enabling creation of a range of job types that are accessible. It would take a more strategic approach, enabling economic development to be spread across the Borough beyond the existing locations. Conducting the review delivers additional benefit by ensuring that the hierarchy is as accurate as possible, reflecting the existing situation.
6.... manage material assets sustainably.	0	0	0	The option was considered to have a negligible overall effect on this objective.	+	+	+	May assist with recycling / composting through enabling provision of civic amenity sites or services in local centres/smaller settlements. May allow	+	+	+	May assist with recycling / composting through enabling provision of civic amenity sites or services in local centres/smaller settlements. May allow

						clustering/grouping of services in areas where previously there was no provision. Defining a centre can help with lobbying for broadband/telecoms provision.				clustering/grouping of services in areas where previously there was no provision. Defining a centre can help with lobbying for broadband/telecoms provision.				
7.... protect physical resources and use sustainably.	0	0	0			The option was considered to have a negligible overall effect on this objective, as the hierarchy would remain the same and place no additional influence on physical resources.	+	+	+	This option would focus retail in settlement centres and discourage development on the margins of settlements. It would encourage more development to take place on brownfield sites. Greenfield sites would be protected from retail centre establishment/expansion.	+	+	+	This option would focus retail in settlement centres and discourage development on the margins of settlements. It would encourage more development to take place on brownfield sites. Greenfield sites and semi-natural habitat would be protected from retail centre establishment/expansion. The review element delivers additional benefit in achieving the objective.
8.... encourage active and sustainable travel.	+	+	+			The existing town centres have public transport provision and this option may help maintain or improve access to and the efficiency of public transport. It benefits those without access to a vehicle. Effects in respect of the influence on congestion are uncertain; congestion would probably not be reduced.	+	+	+	The existing town centres have public transport provision and this option may help maintain or improve access to and the efficiency of public transport in town centres. It may improve access to public transport in local centres and new centres. It benefits those without access to a vehicle. The establishment of new centres may help to focus the transport system at these locations and encourage a shift to active travel and/or public transport.	+	+	+	The existing town centres have public transport provision and this option may help maintain or improve access to and the efficiency of public transport in town centres and may improve access in local centres and new centres. It benefits those without access to a vehicle. The establishment of new centres may help to focus the transport system at these locations and encourage a shift to active travel and/or public transport. The review element delivers additional benefit in achieving the objective, however transport links would not be a primary consideration when identifying and defining centres.
9.... improve air quality.	0	0	0			This option is unlikely to influence AQMA objectives. Congestion is unlikely to be reduced in existing town centres however the hubs are also focal points for public transport and do encourage the use of active / sustainable transport to access retail	0	0	0	This option is unlikely to influence AQMA objectives. The option would potentially increase the number of defined centres, which may be within walking or cycling distance for many of those living in the associated settlement, or area thus reducing	0	0	0	This option is unlikely to influence AQMA objectives. The option would potentially increase the number of defined centres, which may be within walking or cycling distance for many of those living in the associated settlement, or area thus reducing

			services. Perceptible effects on overall air quality are unlikely.			reliance on vehicles. However, a perceptible effect on air quality objectives is unlikely as it would be dependent on large-scale behavioural changes.			reliance on vehicles. However, a perceptible effect on air quality objectives is unlikely as it would be dependent on large-scale behavioural changes.			
10.... reduce causes of and adapt to climate change.	0	0	0	The option enables public transport and walking/cycling by focusing retail in town centres. It is unlikely to initiate a behavioural change of reducing dependence on vehicles to a perceptible degree. Option is unlikely to deliver for climate change.	0	0	0	By recognising village and local retail centres, this option could encourage the establishment and clustering of local-scale shops / services in local centres / villages which meet day-to-day needs. This may encourage people to shop locally and travel more sustainably however it is unlikely to initiate a behavioural change of reducing dependence on vehicles to a perceptible degree.	+	+	+	By recognising village and local retail centres, this option could encourage the establishment and clustering of local-scale shops / services in local centres / villages which meet day-to-day needs. This may encourage people to shop locally and travel more sustainably however it is unlikely to initiate the wider scale behavioural change of reducing dependence on vehicles.
11.... protect, manage and use water resources sustainably.	0	0	0	The option focuses retail in existing town centres, where suitable supply and treatment infrastructure is already in place. This option was considered to have a negligible overall effect on this objective, as the hierarchy would remain the same and place no additional influence on water resources.	?	?	?	The effects of this option are dependent on the types of business. Clustering of services may lead to a more efficient use of water supplies. However, it may also lead to increased demand on water supply and treatment infrastructure in areas where additional treatment capacity is limited.	?	?	?	The review element of this option would be able to take into account of supply and treatment capacity and enable it to be considered. The identification of settlements without adequate treatment may create the necessary justification for upgrading the systems.
12.... protect natural resources and enhance biodiversity.	0	0	0	The option focuses retail in existing town centres where natural habitats are less likely to be present. The hierarchy itself has no influence on the provision of green / blue infrastructure. This option was considered to have a negligible overall effect on this objective.	+	+	+	Outside the hubs and towns the option would focus retail development toward appropriate locations in local centres / villages and would direct these away from edge of settlement / greenfield sites. Defining a boundary would take account of existing or planned green / blue infrastructure. Green corridors would be recognised and protected and biodiversity would be kept in mind when designating new centres.	+	+	+	This option would focus retail development toward appropriate locations in local centres / villages and away from edge of settlement / greenfield sites. It would take account of existing or planned green / blue infrastructure and green corridors or biodiversity. The review element would deliver slightly more for the objective by enabling areas of biodiversity in the existing centres to be recognised and safeguarded.

13.... maintain and enhance landscape character.	0	0	0	The hierarchy itself does not bring any particular benefits or disadvantages in terms of landscape character, it is only the definition or modification of a boundary that would provide an influence.	+	+	+	In identifying new centres, this option would help to protect areas designated for their landscape character. New development would be sensitively integrated to protect and enhance local distinctiveness.	+	+	+	In identifying new centres, this option would help to protect areas designated for their landscape character. New development would be sensitively integrated to protect and enhance local distinctiveness. The review element would deliver slightly more for the objective and could allow the consideration of impacts on neighbouring designations.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Protects / conserves built and cultural heritage. It allows 'sense of place' to be conserved. It protects local distinctiveness and supports access to, interpretation of and understanding of the historic environment.	+	+	+	This option brings wider benefits across the Borough. Protects / conserves built and cultural heritage. It allows 'sense of place' to be conserved in townscape and rural settings. It protects local distinctiveness and supports access to, interpretation of and understanding of the historic environment.	+	+	+	This option brings wider benefits across the Borough. Protects / conserves built and cultural heritage. It allows 'sense of place' to be conserved in townscape and rural settings. It protects local distinctiveness and supports access to, interpretation of and understanding of the historic environment.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has a minor positive influence on the social sustainability objectives and a less defined relationship with the environmental objectives; many of the effects were negligible. Positive effects were perceived in terms of the objectives on health and well-being, strengthening society, active and sustainable travel and the historic environment. This option was also found to have positive effects for the objective to enable sustainable economic growth.</p> <p>Option 2 received a similar pattern of scores as option 3, although it was not as strong for the strengthening society objective and was found to have no effects for the objective on climate change. Through the comments it can be seen in each case that the review element of option 3 allows it to deliver slightly more than option 2 for each of the environmental objectives.</p> <p>Option 3 has a positive influence on the objectives relating to health and well-being and strengthening society. By allowing new retail centres to be identified in villages and local centres, option 3 has the potential to deliver significantly positive effects on these social objectives. Sustainable economic growth was also considered to be influenced in a significantly positive manner through option 3, by enabling economic development to be spread more widely across the Borough beyond the existing hubs. Option 3 was considered to have a mostly positive effect on the environmental objectives including climate change with the exception of water resources, where the relationship was uncertain.</p>											
The most sustainable option	Option 3 – review existing hierarchy and identify new centres.											
The preferred option	Option 3 is the preferred option.											

<p>What likely significant effects are envisaged with the preferred option?</p>	<p>The preferred option has significant positive effects for the objectives relating to the improvement of health and well-being, strengthening society and enabling sustainable economic growth.</p> <p>No significant negative effects were identified for the preferred option.</p>
<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are envisaged with the preferred option.</p>
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Policy and criteria to be established in a manner that protects the order of the hierarchy (to mitigate against deterioration of town centres); Economic and Retail impact analysis</p>

Key Issue RT2: Town, Village and Local Centre boundaries

Options	Retain existing boundaries.			Retain existing boundaries and include new boundaries.			Review existing boundaries and include new boundaries.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Provides opportunities for / encourages healthy lifestyles and physical activity. Increases social contact and intergenerational contact.	+	+	+	Provides opportunities for / encourages healthy lifestyles and physical activity. Increases social contact and intergenerational contact. May also improve access to health care. This option potentially delivers more for the objective.	+	+	+	Provides opportunities for / encourages healthy lifestyles and physical activity. Increases social contact and intergenerational contact. May also improve access to health care. The review element of this policy option could deliver stronger benefits and would also allow scope to avoid or reduce noise impacts that may affect health –i.e. compatible adjacent land uses.
2.... strengthen society.	+	+	+	The option would promote inclusion and positive social interaction. It also may retain or enhance shared space and increase its accessibility.	+	+	+	The option would promote inclusion and positive social interaction. It also may create, retain or enhance shared space and increase its accessibility. It can help to reduce factors causing inequalities and allow rural communities better access to facilities and services. The identification of new boundaries and inclusion of Ballykelly means that this option can deliver a stronger benefit over the long term.	+	+	+	The option would promote inclusion and positive social interaction. It also may create, retain or enhance shared space and increase its accessibility. It can help to reduce factors causing inequalities and allow rural communities better access to facilities and services. The review element and identification of new boundaries means that this option can deliver stronger benefits within a shorter (medium term) timescale.
3.... provide good quality, sustainable housing.	+	+	+	The option may indirectly provide a positive influence as many people may prefer to live in areas with a stable provision of nearby shops and services. It may help to meet the needs of those specific groups which prefer to live in towns.	+	+	+	The provision of new centres and the establishment of their boundaries opens up opportunities for living above shops, which may particularly suit the needs of smaller sized households.	+	+	+	The provision of new centres and the establishment of their boundaries opens up opportunities for living above shops. This option gives added benefit to achieving the objective through being able to consider the housing need through the review element. Opportunities would be linked to other policies and to what extent these

									encourage town/village centre living to promote settlement centre vibrancy.			
4.... enable access to high quality education.	0	0	0	This option was considered to have negligible effect on the objective.	0	0	0	This option was considered to have negligible effect on the objective.	+	+	+	The option may be supportive of a night-time economy which can be of benefit to a local student population. It may also help rural communities to access education and skills training. The review element allows possible synergies with education to be identified, such as shared / multiple use of facilities.
5.... enable sustainable economic growth.	+	+	+	The policy supports innovation and competitiveness within the local economy and the creation of a range of job types. It helps make the Borough a more attractive place to live, work, visit and invest and makes good use of location. It maintains the vitality and vibrancy of town centres.	+	+	+	The policy supports innovation and competitiveness within the local economy and the creation of a range of job types. It ensures sufficient land supply in appropriate locations for economic growth. It helps make the Borough a more attractive place to live, work, visit and invest and makes good use of location. It maintains the vitality and vibrancy of town centres and may help to increase the number of people attracted to the Borough.	+	+	+	The policy supports innovation and competitiveness within the local economy and the creation of a range of job types. It ensures sufficient land supply in appropriate locations for economic growth. It helps make the Borough a more attractive place to live, work, visit and invest and makes good use of location. It maintains the vitality and vibrancy of town centres and may help to increase the number of people attracted to the Borough. The review element creates the potential to deliver more for the objective.
6.... manage material assets sustainably.	0	0	0	Existing centres may provide focal points for the provision of recycling services. The effect of the option on the objective was not considered to be to a perceptible degree.	+	+	+	Would potentially increase reuse / recycling /composting rates by enabling the provision of certain facilities / services across a wider area. May help to reduce the amount of derelict / contaminated land. Identifying new boundaries may create new clusters of demand for provision of better telecoms and other infrastructure.	+	+	+	Would potentially increase reuse / recycling /composting rates by enabling the provision of certain facilities / services across a wider area. May help to reduce the amount of derelict / contaminated land. Identifying new boundaries may create new clusters of demand for provision of better telecoms and other infrastructure.
7.... protect physical resources and use sustainably.	0	0	0	This option has negligible effect on this objective.	+	+	+	Identifying boundaries in local centres and villages would reduce the amount of edge-of-settlement development helping minimise loss of greenfield sites and semi natural land cover /	+	+	+	Identifying boundaries in local centres and villages would reduce the amount of edge-of-settlement development helping minimise loss of greenfield sites and semi natural land cover /

								biodiversity. It would focus development towards the reuse of brownfield sites.				biodiversity. It would focus development towards the reuse of brownfield sites.
8.... encourage active and sustainable travel.	+	+	+	Existing town centres are the focus for public transport and include measures to enable and promote access through other means than private car. They are also the most likely locations for walking/cycling infrastructure.	+	+	+	Town centres are the focus for public transport and this option would maintain access to and may contribute to the efficiency of public transport in town centres. It may improve access to public transport by providing a focal point in new local centres and village centres. It benefits those without access to a vehicle. It may encourage more use of active travel and/or public transport through greater provision of services in villages.	+	+	+	Town centres are the focus for public transport and this option would maintain access to and may contribute to the efficiency of public transport in town centres. It may improve access to public transport by providing a focal point in new local centres and village centres. It benefits those without access to a vehicle. It may encourage more use of active travel and/or public transport through greater provision of services in villages. The review element brings added benefit through potentially including criteria, which consider public transport provision, and recognise opportunities to facilitate active travel when drawing boundaries.
9.... improve air quality.	0	0	0	This option has negligible effect on this objective. It was noted that areas suffering traffic congestion are unlikely to be improved.	0	0	0	This option may mean that people living outside the main hubs have better nearby provision of shops / services they require on a day-to-day basis that would help reduce dependence on cars in the mid-long term. However, a perceptible effect on air quality objectives is unlikely as it would be dependent on large-scale behavioural changes.	0	0	0	This option may mean that people living outside the main hubs have better nearby provision of shops / services they require on a day-to-day basis that would help reduce dependence on cars in the mid-long term. However, a perceptible effect on air quality objectives is unlikely as it would be dependent on large-scale behavioural changes.
10.... reduce causes of and adapt to climate change.	0	0	0	Existing town centres are the focus for public transport and include measures to enable and promote access through other means than private car. The effect of the option on the objective was not considered to be to a perceptible degree.	0	0	0	May encourage clustering of retail and local services which could reduce dependence on cars in areas outside the existing towns. Clustering may also help to reduce energy consumption and waste production.	+	+	+	May encourage clustering of retail and local services which could reduce dependence on cars in areas outside the existing towns. Clustering may also help to reduce energy consumption and waste production. The review element may help to deliver additional benefits.

11.... protect, manage and use water resources sustainably.	-	-	-	The existing boundaries may not reflect identified future levels of flood risk with climate change, resulting in areas being zoned which may conflict with policy on building in the floodplain.	0	-	-	The existing boundaries may not reflect identified future levels of flood risk with climate change. Designating new centres can add pressure on water treatment and waste water treatment capacity which may be incremental / cumulative over time.	0	+	+	Designating new centres can add pressure on water treatment and waste water treatment capacity which may be incremental / cumulative over time. The review would take account of the flood risk and available treatment capacity and boundaries drawn accordingly. Where insufficient capacity is identified, a criteria or quantum based approach could be applied to control the scale of effect, enabling adequate provision to be in place before new development is allowed.
12.... protect natural resources and enhance biodiversity.	0	0	0	This option has negligible effect on this objective.	0	+	+	The option allows a more holistic approach to be taken in drawing the boundary for new centres. The boundary would take into account existing biodiversity and green / blue infrastructure.	0	+	+	The option allows a more holistic approach to be taken in drawing the boundary for new centres. The review and the new boundaries would take into account existing biodiversity and green / blue infrastructure.
13.... maintain and enhance landscape character.	0	0	0	This option has negligible effect on this objective.	+	+	+	New boundaries would be drawn in a manner that would minimise any visual intrusion, protect the setting of prominent features, settlements and transport corridors. They would be drawn to allow new development to be sensitively integrated, to protect and enhance local distinctiveness.	+	+	+	New boundaries would be drawn in a manner that would minimise any visual intrusion, protect the setting of prominent features, settlements and transport corridors. They would be drawn to allow new development to be sensitively integrated, to protect and enhance local distinctiveness. The review element delivers more for the objective and may protect areas designated for their landscape character.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Protects and conserves built and cultural heritage and 'sense of place'. Existing boundaries preserve the setting of cultural heritage assets.	+	+	+	Where new boundaries are established, these would also protect and conserve built and cultural heritage and 'sense of place'. The boundaries would preserve the setting of cultural heritage assets.	+	+	+	Where new boundaries are established, these would also protect and conserve built and cultural heritage and 'sense of place'. The boundaries would preserve the setting of cultural heritage assets. The review element delivers more for the objective through greater control.

<p>Summary and comparison of options against the sustainability objectives</p>	<p>Option 1 has a minor positive effect on the social and economic objectives (other than education, on which it has no effect). Option 1 was perceived to have little influence on many of the environmental objectives, but could deliver benefits in terms of encouraging active and sustainable travel and the historic environment objectives. Option 1 was also viewed as potentially having an adverse effect on water objectives</p> <p>Option 2 received a similar pattern of positive scores to option 3, but it does not deliver significant positive effects on as many of the objectives and doesn't do enough to deliver a benefit on the education objective. Option 2 also acts negatively on the water objective in the medium to long term and has no effect on air quality.</p> <p>Option 3 influences all of the social and economic objectives in a positive way. It delivers significant positive effects in the medium to long term for the health and well-being, strengthening society and sustainable economic growth objectives. By identifying new centres, option 3 and option 2 are both able to spread the benefit of retail centres across a wider area of the Borough, increasing the scale of positive effects. Option 3 also receives mainly positive scores for the environmental objectives, with the spatial review element enabling this option to deliver more for all of the objectives and significantly more for transport and the historic environment. .</p>
<p>The most sustainable option</p>	<p>Option 3 – review existing boundaries and include new boundaries.</p>
<p>The most preferred option</p>	<p>Option 3 is the preferred option.</p>
<p>What likely significant effects are envisaged with the preferred option?</p>	<p>The preferred option has significant positive effects over the medium—long term for the objectives relating to the improvement of health and well-being, strengthening society, enabling sustainable economic growth, encouraging active and sustainable travel and the historic environment.</p> <p>No significant negative effects were identified for the preferred option.</p>
<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are envisaged with the preferred option.</p>
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Accessibility and transportation analysis; identification of sites to protect from inappropriate development.</p>

Key Issue RT3: Proportion of Class A1 (Retail) uses in Primary Retail Cores

Options	Retain dominance of A1 uses by setting a minimum threshold on their presence in primary retail cores.			Allow for a greater variety of uses by setting a lower minimum threshold for A1 uses in primary retail cores.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that a distinct retail district which contains a variety of shops within short walking distance from each other may enable social contact and benefit mental health.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted that a greater mix of uses could increase social and intergenerational contact.
2.... strengthen society.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that a retail core can encourage people to meet in town centres, promoting positive social interaction.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that a retail core can encourage people to meet in town centres, promoting positive social interaction.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	+	+	+	Maintaining a defined retail core in the town centre provides a focal point and maximises the footfall which is more attractive to the larger A1 retailers. The policy makes the best use of location. This option delivers slightly more for the objective.	+	+	+	Maintaining a defined retail core in the town centre provides a focal point for maximising footfall, which is more attractive to the larger A1 retailers. Allowing a greater variety of uses may weaken the use of the location.
6.... manage material assets sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
7.... protect physical resources and use sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
8.... encourage active and sustainable travel.	+	+	+	Retail cores are generally well connected to public transport and may also encompass pedestrian areas. These factors can benefit those without cars. Congestion and car parking can also influence car users to consider alternative modes of	0	0	0	Retail cores are generally well connected to public transport and often encompass pedestrian zones. These factors can benefit those without cars and also encourage car users to consider alternative modes of transport when visiting these

				transport when visiting these areas. The option delivers slightly more for the objective by maintaining the focus on retail in the centre.				areas. The policy may mean that retail becomes more dispersed within a town centre which may reduce its perceived accessibility via public transport. However, congestion and accessible/affordable car parking, which can also influence the decision to use public transport, would be unlikely to decrease or improve.
9.... improve air quality.	0	0	0	This option was considered to have a negligible effect on the objective.	0	0	0	This option was considered to have a negligible effect on the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	Retail cores are generally well connected to public transport and may encompass pedestrian areas. These factors promote the use of public transport and walking to visit shopping areas, reducing emissions and reliance on cars. The option delivers slightly more for the objective by maintaining the focus on retail in the centre.	0	0	0	Retail cores are generally well connected to public transport and may encompass pedestrian areas. These factors promote the use of public transport and walking to visit shopping areas, reducing emissions and reliance on cars. The risk of retail becoming dispersed across a wider portion of the town centre means this option delivers slightly less for the objective.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
13.... maintain and enhance landscape character.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
Summary and comparison of options against the sustainability objectives				Due to this issue having a particularly limited spatial scope (typically one street within any town centre), the majority of the sustainability objectives were found to be uninfluenced by either of the options.				

	<p>Option 1 was found to have a minor positive influence on sustainable economic growth and encouraging active and sustainable travel. The appraisal found that option one's ability to maintain the focus on retail in the primary retail core meant that it could deliver more on this objective.</p> <p>Option 2 was considered to have a minor positive influence on sustainable economic growth. However, the appraisal found that the potentially diluting effect of option 2 meant that it delivered slightly less for this objective than option 1.</p>
The most sustainable option	Option 1 – retain dominance of A1 uses by setting a minimum threshold on their presence in primary retail cores.
The preferred option	Option 1 is the preferred option.
What likely significant effects are envisaged with the preferred option?	No likely significant effects are identified.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Economic and Retail impact analysis, accessibility and transportation analysis.

Key Issue RT4: Town Centres - Promoting an Evening Economy

Options	Provide policy to facilitate a range of uses that encourage an evening economy.			Provide no policy or zoning.			Zone land in and on the edge of town centres to provide a more diverse space and provide policy to facilitate an evening economy.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Evening activities can help to increase social contact and reduce isolation which may benefit mental health. This option may make town centres a more welcoming place to walk through and increase perceptions of safety. The option would accommodate development in appropriate locations to mitigate against noise nuisance.	-	-	-	This option does not help to incentivise people to spend time outdoors in the evenings in some towns. People may be discouraged from going into / through town centres in evenings due to perceptions of safety.	+	+	+	Evening activities can help to increase social contact and reduce isolation which may benefit mental health. This option may make town centres a more welcoming place to walk through and increase perceptions of safety. The option would accommodate development in appropriate locations to mitigate against noise nuisance. Zoning can help to reduce emergency services response times by looking at accessibility.
2.... strengthen society.	+	+	+	Would help to retain, create or enhance shared space and increase its accessibility, enabling positive social interaction and helping to promote inclusion of all groups.	-	-	-	The absence of a policy may cause town centres to deteriorate. It may reduce the availability of or accessibility to shared space and may decrease opportunities for social interaction.	+	+	+	Would help to retain, create or enhance shared space and increase its accessibility, enabling positive social interaction and helping to promote inclusion of all groups.
3.... provide good quality, sustainable housing.	0	+	+	The policy would encourage certain smaller household types and sizes in town centres. Over time, it would make town centre living more attractive.	-	-	-	The absence of a policy would reduce the scope for housing to meet locally identified needs. It would not help to reduce the number of vacant or unfit homes.	+	+	+	The policy would encourage certain smaller household types and sizes in town centres. It may help to fill vacant dwellings in town centres and reduce the number of unfit homes. The zoning element could help to target areas of need and deliver the aims of the objective more quickly.
4.... enable access to high quality education.	+	+	+	The option allows for a range of uses which could include means of providing evening classes and multiple-use venues. More generally it may provide a more attractive environment for students in further/higher education.	0	0	0	This option was considered to have a negligible effect on the objective. During the appraisal it was noted that the option does not promote achievement of the objective and may result in the under-use of public facilities.	+	+	+	The option allows for a range of uses which could include means of providing evening classes and multiple-use venues. More generally it may provide a more attractive environment for students in further/higher education.

5.... enable sustainable economic growth.	+	+	+	The option stimulates vibrancy and vitality in town centres. It supports innovation and competitiveness within the local economy and creates a range of accessible job types. It helps to make the Borough a more attractive place to live, work, visit and invest. It may encourage more tourists to stay overnight within the Borough. It was also noted in the appraisal that it may create pressure on local infrastructure.	-	-	-	The option may cause vitality and vibrancy of town centres to deteriorate and does not make the best use of location. It does not support innovation and competitiveness within the local economy nor creation of a range of job types that are accessible.	+	+	+	The option stimulates vibrancy and vitality in town centres. It supports innovation and competitiveness within the local economy and creates a range of accessible job types. It helps to make the Borough a more attractive place to live, work, visit and invest. It may encourage more tourists to stay overnight within the Borough. It was also noted in the appraisal that it may create pressure on local infrastructure. The zoning element would help to give confidence to potential investors.
6.... manage material assets sustainably.	+	+	+	May help to reduce dereliction. A vibrant centre may create added encouragement for service providers to improve / upgrade telecoms and other infrastructure services.	0	0	0	This option was considered to have a negligible effect on the objective.	+	+	+	May help to reduce dereliction. A vibrant centre may create added encouragement for service providers to improve / upgrade telecoms and other infrastructure services.
7.... protect physical resources and use sustainably.	+	+	+	By focusing on town centres the option would avoid/minimise the loss of greenfield sites and help retain semi natural land cover/biodiversity.	0	0	0	This option was considered to have a negligible effect on the objective.	+	+	+	By focusing on town centres the option would avoid/minimise the loss of greenfield sites and help retain semi natural land cover/biodiversity. The spatial element enables the option to deliver slightly more for this objective.
8.... encourage active and sustainable travel.	0	+	+	Supporting an evening economy may encourage car commuters to stay longer in town centres and to use alternative modes of transport which may consequently reduce congestion. It may improve access to public transport and benefit those without vehicles.	0	-	-	By not promoting an evening economy there would be less motivation for commuters to stay later in town and leave their car behind at home. It could potentially increase car use by creating/maintaining a requirement for people to travel to other areas for activities in the evenings. It is unlikely to reduce traffic congestion or improve access to public transport.	+	+	+	Supporting an evening economy may encourage car commuters to stay longer in town centres and to use alternative modes of transport which may consequently reduce congestion. It may improve access to public transport and benefit those without vehicles. The spatial element enables the option to deliver slightly more for this objective, as suitable areas could be linked with public transport or greenways.
9.... improve air quality.	0	0	0	Supporting an evening economy may encourage people to stay in town	0	0	0	The option is unlikely to reduce congestion and could potentially	0	0	0	Supporting an evening economy may encourage people to stay in town

			centres after normal working hours. It may encourage commuters to leave their cars at home or to travel home at a later time than usual, potentially reducing congestion. However, a perceptible effect on the air quality objective is unlikely as improvements would be dependent on large-scale behavioural changes.				increase car use by creating/maintaining a requirement for residents to travel to other areas for activities in the evenings.				centres after normal working hours. It may encourage commuters to leave their cars at home or to travel home at a later time than usual, potentially reducing congestion. However, a perceptible effect on the air quality objective is unlikely as improvements would be dependent on large-scale behavioural changes. The spatial element enables the option to deliver slightly more for this objective, as suitable areas could be linked with public transport hubs or greenways	
10.... reduce causes of and adapt to climate change.	0	0	0	The option may help to reduce the need to travel by car and promote the use of public transport and walking/cycling.	0	0	0	This option was considered to have a negligible effect on the objective. During the appraisal it was noted that the option may help maintain a reliance on car use and discourage walking / cycling or public transport use.	0	0	0	The option may help to reduce the need to travel by car and promote the use of public transport and walking/cycling.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	+	+	+	The zoning element of this option would allow it to take account of existing and planned green/blue infrastructure.
13.... maintain and enhance landscape character.	+	+	+	The option would aim to minimise visual intrusion and would continue to protect areas designated for landscape. New development would be sensitively integrated to protect and enhance local distinctiveness.	0	0	0	No particular relationship was identified between the option and this objective.	+	+	+	The option would aim to minimise visual intrusion and would continue to protect areas designated for landscape. New development would be sensitively integrated to protect and enhance local distinctiveness. Development in edge of centre locations has greater potential to influence landscape character and may require additional mitigation.
14.... protect, conserve and enhance the historic	+	+	+	May encourage the use of vacant / derelict buildings and help to protect and enhance local distinctiveness. An	-	-	-	Not promoting an evening economy may induce loss of built and cultural heritage. 'Sense of place' may be lost in	+	+	+	May encourage the use of vacant / derelict buildings and help to protect and enhance local distinctiveness. An

environment and cultural resources.		evening economy may support interpretation or understanding of the historic environment and can provide opportunities for cultural activities.		townscape settings and local distinctiveness reduced. It may decrease the opportunities for cultural activities.		evening economy may support interpretation or understanding of the historic environment and zoning the more appropriate areas can provide opportunities for cultural activities. The spatial element may bring the added benefit of preservation or enhancement of cultural heritage assets.
Summary and comparison of options against the sustainability objectives	<p>Option 1 was found to have mainly positive effects across the 14 objectives. It was considered to have a significantly positive effect on enabling sustainable economic growth.</p> <p>Option 2 which does not create policy to encourage development of an evening economy does not interact positively with any of the sustainability objectives. It was found to have a negative effect on social objectives such as health and wellbeing, strengthening society and housing. It also acts negatively on the objectives for economic development and encouraging active and sustainable travel. In terms of the environmental sustainability objectives, many of these are not influenced at all by the absence of a policy, however it has a negative relationship with the transport objective, climate change and the historic environment.</p> <p>Option 3 showed a similar pattern to option 1 in that it was considered to have mainly positive effects across the 14 objectives. The spatial element of option 3 enables it to deliver more for the social objectives, increasing the benefit for strengthening society to 'significant' and allowing benefits to be delivered more quickly. It has a significantly positive effect on enabling sustainable economic growth and may help to encourage public transport links. The spatial element of option 3 allows greater scope for protecting natural resources over option 1, however conversely it may deliver slightly less than option 1 in terms of landscape, as it allows for edge-of-settlement development.</p>					
The most sustainable option	Option 3 – zone land in and on the edge of town centres to provide a more diverse space and provide policy to facilitate an evening economy.					
The preferred option	Option 1 is the preferred option as research indicated that there is no capacity for retail and leisure development over the plan period and therefore option 3 is not feasible.					
What likely significant effects are envisaged with the preferred option?	<p>The preferred option has significant positive effects over the medium to long term for the objective relating to sustainable economic growth.</p> <p>No significant negative effects were identified for the preferred option.</p>					
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant	No likely significant adverse effects are anticipated with the preferred option.					

adverse effects of the preferred option?	
Possible measures to reduce negative effects and promote positive effects	Key site requirements; requirement for public transport provision; site selection criteria; landscape analysis and policy to protect sensitive landscape / townscape features.

Key Issue RT5: Retail Impact Assessment - thresholds

Options	Retain the principle of the existing policy framework - 1000sqm gross threshold.			Retain 1000sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in Ballycastle, Portrush and Portstewart.			Retain 1000sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in all other town centres.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	There is no direct link between the option and the delivery of this objective	0	0	0	There is no direct link between the option and the delivery of this objective	0	0	0	There is no direct link between the option and the delivery of this objective.
2.... strengthen society.	0	0	0	There is no direct link between the option and the delivery of this objective	0	0	0	There is no direct link between the option and the delivery of this objective	+	+	+	Reducing the threshold to 500sqm for all other town centres would be positive for small town centres and rural communities ensuring their vitality and avoiding potential negative impacts of larger proposals.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	-	-	-	This option could negatively impact the viability of small town centres where retail proposals are not properly assessed and consideration is not given to the potential economic impacts of proposals not exceeding the existing threshold.	+	+	+	Reducing the threshold in identified town centres has the potential to be positive in terms of economic growth. Reducing the threshold in identified town centres will help protect the economic viability of these town centres.	+	+	+	Reducing the threshold in all smaller town centres has the potential to be positive in terms of economic growth. Reducing the threshold in all other town centres will help protect the economic viability of these town centres. This option delivers slightly more in terms of protecting town centre viability.
6.... manage material assets sustainably.	-	-	-	This option may not adequately assess proposals below the threshold and as a result smaller town centres may be negatively affected due pressure from larger developments on material assets.	+	+	+	Reducing the threshold in identified town centres has the potential to be positive in terms of material assets. Reducing the threshold will ensure retail proposals are assessed and adequate service provision is in place ensuring that material assets do not become unsustainable due to additional pressure from retail development.	+	+	+	Reducing the threshold in all smaller town centres has the potential to be positive in terms of material assets. Reducing the threshold will ensure retail proposals are assessed and adequate service provision is in place ensuring that material assets do not become unsustainable due to additional pressure from retail development.

7.... protect physical resources and use sustainably.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option has a negligible effect on the overall objective however it was noted that this option may minimise the loss of greenfield sites, by potentially discouraging proposals for out of centres/edge of centre sites.
8.... encourage active and sustainable travel.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option has a negligible effect on the objective however it was noted that this option could be slightly positive in terms of encouraging active travel and benefiting those without access to a vehicle.	0	0	0	This option has negligible effect on the objective however it was noted that this option could be slightly positive in terms of encouraging active travel and benefiting those without access to a vehicle.
9.... improve air quality.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option has negligible effect on the objective however it was noted that this option could be slightly positive in terms of air quality where opportunity exists to ensure development is focused in centres containing pollution associated with development.
10.... reduce causes of and adapt to climate change.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.
11.... protect, manage and use water resources sustainably.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.	0	0	0	This option would have a negligible effect on the objective.
13.... maintain and enhance landscape character.	-	-	-	This option could be slightly negative in terms of the objective where there is opportunity for increased visual intrusion from inappropriate/obtrusive development in particular on the edge of centre sites.	+	+	+	This option could be slightly positive in terms of landscaping by discouraging obtrusive or excessive development on the edge of centres and out of centre sites. There is less potential for visual intrusion in locations where the threshold has been reduced.	+	+	+	This option is potentially positive in terms of the objective. This option has the potential to minimise visual intrusion resulting from obtrusive or excessive development and on edge of centre and out of centre sites. Overall, this option could deliver for this objective across the Borough.

14.... protect, conserve and enhance the historic environment and cultural resources.	-	-	-	Maintaining the existing threshold could affect smaller settlements in terms of affecting the potential to integrate development sensitively and potentially reducing access to, interpretation of and understanding of the historic environment. Risk of losing a sense of place, in townscapes and rural settings.	+	+	+	This option is positive for the town centres identified in terms of protecting and conserving built cultural heritage and conserving their sense of place. Able to protect and enhance local distinctiveness.	+	+	+	This option includes all town centres and is positive in terms of protecting and conserving built cultural heritage and conserving their 'sense of place', in townscapes. Able to protect and enhancing local distinctiveness.
Summary and comparison of options against the sustainability objectives	<p>Option 1 was found to have negative effects across several of the sustainability objectives although it scored neutral on a number of objectives. In terms of social objectives, option 1 – Retaining the existing policy, scored negatively in terms of economic growth, material assets, landscape and historic environment making it the least sustainable option</p> <p>Option 2 scored positively on a number of objectives and was neutral in terms of a number of social objectives. Whilst option 2 scored positively on a number of the same objectives as option 3 it is less likely to deliver more across the Borough than option 3.</p> <p>Option 3 is the most sustainable option in terms of the number of positive scores. It scored neutral on a number of objectives, however, it delivered more socially, economically and environmentally across the Borough. In terms of social objectives option 3 was more positive in terms of protecting the vitality of small town centres and rural communities. Option 3 also has the potential to minimise visual intrusion and conserve 'sense of place' as well as protecting material assets making it score positive for landscape, sustainable economic growth, historic environment and material assets.</p>											
The most sustainable option	Option 3 – retain 1000sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500sqm gross in all other town centres.											
The preferred option	Option 3 is the preferred option.											
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.											
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.											
Possible measures to reduce negative effects and promote positive effects	Retail Impact Assessments/Analysis.											

Key Issue RT6: - Riverside

Options	Retain the principle of the existing policy framework.			Designate Riverside as a location for a specified range of goods and subject to identified need/capacity.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
2.... strengthen society.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	+	+	+	Retaining the existing policy framework makes best use of location by ensuring town centre first approach. The existing policy framework also ensures vitality and vibrancy of the town centre can be improved and reduces pressure on local infrastructure.	-	-	-	This option may be a risk to the town centre vitality and vibrancy and does not make the best use of the town centre. This option also has the potential to increase pressure on local infrastructure.
6.... manage material assets sustainably.	0	0	0	Overall, this option would have a negligible effect on this objective, although it is noted that it could help encourage a critical mass approach to the location of businesses and their ability to access adequate material assets.	-	-	-	Option would not encourage a critical mass approach to location of businesses and their ability to access adequate material assets. Option could increase local pressure on delivery of material assets and skew future provision as delivery could be required across a wider area.
7.... protect physical resources and use sustainably.	0	0	0	Overall, this option would have a negligible effect on this objective although it is noted that maintaining the town centre first approach is positive in terms of minimising loss of greenfield land.	0	0	0	This option would have a negligible effect on this objective.
8.... encourage active and sustainable travel.	+	+	+	Retaining the existing policy makes best use of existing transport links therefore helping to maintain these links. Option could help improve the use of public transport and support active travel.	-	-	-	This option is unlikely to reduce traffic congestion. It does not promote active travel and is unlikely to benefit those without access to a vehicle.

9.... improve air quality.	0	0	0	Maintaining the town centre first approach has the potential to increase congestion. However, this is unlikely to be to a perceptible level. It was noted that potential congestion would be short term and most likely at peak times across a small area. Overall, this option is unlikely to improve or deteriorate air quality.	-	-	-	Designating Riverside for a specified range of goods has the potential to negatively affect local air quality because of increased car use and possible congestion associated with vehicular travel to the site. Option unlikely to promote active travel.
10.... reduce causes of and adapt to climate change.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
13.... maintain and enhance landscape character.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	By promoting a town centre first approach, option can encourage protection of the town centre's sense of place and local distinctiveness in a positive manner.	-	-	-	Option may lead to reduced occupancy rates in the town centre due to competition from Riverside. This could negatively affect the town centre's sense of place and lead to loss of local distinctiveness.
Summary and comparison of options against the sustainability objectives	Option 1 is the more sustainable option scoring positively for economic and environmental objectives. This approach could encourage and protect 'sense of place' and local distinctiveness. This option could also support active travel and support the vitality and vibrancy of the town centre. Option 2 scored negative on the objectives which scored positively for option 1 as well as scoring negatively for material assets and air quality.							
The most sustainable option	Option 1 – retain the principle of the existing policy framework.							
The preferred option	Option 1 is the preferred option.							

What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	No measures have been identified.

Key Issue RT7: Filling Stations in the countryside.

Options	Provide policy on location, size and function.			Process on a case-by-case basis.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
2.... strengthen society.	+	+	+	Option one is positive in terms of providing rural communities with appropriate access to facilities and services and promoting positive rural interaction. This option also has the potential to encourage activity to the centre.	-	-	-	Processing on a case-by-case basis leads to the potential for missed opportunities with regards to identifying/addressing social impacts therefore this option is less proactive in terms of the objective.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	+	+	+	Option encourages sustainable village centres and has the potential to support the creation of jobs that are accessible for locals. This option also has the potential to contribute towards sustainable tourism. Able to support village vibrancy if approached and managed well.	-	-	-	Processing on a case-by-case basis has the potential to negatively affect the vitality and vibrancy of village centres and may not support the creation of a range of jobs accessible to locals.
6.... manage material assets sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
7.... protect physical resources and use sustainably.	+	+	+	Providing policy on location, size and function of petrol stations in the countryside has the potential to be positive in terms of physical resources. This option could potentially help to avoid loss of greenfield sites and support a more settlement focused approach.	-	-	-	This option has the potential to be negative in terms of physical resources. Not providing direction/guidance on location, size and function of petrol stations in the countryside could result in loss of greenfield sites with associated land/soil issues across a wider area.
8.... encourage active and sustainable travel.	0	0	0	There is no direct link between the option and the delivery of this objective but it is noted that a spatial approach could help to consider and promote links with public transport routes.	0	0	0	Overall, option thought to have a negligible effect but it is noted that the option could be negative by not enabling consideration of public transport routes.
9.... improve air quality.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.

10.... reduce causes of and adapt to climate change.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
13.... maintain and enhance landscape character.	+	+	+	Providing policy in terms of location, size and function would be positive in terms of landscape character by helping to minimise visual intrusion from development and avoiding/protecting areas designated for landscape.	-	-	-	Processing on a case-by-case basis has the potential to negatively affect local distinctiveness where new developments are not integrated effectively. Option also has the potential to increase visual intrusion and negatively impact on coastal views.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Providing policy on location, size and function is positive in terms of protecting cultural heritage by seeking the most appropriate locations and assessing/considering local historic features.	-	-	-	Processing on a case-by-case basis could have a negative impact on the historic environment where development detracts from existing heritage assets.
Summary and comparison of options against the sustainability objectives	<p>Option 1 is the more sustainable option, scoring positive in a number of objectives across the board. In terms of social objectives, this option has the potential to promote positive rural interaction and encourage activity in the centre. Economically this option has the potential to support village vibrancy and contribute to sustainable tourism. This option is most positive in terms of environmental objectives where policy could avoid the loss of greenfield sites, minimise visual intrusion, protect designated landscapes and protect cultural heritage.</p> <p>Overall, option 2 scored negatively in terms of the same objectives which scored positively for option one. There are more negative impacts associated with processing applications on a case by case basis, this approach could negatively impact local distinctiveness where development is not integrated effectively and could result in loss of greenfield sites. Economically this option has the potential to negatively impact village centre vibrancy and is less proactive in terms of social objectives.</p>							
The most sustainable option	Option 1 – provide policy on location, size and function.							
The preferred option	Option 1 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.							

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	No measures were identified.

Key Issue TO1: Increasing Visitor Numbers - Impact on our Sensitive Landscapes.

Options	Retain the principle of the existing policy framework.			Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This option provides positive benefits across the Council for both tourists and visitors from abroad and home. People from different generations and backgrounds can visit the same sites and improve their physical and/or mental well-being as well as sharing open spaces.	+	+	+	This option could help to manage the type and level of development within the key tourism areas, which would maintain the positive benefits across the Council for tourists and visitors by enabling access to sites and use of shared open spaces but also helping to manage inappropriate development that could otherwise detract from local areas and have a negative impact on people's well-being. This option could deliver more for this objective.
2.... strengthen society.	+	+	+	Option provides open spaces that can be used across social groups and help to promote positive social interaction at both the local and regional level.	+	+	+	This option continues to enable access to open spaces and shared spaces where people from different backgrounds and generations can interact. It continues to protect provision but enables consideration of this provision within a local context, which could deliver more for rural communities.
3.... provide good quality, sustainable housing.	0	0	0	Overall, there is no direct link between this option and delivery of the objective but it was noted that there is an indirect link to potential issues linked to second homes/holiday homes and affordability.	0	0	0	Overall, there is no direct link between this option and delivery of the objective but it was noted that there is an indirect link to potential issues linked to second homes/holiday homes and affordability.
4.... enable access to high quality education.	0	0	0	Overall, there is no direct link between this option and delivery of the objective.	0	0	0	Overall, there is no direct link between this option and delivery of the objective but it was noted that there could be some links to delivery of skills/training in local areas from the TOZs so the option could deliver more for the objective.
5.... enable sustainable economic growth.	+	?	-	Option enables economic growth by supporting tourism and associated businesses across the Council but there are issues with the existing situation due to the number of visitors (from both home and abroad) and the pressure this exerts on existing locations and businesses at certain times. Currently a range of jobs are provided within the tourism industry which helps conserve the landscape as the asset and adds to the attractiveness of the Council for investors but there is a limit as to how much the current situation can be sustained. Balance is needed between the industry and	+	+	++	Option enables a change in approach which still supports tourism across the Council but focuses on specific areas where an appropriate level and type of development can be directed and more choice provided in an organised manner to people. This could lead to more sustainable economic growth with footfall and vibrancy encouraged across zones with appropriate levels of protection and conservation awarded to the landscape surrounding the zones. The option enables a way to help maximise economic benefits from sustainable tourism across the Council and throughout

				preservation of the asset that it is based on. This option does not enable any change and so in the long term more uncertainty is likely due to increasing pressure on the asset and local infrastructure.				the year but with a focus on zones that could help to reduce pressure on local infrastructure at the most popular key attractions. The option could facilitate the tourist/visitor to stay longer with positive effects for local businesses.
6.... manage material assets sustainably.	-	-	-	The tourism industry and associated businesses place pressure on local material assets all year but particularly in the main holiday periods. This option may not be directly linked to delivery of this objective but it is noted that increasing visitor numbers increases pressure on material assets throughout the year. With increasing visitor numbers comes higher energy usage, increased demands for telecommunications and pressure on appropriate waste management facilities/services. This increased pressure has the potential to worsen and over time could negatively impact on local residents through power shortages, higher costs of living and increased litter levels.	-	0	0	This option may not be directly linked to delivery of this objective but it should be noted that increasing visitor numbers increases pressure on material assets throughout the year. This option enables a focus on specific zones for tourism and its associated requirements so there may be additional pressure on existing material assets in those immediate areas but the approach could help ensure a more sustainable approach to the allocation of future material assets, particularly energy/telecommunications provision and waste management facilities/services. This approach to zones could be aligned with existing and proposed material assets provision and could help deliver more for this objective.
7.... protect physical resources and use sustainably.	+	+	?	This option enables protection of earth science features that are central to the Council's attractiveness and at the core of many of its sensitive landscapes. It is noted that increasing visitor numbers/footfall could begin to cause damage to these sites if not appropriately managed from the pressures exerted by people, traffic and development.	+	+	+	This option enables protection of earth science features and the approach to zones could be aligned to help strengthen protection for earth science sites if applicable/feasible. This approach could help to manage footfall to sites throughout the year and help to deliver more sustainable numbers to sites using management plans for the TCZs and TOZs. It is noted that there may be some loss of greenfield land with associated development but overall this option could help manage pressures on physical resources.
8.... encourage active and sustainable travel.	-	-	--	The existing situation already presents traffic related issues with congestion and pressure for parking in parts of the Council. Car travel is the main means for people to access sites and to travel about the Council sightseeing but public transport is also available. If the current option continues, then any change is unlikely. With increasing visitor numbers, an increase in vehicles over time and their associated traffic issues are most likely to occur.	+	+	+	Potentially able to locate zones with active/sustainable travel links already in place as part of their initial consideration. Approach also could enable more local people to access sites as either a worker or visitor by using active/sustainable travel. Although new zones are part of this option, they are already existing areas. This option could be used to help alleviate any existing traffic related issues.
9.... improve air quality.	0	0	0	Traffic congestion can lead to air quality issues as more emissions are made in those specific areas but air quality is not an issue currently affecting the wider Council. The traffic	+	+	+	This option enables zones to be created that should help manage traffic flows and footfall to sites throughout the year. Zones could provide a more coordinated approach for visitors to be able to access sites using public or active transport links, which would help reduce car numbers and

				issues experienced by the Council at key sites and sensitive landscapes is from the traffic as opposed to the air quality.				length of journeys and go some way to help reduce traffic emissions and improve air quality.
10.... reduce causes of and adapt to climate change.	0	0	0	Overall, there is no direct link between the option and delivery of the objective but it is noted that increasing numbers of visitors most probably means an increase in greenhouse gas emissions from traffic and energy use but not enough to warrant a score.	0	0	0	Overall, there is no direct link between the option and delivery of the objective but it is noted that increasing numbers of visitors most probably means an increase in greenhouse gas emissions from traffic and energy use but not enough to warrant a score.
11.... protect, manage and use water resources sustainably.	0	0	?	Overall, there is no direct link between the option and delivery of the objective but it is noted that there are water quality issues in and around some of the key sites and sensitive landscapes. It is recognised that increasing visitor numbers are likely to increase pressure on local fresh and waste water facilities, as well as add to surface water runoff. Over time this could become more of an issue so a level of uncertainty is recognised.	0	+	+	Overall there is no direct link between the option and delivery of the objective but it is noted that under this option there would be potential over time to deliver improved water quality at the local level by improving efficient use of fresh and waste water facilities, and incorporate measures to zones to help manage surface water quality.
12.... protect natural resources and enhance biodiversity.	+	?	?	Protection of the natural heritage resource of the Borough is feasible under this option but it is noted that increasing visitor numbers, if not appropriately managed, could still lead to increasing pressures and damage to designated sites and their buffers, with negative impacts for local biodiversity and green infrastructure. Again balance is needed between the visitor numbers and preservation of the natural assets that the people are wanting to see and experience. Over time there could be negative impacts if appropriate management measures are not applied and so this uncertainty is reflected in the scoring.	+	+	+	Under this option, a focused approach on zones would help direct development and reduce a less controlled form of development. This critical mass approach would help avoid loss of biodiversity across the wider countryside and impacts on key sites and their buffers by containing development and directing visitors and footfall throughout the year. Ecological mitigation remains feasible.
13.... maintain and enhance landscape character.	-	-	-	The current option aims to continue to deliver existing policy which is currently unable to sensitively integrate new development into the landscape. Landscape setting and context is not being considered as well as it could be and this is affecting the asset by reducing local distinctiveness.	+	+	+	Option enables a directed approach to zones that should help further protect the wider landscape by helping to control development to targeted areas. With the zones, the landscape should still remain appropriately considered and may improve its consideration at the local level and help further ensure new development remains sensitively integrated.
14.... protect, conserve and enhance the historic	+	+	?	Option enables a degree of conservation of the historic and cultural environment. Features can be considered and preserved. It is noted that in the long term there may be issues due to the exerted pressure from increasing visitor numbers to key sites/attractions.	++	++	++	Option enables a targeted approach to zones which could help improve conservation efforts of the historic environment and the cultural heritage of those areas through a coordinated hub approach. Links could be made between zones based on heritage/cultural trails and be used

environment and cultural resources.								to help manage footfall across sites and help maintain and strengthen the sites as an asset.
<p>Summary and comparison of options against the sustainability objectives</p>	<p>Option 1 gained a positive scoring for the objectives to improve health and wellbeing, and strengthen society. It was found to have positive effects for economic growth in the short term, becoming uncertain in the medium term and negative in the long term. The option was found to have negative effects for the objective to manage material assets and the objective to encourage active and sustainable travel. In the latter this effect becomes negative in the long term. The option was found to have positive effects for physical resources in the short and medium term, becoming uncertain in the long term. This option was found to have negative effects for the objective to maintain and enhance landscape character across all the time periods. Option 1 scored negatively for material assets. It was however considered to have positive effects for the historic environment and cultural resources in the short and medium term becoming uncertain in the long term.</p> <p>Option 2 scored positive for health and well-being and strengthening society, and although as with option 1 potential links were discussed with some other social objectives including housing, any effect was not considered enough to warrant a score. Option 2 scored well for sustainable economic growth, physical resources, active travel, air quality, water resources, natural resources and landscape character with significant positive outcomes for sustainable economic growth in the long term, and for the historic environment and cultural resources. When the appraisal considered the objective to manage material assets option 2 scored negative in the short term but neutral in the long term. Overall option 2 is considered to deliver more based on the outcomes of social, economic and environmental objectives.</p>							
<p>The most sustainable option</p>	<p>Option 2 - Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.</p>							
<p>The preferred option</p>	<p>Option 2 is the preferred option.</p>							
<p>What likely significant effects are envisaged with the preferred option?</p>	<p>Likely significant effects are envisaged for sustainable economic growth (long term) and the historic environment and cultural resources.</p>							
<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are anticipated with the preferred option.</p>							
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Tourism policy/strategy; management plans for sites/TCZs/TOZs; partnership working with NGOs; Traffic Impact Assessment/Analysis for the Causeway Route; Transportation Strategy; other planning policy; key site requirements; ecological mitigation – biodiversity measures; Sustainable Drainage Systems (SuDS) and green design / rainwater harvesting.</p>							

Key Issue MN1: Promoting Sustainable Minerals Development - buffer zones

Options	Define buffer zones around quarries to exclude inappropriate development.			Define the distance from a settlement that minerals development is acceptable in principle.			Define buffer zones around quarries to exclude inappropriate development, and define the distance from a settlement that mineral development is acceptable in principle.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	+	+	This option would keep new residential development an appropriate distance away from existing quarries, thus allowing them space to expand their activities and protecting against future local-level nuisance from noise, dust and HGV traffic.	+	+	+	This option would protect existing settlements from being affected by nuisance from new activities relating to extractive industries, such as noise, dust and HGV traffic. It may prevent the future expansion of existing quarries.	+	+	+	This option would keep new residential development away from quarries, and would protect existing settlements from being affected by new or expanded activities relating to extractive industries such as noise, dust and HGV traffic. This option delivers slightly more for this objective.
2.... strengthen society.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	This option would have a negligible effect on this objective. Noted that it would slightly reduce the amount of land available for housing, but not to a perceptible degree.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective. Noted that it would slightly reduce the amount of land available for housing, but not to a perceptible degree.
4.... enable access to high quality education.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.
5.... enable sustainable economic growth.	+	+	+	This option would retain the scope for existing quarries to expand, supporting and futureproofing the quarrying industry and safeguarding employment in this sector. It makes the best use of location and does not restrict the area available for future development of new quarries. However, it does not safeguard any identified mineral resources that have not yet begun being mined.	-	-	-	This option is restrictive to quarries and other extractive industries. It would inhibit the exploitation of resources in any areas close to settlements. Where existing quarries are in proximity to settlements, it may prevent these from expanding. It may prevent existing quarries from mining new parts of a proven resource. Over time this policy may limit job creation, the skills base and the local supply of materials.	?	?	?	The option would retain the scope for existing quarries to expand, except where quarries are in proximity to settlements. The influence of the policy is uncertain, as it is dependent on the buffer distance of each zone type and the number of quarries, or potential quarries that would be affected by restrictions.

6.... manage material assets sustainably.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.
7.... protect physical resources and use sustainably.	+	+	+	This option would safeguard the future use of existing quarries and for materials to continue to be locally sourced in future. It may result in loss of greenfield sites over a short-medium timescale, but affected sites would be reinstated and restored to a semi-natural state in the long term, once quarrying has finished at the site.	-	-	-	This option may reduce the ability for certain existing quarries located close to settlements to expand and may inhibit the extraction of mineral resources in any areas close to settlements.	?	?	+	This option would safeguard the future use of some existing quarries and for materials to continue to be locally sourced in future. However, in the short term it may also result in quarries located close to settlements being prevented from expanding.
8.... encourage active and sustainable travel.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.	0	0	0	This option would have a negligible effect on this objective.
9.... improve air quality.	-	-	-	This option is unlikely to improve air quality. The operation of quarries may contribute to noise, dust and vehicle or plant emissions. These potential adverse effects can be reduced through mitigation and planning conditions.	0	0	0	The more restrictive nature of this option may mean that quarrying activity is decreased over time and adverse impacts are reduced to levels that are not perceptible.	-	-	-	This option is unlikely to improve air quality. The operation of quarries may contribute to noise, dust and vehicle or plant emissions however the buffer zone will increase exposure to these effects. These potential adverse effects can be reduced through mitigation and planning conditions.
10.... reduce causes of and adapt to climate change.	-	-	-	This option is unlikely to reduce energy consumption requirements or greenhouse gas emissions and an increase in quarrying activity may cause a rise in both factors.	-	0	0	This option is unlikely to reduce energy consumption requirements or greenhouse gas emissions in the short term. Over time a decrease in quarrying activity may cause a small decrease in both factors.	-	-	-	This option is unlikely to reduce energy consumption requirements or greenhouse gas emissions and an increase in quarrying activity may cause a rise in both factors.
11.... protect, manage and use water resources sustainably.	-	-	-	Quarrying activities can reduce the quality of surface and ground water. This may contribute to failure to meet water quality objectives. This option would support the expansion of the quarrying industry however adverse effects could be reduced through mitigation and planning conditions.	-	-	-	Quarrying activities can reduce the quality of surface and ground water. This may contribute to failure to meet water quality objectives. This option would result in some constraints on the expansion of the quarrying industry so potential effects may be reduced over time. Adverse effects could be reduced through mitigation and conditions.	-	-	-	Quarrying activities can reduce the quality of surface and ground water. This may contribute to failure to meet water quality objectives. This option would support the expansion of the quarrying industry in areas away from settlements, but would inhibit the exploitation of resources in areas close to settlements. Adverse effects could

									be reduced through mitigation and planning conditions.			
12.... protect natural resources and enhance biodiversity.	-	-	-	This option does not protect or enhance designated sites or their buffers. It does not protect or enhance local biodiversity.	-	-	-	This option does not protect or enhance designated sites or their buffers. It does not protect or enhance local biodiversity.	-	-	-	This option does not protect or enhance designated sites or their buffers. It does not protect or enhance local biodiversity.
13.... maintain and enhance landscape character.	-	-	-	This option does not consider or provide any protection of landscape character or landscape features. It may negatively impact on areas designated for their landscape, including coastal views, and may increase visual intrusion.	-	-	-	This option does not consider or provide any protection of landscape character or landscape features. It may negatively impact on areas designated for their landscape, including coastal views, and may increase visual intrusion.	-	-	-	This option does not consider or provide any protection of landscape character or landscape features. It may negatively impact on areas designated for their landscape, including coastal views, and may increase visual intrusion.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	This option would have a negligible effect on this objective. It was noted in the appraisal that quarries can affect the setting of nearby assets.	0	0	0	This option would have a negligible effect on this objective. It was noted in the appraisal that applying a buffer to a settlement can protect the assets within and in the immediate surroundings of the settlement and may also help protect their setting.	0	0	0	This option would have a negligible effect on this objective. It was noted in the appraisal that applying a buffer to a settlement can protect the assets within and in the immediate surroundings of the settlement and may also help protect their setting.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has limited influence on the social sustainability objectives, other than a medium-long term minor positive effect on health and well-being by decreasing the risk of nuisance from quarrying activity on future residential development. It has a minor positive effect on the sustainable economic growth and physical resources objectives by providing a degree of futureproofing for the quarrying industry. In respect of the environmental sustainability objectives, the option has a minor negative effect on most of these objectives (except active and sustainable travel and the historic environment, where the effects are negligible) as it does not include any elements that are protective of the environment.</p> <p>Option 2 has limited influence on the social sustainability objectives, other than a minor positive effect on health and well-being by decreasing the risk of nuisance from quarrying activity on existing and future residential development. It has a minor negative effect on sustainable economic growth and physical resources as it inhibit the exploitation of resources in all areas close to settlements. In respect of the environmental sustainability objectives, the option has a minor negative effect on most of these objectives (except active and sustainable travel and the historic environment, where the effects are negligible) as it does not include any elements that are protective of the environment. Over the medium-long term the effects on air quality and climate may reduce to negligible due to the policy resulting in decreased quarrying activity over time.</p> <p>Option 3 has limited influence on the social sustainability objectives, other than a minor positive effect on health and well-being by decreasing the risk of nuisance from quarrying activity on existing and future residential development. The effect of this policy on economic growth is uncertain whilst the option received an uncertain scoring for physical resources in the short and medium term. In respect of the environmental sustainability objectives, the option has a minor negative effect on most of these objectives (except</p>											

	active and sustainable travel and the historic environment, where the effects are negligible) as it does not include any elements that are protective of the environment.
The most sustainable option	Option 1 - define buffer zones around quarries to exclude inappropriate development.
The preferred option	Option 1 is the preferred option.
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	<p>Policy to limit noise / dust / in proximity to sensitive receptors and policy to limit excessive emissions. Local policy on water pollution prevention including policy for contingency planning to reduce risk of impacts to waterbodies from accidental discharges.</p> <p>Other policies may be linked with this policy to reduce negative impacts, such as the creation of Areas of Constraint on Minerals Development in areas designated for their importance for nature conservation, landscape, water, historic environment or other relevant environmental significance.</p> <p>Other mitigation could include the requirement for site management plans, landscaping / planting at quarry boundaries and commitment to reinstatement / restoration.</p>

Key Issue MN2: Promoting Sustainable Minerals Development - Areas of Constraint on Minerals Development (ACMD)

Options	Adopt a blanket approach to minerals development in areas designated for their landscape or environmental quality.			Allow minerals development in areas designated for their landscape or environmental quality where it can be demonstrated that there is no adverse impact on their landscape or environmental quality.			Designate areas to be protected from mineral development and define other areas elsewhere where mineral development will be acceptable in principle.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This option would have a negligible effect on this objective. It was noted that in the extreme long term, exhausted quarries can provide potential for new open space development. Permitting and licensing should prevent adverse impacts in respect to noise, dust and emissions.	0	0	0	This option would have a negligible effect on this objective. It was noted that in the extreme long term, exhausted quarries can provide potential for new open space development. Permitting and licensing should prevent adverse impacts in respect to noise, dust and emissions.	0	0	0	This option would have a negligible effect on this objective. It was noted that in the extreme long term, exhausted quarries can provide potential for new open space development. Permitting and licensing should prevent adverse impacts in respect to noise, dust and emissions.
2.... strengthen society.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	-	-	-	The minerals industry contributes to the local economy. This option may restrict opportunities for creating / maintaining employment or providing skills training. It may increase costs for new development, by having to source materials from further away.	+	+	+	This option supports the minerals industry and makes best use of location, where appropriate. It can help to maintain levels of local employment in the extractive industries and continue the provision of skills training. The implementation of specific methods or technology necessary to safeguard the environment in designated areas may	?	?	?	This option supports the minerals industry, however it includes spatial restrictions which may conflict with the location of extractable mineral resources, thus reducing the scope of the industry to operate. In other areas where mineral extraction would be supported in principle, this would help to maintain levels of local employment

								increase capital or operational costs which may slightly curtail economic growth opportunities.				in the extractive industries and continue the provision of skills training, provided that these areas coincide with the resources.		
6.... manage material assets sustainably.	0	0	0		This option would have a negligible effect on this objective.	0	0	0		This option would have a negligible effect on this objective. It was noted in the appraisal that where a more permissive approach increases extractive activity, there may be associated small increases in energy use and waste generation, however these would not occur to a perceptible degree.	0	0	0	This option would have a negligible effect on this objective. It was noted in the appraisal that where a more permissive approach increases extractive activity, there may be associated small increases in energy use and waste generation, however these would not occur to a perceptible degree.
7.... protect physical resources and use sustainably.	-	-	-		This option would prevent the extraction of any mineral resources in locations where the resource coincides with a relevant environmental designation. This could inhibit the potential future use/benefit of quarries and may significantly reduce the ability for minerals industry to operate sustainably in the longer term.	+	+	+		This option would help to safeguard the future of the minerals industry by allowing extractive activity to occur anywhere in the Borough where required resources occur, provided that relevant safeguards are taken to ensure no deterioration in landscape or environmental quality will occur. This approach would allow the minerals industry to operate in a sustainable manner while safeguarding environmental and landscape assets, however it may increase extraction costs.	?	?	?	This option would prevent the extraction of any mineral resources in certain locations identified through the designation. Dependent on where resources are located, this could result in curtailment of the mining industry. Outside the designated areas, it may help to safeguard the future of the minerals industry by allowing extractive activity to occur in identified areas of the Borough where important accumulations of resources occur. The effects of this option are uncertain as they would be dependent on what proportion of mineral resources occur within ACMDs.
8.... encourage active and sustainable travel.	0	0	0		There is no direct link between the option and the delivery of this objective.	0	0	0		There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
9.... improve air quality.	0	0	0		The extractive industry may influence localised air quality, however the overall effect of the option on this object is negligible.	0	0	0		The extractive industry may influence localised air quality, however the overall effect of the option on this object is negligible.	0	0	0	The extractive industry may influence localised air quality, however the overall effect of the option on this object is negligible.

<p>10.... reduce causes of and adapt to climate change.</p>	+	+	+	<p>This option may reduce the potential for the expansion of the extractive industry. It would protect areas of peatland and wetlands (where these have been designated) along with other designated sites.</p>	?	?	?	<p>This option should protect sites such as peatlands and wetlands, where these have been designated. The score is uncertain, as the effect is unknown.</p>	?	?	?	<p>This option would prevent the extraction of any mineral resources in the protected locations identified through the designation. If these designated areas include peatland or wetlands, this would have a positive effect on the objective. The score is uncertain, as the effect will be dependent on what types of natural features are protected by the protective buffer.</p>
<p>11.... protect, manage and use water resources sustainably.</p>	-	0	0	<p>The process of minerals extraction can reduce the quality of surface and ground water. This may contribute to a failure to meet water quality objectives. This option would result in some constraints on the continued operation/ expansion of the quarrying industry, so potential effects on water resources may be reduced to negligible levels over time.</p>	-	?	?	<p>The process of minerals extraction can reduce the quality of surface and ground water. This may contribute to a failure to meet water quality objectives. This policy could influence this objective positively in that future applications for minerals extraction in relevant designated areas would be required to demonstrate no adverse environmental impacts would occur, protecting water resources. However the overall effect of this policy on water resources is dependent on the future spatial distribution of mineral extraction sites.</p>	-	-	-	<p>The process of minerals extraction can reduce the quality of surface and ground water. This may contribute to a failure to meet water quality objectives. This policy seeks to maintain minerals development and while the most sensitive areas may be protected from minerals development, it does not incorporate any specific measures that would reduce the level of risk to water quality.</p>
<p>12.... protect natural resources and enhance biodiversity.</p>	+	+	+	<p>This option would prevent all minerals development in areas designated for their environmental quality, protecting the natural resources in these areas. Sensitive restoration and reinstatement of exhausted quarries can enhance local biodiversity.</p>	+	+	+	<p>This option should protect designated sites from deterioration through minerals development as each proposal will be considered on a case by case basis in the context of designated sites. Sensitive restoration and reinstatement of exhausted quarries can enhance local biodiversity.</p>	+	+	+	<p>This option would prevent all minerals development in areas designated for their environmental quality, protecting the natural resources in these areas. Sensitive restoration and reinstatement of exhausted quarries can enhance local biodiversity.</p>
<p>13.... maintain and enhance landscape character.</p>	+	+	+	<p>This option would take a spatial approach to protect areas designated for their landscape and environmental quality and would help to prevent visual intrusion from minerals development. It may help to protect the setting of</p>	+	+	+	<p>This option would take a policy / criteria-based approach to protect areas designated for their landscape, where it can be demonstrated that new development can be integrated sensitively and adverse impacts avoided.</p>	+	+	+	<p>This option would take a spatial approach to protect areas designated for their landscape and environmental quality and would help to prevent visual intrusion from minerals development. It may help to protect the setting of</p>

			prominent features, settlements or transport corridors.			The policy would aim to minimise visual intrusion from minerals development and may also consider neighbouring landscape designations. The more subjective approach taken by this policy means that development could still occur in areas designated for their landscape.			prominent features, settlements or transport corridors.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	+	+	+	+	+	+
			This option may help to protect areas of built and cultural heritage and preserve their setting, but would not enhance them.			This option may help to protect areas of built and cultural heritage and preserve their setting, but would not enhance them.			This option may help to protect areas of built and cultural heritage and preserve their setting, but would not enhance them. The identification of areas where minerals development would be acceptable in principle would also take in to consideration the avoidance of relevant heritage sites, making this option deliver slightly more for this objective.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has no influence on the social sustainability objectives and some of the economic sustainability objectives. It was found to have a minor negative effect on enabling sustainable economic growth by constraining the minerals industry. Its effect on physical resources is significantly negative for this reason. The option has a minor positive relationship with many of the environmental sustainability objectives due to its protective elements, extending to significant positive for landscape. Option 1 was also considered to have negative effects for water quality in the short term. While this option has slightly greater environmental benefit than other options, the negative economic aspects mean that it delivers less overall</p> <p>Option 2 has no influence on the social sustainability objectives and some of the economic sustainability objectives. It was considered to have a minor positive effect on enabling sustainable economic growth by supporting the minerals industry. Its effect on physical resources is also minor positive for this reason. The effect of the option on the climate change objective is uncertain there are also some uncertainties in respect of effects on water resources. This option was found to have positive effects for the objective to protect natural resources and enhance biodiversity. The safeguarding clause means that the option has a positive effect on the landscape and historic environment objectives</p> <p>Option 3 has no influence on the social sustainability objectives and some of the economic sustainability objectives. It was considered to have uncertain effects for the objective to enable sustainable economic growth. Its effect on physical resources is also uncertain as it includes spatial restrictions which may conflict with the location of extractable mineral resources, thus potentially reducing the scope of the industry to operate. However, outside of these areas, the industry will be supported and safeguarded. The effect of the option on the climate change objective is also uncertain and a minor negative effect is predicted on water resources. Through the protective spatial elements, the option has a positive effect on the natural resources, landscape and historic environment objectives,</p>								

	extending to significant positive for landscape character and consequently the additional certainty brought by this option means it delivers more for the sustainability objectives.
The most sustainable option	The most sustainable option could be either of options 2 or 3. Both options have a number of uncertainties attached, however option 3 gives greater confidence as it provides a spatial element.
The preferred option	Option 3 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for maintaining and enhancing landscape character.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Sites to be protected from mineral development could be identified through ecological surveys, landscape analysis and review of existing environmental (including water quality) historic environment and built heritage designations. Other policies relating to reducing the impacts of operational quarries or mines may be linked with this option to reduce negative impacts. These may include policies to limit noise / dust / odour / in proximity to sensitive receptors and to limit excessive emissions. The application of local policy on water pollution prevention (including policy for contingency planning to reduce risk of impacts to waterbodies from accidental discharges) may also be a consideration.

Key Issue MN3: Development in the vicinity of abandoned mines, adits & shafts.

Options	Retain the principle of the existing policy framework.						Provide policy restricting development on land known to be at risk of instability.					
Sustainability Objective	ST	MT	LT	Explanation			ST	MT	LT	Explanation		
1.... improve health and well-being.	0	0	0	This option has a negligible effect on this objective, new development in affected areas requires additional safety measures to be incorporated in the building design.			0	0	0	This option would reduce the direct risk to safety (e.g. falls into mineshafts or building collapse) in relation to housing being built on land known to be at risk of instability, however the extent of this risk is small.		
2.... strengthen society.	0	0	0	There is no direct link between the option and the delivery of this objective.			0	0	0	There is no direct link between the option and the delivery of this objective.		
3.... provide good quality, sustainable housing.	0	0	0	This option may lead to housing being constructed in areas where ground conditions are less suited to development and which may be at risk of subsidence or other problems. Over time this may affect the sustainability of housing built in affected areas but the number of houses affected would be very low.			0	0	0	This option would remove the risk of housing being built on land that is at greater risk of subsidence or other subsurface problems however the impact on the objective is negligible as only a small area would be restricted.		
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.			0	0	0	There is no direct link between the option and the delivery of this objective.		
5.... enable sustainable economic growth.	0	0	0	There is no direct link between the option and the delivery of this objective.			0	0	0	There is no direct link between the option and the delivery of this objective.		
6.... manage material assets sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.			0	0	0	There is no direct link between the option and the delivery of this objective.		
7.... protect physical resources and use sustainably.	0	0	0	It was noted in the appraisal that the current policy requires the applicant to justify the need for the development and to provide a design for foundations. There may be an increased requirement for piling or underpinning to ensure the safety of buildings. This could restrict the opportunity for future re-use of these areas and may reduce access to earth science sites.			0	0	0	A more restrictive policy could protect earth science features. Any impacts through limiting use of land are likely to be small and localised.		
8.... encourage active and sustainable travel.	0	0	0	There is no direct link between the option and the delivery of this objective.			0	0	0	There is no direct link between the option and the delivery of this objective.		
9.... improve air quality.	0	0	0	There is no direct link between the option and the delivery of this objective.			0	0	0	There is no direct link between the option and the delivery of this objective.		

10.... reduce causes of and adapt to climate change.	0	0	0	This option has a negligible effect on this objective.	0	0	0	This option has a negligible effect on this objective. It was noted in the appraisal that restricting development in certain areas may help to protect locally important sites and wildlife corridors, but not to a perceptible degree across the Borough.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	This option has a negligible effect on this objective. It was noted in the appraisal that development in former mining areas may result in habitat loss and disturbance, but this would not occur to a perceptible degree across the Borough	0	0	0	This option has a negligible effect on this objective. It was noted in the appraisal that restricting development in former mining areas may result in protection of some local habitats and species, such as bats, but this would not occur to a perceptible degree across the Borough
13.... maintain and enhance landscape character.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	-	This option does not allow the opportunity to systematically preserve the built and cultural heritage surrounding the former mining industries in the Borough. It may contribute to a loss of local distinctiveness and reduce access to, and understanding of the historic environment over time.	+	+	+	This option may allow areas with important industrial heritage to be protected and conserved, including their settings. It may also preserve local distinctiveness.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has a negligible effect on most of the sustainability objectives, due to the localised nature of the issue. The option would have a minor negative effect on the historic environment and cultural resources in long term by gradually reducing access to and understanding of industrial heritage features.</p> <p>Option 2 has a negligible effect on most of the sustainability objectives, due to the localised nature of the issue. It has a positive effect on protecting and conserving the historic environment and cultural resources by allowing areas with important industrial heritage to be protected and conserved, including their settings and for this reason it delivers slightly more for the sustainability objectives than option 1.</p>							
The most sustainable option	Option 2 - Provide policy restricting development on land known to be at risk of instability.							
The preferred option	Option 2 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.							

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	The policy itself is a measure to reduce negative effects.

Key Issue MN4: Lignite Resources within the Borough.

Options	Retain the existing designation and principle of the existing policy framework.			Retain the existing designation and amend existing policy framework to provide greater flexibility for development.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This option has a negligible effect on this objective. It was noted that any effects of developing of the resource itself were not included in the appraisal of this option.	0	0	0	This option has a negligible effect on this objective. It was noted in the appraisal that this option may permit the development of 'granny flats', giving additional flexibility for carers or those requiring care. It was noted that any effects of developing of the resource itself were not included in the appraisal of this option.
2.... strengthen society.	0	0	0	This option has a negligible effect on this objective.	0	0	0	This option has a negligible effect on this objective. It was noted in the appraisal that this option may provide scope for provision of new community facilities or services for settlements within the resource area. However the potential benefit would only occur in a localised area and would not be perceptible overall.
3.... provide good quality, sustainable housing.	0	0	0	This option has a negligible effect on this objective.	0	0	0	This option has a negligible effect on this objective overall, however it was noted in the appraisal that on a localised scale this option could improve the quality of housing stock by allowing replacement dwellings and allowing housing that meets specific, locally-identified needs.
4.... enable access to high quality education.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
5.... enable sustainable economic growth.	-	-	-	This option restricts farms within the resource area from diversifying or expanding and prevents new development for business purposes. These effects were considered to be of sufficient local importance to have an overall impact. It was noted in the appraisal that the economic impact of developing the resource did not form part of the assessment of options.	+	+	+	This option would give greater flexibility for expansion of existing business or creating a new business. These effects were considered to be of sufficient local importance to have an overall impact. It was noted in the appraisal that the economic impact of developing the resource did not form part of the assessment of options.
6.... manage material assets sustainably.	0	0	0	This option has a negligible effect on this objective overall, however it was noted in the appraisal that the option does not allow new development on derelict land. It may also	+	+	+	This option would support the development of renewables within the resource area and other infrastructure such as

				restrict the provision of certain infrastructure such as telecoms masts or wind turbines.				telecoms masts. It may also permit the use of derelict land for development.
7.... protect physical resources and use sustainably.	+	+	+	This option protects the mineral resource by maximising the area available for development of an extractive industry in the future. It would safeguard a local supply of a regionally important energy source. On a local scale it would help to protect the greenfield land resource in the short – medium term.	-	-	-	This option would reduce the area available for the potential future extraction of the resource. This may reduce the land available for a potential extractive industry for this regionally significant resource in the future and may impact the viability of extracting the resource. On a local scale it would also reduce the amount of greenfield land.
8.... encourage active and sustainable travel.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
9.... improve air quality.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	There is no direct link between the option and the delivery of this objective. It was noted in the appraisal that the impact of developing the resource did not form part of the assessment of options.	0	0	0	There is no direct link between the option and the delivery of this objective. It was noted in the appraisal that the impact of developing the resource did not form part of the assessment of options.
11.... protect, manage and use water resources sustainably.	0	0	0	As new development is not permitted in the resource area, this option has no effect on this objective.	0	0	0	Allowing certain types of development in the resource area may slightly increase the risk of water pollution from sediment in runoff or new effluent discharges. However these effects would only occur on a very small scale in a localised area and would not be perceptible overall.
12.... protect natural resources and enhance biodiversity.	0	0	0	The designation has the indirect effect of protecting local biodiversity from the pressures of development including one local Site of Local Nature Conservation Importance. However the potential benefit would only occur in a localised area and would not be perceptible overall.	0	0	0	The policy may result in slight losses to local biodiversity through enabling small-scale new development. Potential negative effects would only occur in a localised area and would not be perceptible overall.
13.... maintain and enhance landscape character.	0	0	0	The designation has the indirect effect of protecting the local landscape within the resource area, limiting visual intrusion by preventing new development. The effects would be localised and not perceptible in the Borough overall.	0	0	0	The policy may result in small increases in new development within the resource area. New development would be sensitively integrated to protect and enhance local distinctiveness, therefore adverse effects on local landscapes would be unlikely.
14.... protect, conserve and enhance the historic	0	0	0	This option has a negligible effect on this objective.	0	0	0	This option has a negligible effect on this objective. It was noted in the appraisal that allowing new development may allow new archaeological features to be discovered, assessed and recorded. It may also new provide

environment and cultural resources.								opportunities for cultural activity (e.g. through provision of new community space.) Potential effects would only occur in a localised area and would not be perceptible overall.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has a negligible influence on many of the sustainability objectives, due to the highly localised nature of the designation. By protecting the regionally significant resource, it has a minor positive effect on physical resources, however, the restriction creates a minor negative effect on economic growth</p> <p>Option 2 has negligible influence on many of the sustainability objectives, due to the highly localised nature of the designation. It has a minor positive effect on sustainable economic growth and material assets, by allowing expansion of businesses and establishment of infrastructure, subject to criteria, within the resource area. Allowing some new development in the resource area may slightly reduce the viability of the resource, resulting in a minor negative effect, however it is likely the scale of the effect can be reduced through mitigation. As a consequence, this option could deliver more for the sustainability objectives.</p>							
The most sustainable option	Option 2 - Retain the existing designation and amend existing policy framework to provide greater flexibility for development.							
The preferred option	Option 2 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.							
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option							
Possible measures to reduce negative effects and promote positive effects	Planning policy to encourage clustering of dwellings, planning conditions, discharge consents and landscape analysis. Key site requirements in terms of ecological mitigation / avoidance of sensitive ecology.							

Key Issue AB1: Safeguarding our non-listed heritage assets

Options	Provide policy to facilitate identification on case by case basis.			Provide policy based on a Borough-wide survey of our non-listed heritage assets.			Do not provide policy but retain the principle of the existing policy framework.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
2.... strengthen society.	+	+	+	This approach could support an appreciation of local heritage assets within the local community and could engender positive local discussion on local history. This can contribute to a sense of pride in a local area and promote positive social interaction.	+	+	+	This approach could support an appreciation of local heritage assets within the local community and could engender positive local discussion on local history. This can contribute to a sense of pride in a local area and promote positive social interaction.	+	+	+	This option could support an appreciation of local heritage assets and deliver at the local level for this objective.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
4.... enable access to high quality education.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
5.... enable sustainable economic growth.	?	?	?	Protecting non-listed heritage assets could have a positive impact on the local economy, by providing opportunities for regeneration and helping to create attractive places to visit and invest in. However, this option would not provide certainty for applicants in advance of submission of applications. It could place additional burdens on applicants and in some cases could inhibit growth.	?	?	?	Protecting non-listed heritage assets could have a positive impact on the local economy, by providing opportunities for regeneration and helping to create attractive places to visit and invest in. However this approach also could place additional burdens on applicants and in some cases inhibit growth. The use of a published list should minimise uncertainty for applicants. There is a concern that option may increase pressure for loss, particularly where buildings are unoccupied or vulnerable.	0	0	0	This option will have minimal effect on this objective and is considered to have a negligible score.
6.... manage material assets sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.

7.... protect physical resources and use sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
8.... encourage active and sustainable travel.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
9.... improve air quality.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
10.... reduce causes of and adapt to climate change.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
11.... protect, manage and use water resources sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
12.... protect natural resources and enhance biodiversity.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
13.... maintain and enhance landscape character.	+	+	+	This option would provide policy and would use it on a case-by-case basis, which would provide further protection for non-designated assets.	+	+	+	This option identifies non-designated local heritage assets and long term could lead to greater recognition and protection for those assets. Using this approach, and involving the community in identifying the list could significantly improve public awareness for historic assets in the Borough. However in some cases, by identifying these assets publicly this approach could also put the assets at risk of demolition, reducing the overall scale of the benefit to minor.	+	+	+	This option would have a positive impact on landscape character, however, it would deliver less for this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	This option would provide policy and would use it on a case-by-case basis, which would provide further protection for non-designated assets.	+	+	+	This option identifies non-designated local heritage assets and long term could lead to greater recognition and protection for those assets. Using this approach, and involving the community	+	+	+	This option would have a positive impact on the historic environment and cultural heritage.

		in identifying the list could significantly improve public awareness for historic assets in the Borough.
Summary and comparison of options against the sustainability objectives	<p>Option 1 is considered to be the most sustainable, as it is likely to have significantly positive effects for the objective to protect, conserve and enhance the historic environment and cultural resources. The appraisal also found that this option could have positive effects for the objectives to strengthen society and maintain and enhance landscape character. The option was found to have an uncertain effect on the objective to enable sustainable economic growth. The option was considered to have no effect on a number of objectives and was given a neutral scoring in those instances.</p> <p>The appraisal found that Option 2 could have positive effects for the objectives to strengthen society and maintain and enhance landscape character. It received a significant positive score for the objective to protect, conserve and enhance the historic environment and cultural resources. This option was found to have an uncertain effect on the objective to enable sustainable economic growth. It was also considered to have no effect on a number of objectives and was given a neutral scoring in those instances.</p> <p>Option 3 was considered to have positive effects for the objectives to strengthen society and maintain and enhance landscape character to protect, conserve and enhance the historic environment and cultural resources. It was also considered to have no effect on a number of objectives and was given a neutral scoring in those instances.</p>	
The most sustainable option	Option 1 - Provide policy to facilitate identification on case by case basis.	
The preferred option	Option 1 is the preferred option.	
What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for the objective to protect, conserve and enhance the historic environment and cultural resources.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.	
Possible measures to reduce negative effects and promote positive effects	Public participation events for historic environment and cultural resources.	

Key Issue NH1: Protection of our most sensitive landscapes and seascapes.

Options	Retain the principle of the existing policy framework.				Retain the principle of the existing policy framework and designate our most sensitive areas as Special Countryside Areas (SCAs) and provide policy to protect these areas.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	?	?	?	Designating SCAs could potentially decrease social contact where families are unable to live in the same area due to the designation. At same time the option could be positive in terms of promoting activity in the countryside and encouraging/increasing public access with mental and physical health benefits. Overall, this option has an uncertain relationship to the delivery of this objective.
2.... strengthen society.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	-	-	-	This option could have a potential negative impact on the objective by increasing land value and house prices making living in the countryside less affordable for local people and in the long term create issues at local level across rural communities that may experience economically related disadvantages.
3.... provide good quality, sustainable housing.	0	0	0	It is noted that this option allows for housing based on identified need and does not inhibit housing but helps to control it. However, the option has a negligible effect on delivery of the objective.	-	-	-	This option could have a potentially negative impact in housing provision based on local need as it may reduce land available and bring restrictions to existing homeowners. Option may also indirectly lead to unaffordable housing.
4.... enable access to high quality education.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	-	Option 2 could be potentially negative over time in terms of restricting catchment areas for rural schools and making access to education and skills training less accessible to rural communities.
5.... enable sustainable economic growth.	+	+	+	The existing policy supports economic development in rural areas and can help support jobs, as well as enhance the local skills base. Protection of the landscape can encourage further investment which can make the Borough a more attractive place to live, work, visit and invest in.	++	++	++	This option has the potential to further develop, maintain and protect the tourism aspect of the local economy by protecting the most sensitive areas in the Borough. This protection would help to sustain the asset upon which the tourism, leisure and recreational businesses depend – the landscape. Option would continue to support jobs and skills across local areas but help to potentially create new opportunities too. This option could help to create a more attractive place to live, work, visit and invest in.

6.... manage material assets sustainably.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	-	-	-	Designation of SCAs could potentially prove negative in terms of material assets as the ability to locate material assets – electrical infrastructure, telecommunications, renewables and other energy or waste related facilities, may become an issue. Much would depend on spatial information and the wording of new policy.
7.... protect physical resources and use sustainably.	+	+	+	Option able to retain land and avoid certain types of development in it. Option could help avoid land/soil erosion issues. Mining/quarrying sites should remain unaffected as other planning policy remains applicable. It is recognised that the option enables retention of greenfield land with other associated benefits.	+	+	+	Option able to retain land and avoid certain types of development in it and award extra protection to some areas that should help avoid inappropriate land uses and land/soil erosion issues in the most sensitive areas. Mining/quarrying sites should remain unaffected, as other planning policy is applicable. It is recognised that the option enables retention of greenfield land with other associated benefits and supported by new policy.
8.... encourage active and sustainable travel.	-	-	-	The existing policy does not encourage active sustainable travel or benefit those without access to a vehicle.	+	+	+	This option has the potential to reduce traffic in the key areas (SCAs). These could be used to benefit those without access to a vehicle and to encourage, promote, create and enhance walking and cycling routes to and in those areas.
9.... improve air quality.	0	0	-	It is noted that the existing policy does not encourage people to use other modes of transport than the car. Under this option, over time, this behaviour is unlikely to change. Car use would be maintained. In general, air quality is not an issue but as the number of vehicles and journeys made under this option is unlikely to decrease, it is unlikely to deliver for this objective in the long term.	0	+	+	This option could potentially help to reduce car travel in key areas and reduce traffic emissions. It could also reduce development in key areas and cut other emission/pollutant sources. The option has the potential to encourage other modes of travel to the car and to support active/sustainable travel but it is noted that air quality is in general not a current issue however in the future it may become more of an issue at the local level.
10.... reduce causes of and adapt to climate change.	0	0	-	The existing policy allows for dispersed development therefore it has the potential to increase greenhouse gas emissions and is unlikely to reduce vehicle use. The existing option also has the potential to reduce extent or holding capacity of floodplains by increasing hardstanding through dispersed development and may present a higher risk of damage to designated sites.	+	+	+	Option is able to restrict dispersed development and potentially help to reduce travel by vehicle so reducing greenhouse gas emissions from these sources. The option is able to add a layer of protection to land which is likely to have designated sites or be located near to such sites or have priority habitats located within them all of which are likely to provide natural adaptation for events like flooding or act as carbon stores.
11.... protect, manage and use water resources sustainably.	-	-	-	Retaining the existing policy has the potential to reduce the quality of surface and ground water and fail to meet water quality objectives by not restricting development therefore having a negative impact on water quality.	-	0	0	This policy can be considered negative in the short term where it does not help to meet water quality objectives. However, over time this option has the potential to avoid additional septic tanks across wider countryside and

							particularly in the key areas (SCAs) through reduced and more controlled development.	
12.... protect natural resources and enhance biodiversity.	-	-	-	Under this option, protecting designated sites and/or their buffers can sometimes prove difficult as too can be enhancing local biodiversity. This option is unlikely to enhance local biodiversity or consider blue/green infrastructure or ecosystem services.	0	+	++	Over time this option has more scope to protect designated sites and their buffers as well as protecting /enhancing blue/green infrastructure and ecosystem services projects (if applicable). A further layer of protection with specific policies would be feasible for the key areas (SCAs). Much would depend on the wording of new policy but the option could enable a much stronger level of protection for the natural environment. In the long term, this option has the potential to become significantly positive.
13.... maintain and enhance landscape character.	-	-	--	The existing policy framework attempts to protect landscape character across designated sites and outside of sites by minimising visual intrusion, sensitively integrating new development and avoiding major impacts on views. However, it is noted that in practice, the policy is not working and without any change, the existing situation is likely to worsen over time. This is reflected in the scoring for this objective.	++	++	++	This option is significantly positive in terms of this objective, as it is able further protect areas of land as key areas (SCAs) along with additional policy designed to align with existing conditions and development pressures. This should help to continue to protect designated sites and their buffers but also new areas identified as the most sensitive to change in the Borough. It is likely that conserving local distinctiveness by sensitively integrating development could be more achievable under this option by providing specific policies.
14.... protect, conserve and enhance the historic environment and cultural resources.	-	-	--	The existing policy framework attempts to protect and conserve however, it is noted that in practice this policy is not working. Without change, it has the potential to become significantly negative in the longer term.	+	+	+	This option has the potential to effectively protect, conserve and enhance built and cultural heritage by adding a further layer of protection to key areas (SCAs) and providing policy linked to those specific areas so helping to conserve elements/features that add a sense of place, local distinctiveness and protect the setting of cultural heritage assets. There could also be opportunities developed and linked to SCAs that support access and interpretation of the historic environment and cultural activities.
Summary and comparison of options against the sustainability objectives				Option 1 was found to have no link with the social objectives but gained a positive scoring for the objectives to enable sustainable economic growth and protect physical resources and use sustainably. It was found to have negative effects for the objective to encourage active and sustainable travel and air quality in the long term. The option scored significant negative in the long term for both landscape character and the historic environment It was found to have negative effects for the objective to protect natural resources and enhance biodiversity. This				

	<p>option was considered to have negative effects for the objective to reduce the causes of and adapt to climate change across all time periods.</p> <p>The appraisal found that option 2 scored positively for physical resources, active travel, air quality, climate change and the historic environment with significant positive outcomes for sustainable economic growth, natural resources and landscape character. Option 2 did not score well on material assets with negative outcomes predicted and same for some of the social objectives including strengthening society, sustainable housing and in the long-term access to education. An uncertainty score was given for health and well-being. Overall option 2 is considered to deliver more based on the outcomes of mostly environmental objectives but also the objective relating to sustainable economic growth.</p>
The most sustainable option	Option 2 – to retain the principle of the existing policy framework and designate our most sensitive areas as Special Countryside Areas (SCAs) and provide policy to protect these areas
The preferred option	Option 2 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for sustainable economic growth, natural resources (long-term) and landscape character.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated for the preferred option.
Possible measures to reduce negative effects and promote positive effects	Other planning policy; mitigation measures; key site requirements and measures to encourage behavioural change.

Key Issue NH2: Protection of our Areas of Outstanding Natural Beauty (AONBs)

Options	Retain the principle of the existing policy framework.			Provide policy that applies to all 4 AONBs.			Provide policy based on the identified landscape quality of each AONB.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	?	It is recognised that existing policy does enable AONBs which are positive for physical and mental well-being. People can visit the AONBs and benefit from the health and lifestyle opportunities that they provide. However, it is noted that management could be improved and that issues are possible for some carers in these areas.	+	+	+	It is recognised that the option would enable AONBs, which are positive for physical and mental well-being. Option would provide a blanket approach in terms of protecting AONBs - people can visit the AONBs and benefit from the health and lifestyle opportunities that they provide. Under this option, measures may be feasible to help with existing issues to do with provision of care in the AONBs.	+	+	+	It is recognised that the option would enable AONBs, which are positive for physical and mental well-being. Option would provide a bespoke approach to the AONBs. People would be able to visit the AONBs and benefit from the health and lifestyle opportunities that they provide. It may be able to promote more the key features/aspects of each AONB and align for visitors so that they can enjoy them fully but appropriately too. Under this option, measures may be feasible to help with existing issues to do with provision of care in the AONBs.
2.... strengthen society.	0	0	0	The presence of the AONBs are positive in terms of social interaction and adding to a sense of place, as well as providing rural communities with facilities and services linked to the AONBs. However, overall the option would have a negligible effect on delivery of this objective.	0	0	0	The presence of the AONBs are positive in terms of social interaction and adding to a sense of place, as well as providing rural communities with facilities and services linked to the AONBs. However, overall the option would have a negligible effect on delivery of this objective.	0	0	0	The presence of the AONBs are positive in terms of social interaction and adding to a sense of place, as well as providing rural communities with facilities and services linked to the AONBs. However, overall the option would have a negligible effect on delivery of this objective.
3.... provide good quality, sustainable housing.	0	0	0	This option would not inhibit housing and could would continue to enable housing with appropriate design a consideration but overall the option would have a negligible effect on the delivery of the objective.	0	-	-	This option could place additional design requirements and/or restrictions on housing in the AONBs. Although this would be in support of the long-term conservation of the AONBs, it may be slightly negative in terms of adequate provision of housing. Much would depend on the wording of policy. This option may be more restrictive in terms of meeting local housing need.	0	-	-	This option could place additional design requirements and/or restrictions on housing in the AONBs. Although this would be in support of the long-term conservation of the AONBs, it may be slightly negative in terms of adequate provision of sustainable housing. Much would depend on the wording of policy. This option may be more restrictive in terms of meeting local housing need but

										could enable a level of flexibility across the AONBs as bespoke policies could be tailored to suit the conservation requirements of the sites as well as consideration of local housing need. This option could deliver more for this objective.		
4.... enable access to high quality education.	0	0	0	This option would have a negligible effect on the delivery of this objective.	0	0	-	In general, this option could have a negligible effect on the delivery of this objective but it is noted that in the long term this option could have the potential to decrease access to adequate education facilities in some rural communities.	0	0	-	In general, this option could have a negligible effect on the delivery of this objective but it is noted that in the long term this option could have the potential to decrease access to adequate education facilities in some rural communities.
5.... enable sustainable economic growth.	+	+	-	This option continues to provide AONBs, which help to make the Borough an attractive place to live, work and invest in - all of which adds to the local economy. Tourism is not restricted but option may not be the best in the longer term for a sustainable economy.	+	+	+	This option continues to provide AONBs, which help to make the Borough an attractive place to live, work and invest in - all of which adds to the local economy. Tourism is not restricted and option may help add to the sustainability and strength of this sector by providing additional policy on the AONBs that are a key asset of the Borough. There is the potential for associated businesses to start-up/grow because of the AONBs.	+	+	+	This option continues to provide AONBs, which help to make the Borough an attractive place to live, work and invest in - all of which adds to the local economy. Tourism is not restricted and option may help add to the sustainability and strength of this sector by providing additional policy on the AONBs that are a key asset of the Borough. There is the potential for associated businesses to start-up/grow because of the AONBs. This option enables bespoke policy that could add diversity to the local economy through business ventures aligned to the bespoke features of each AONB, which would then rely on each other. This option could deliver more for this objective.
6.... manage material assets sustainably.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	?	?	Under this option, there may be some restrictions on the types of renewables feasible in the AONBs, as well as the potential for electrical infrastructure, telecoms and waste management related material assets. Much would depend on the wording of the policy for the AONBs,	0	?	?	Under this option, there may be some restrictions on the types of renewables feasible in the AONBs as well as the potential for electrical infrastructure, telecoms and waste management related material assets. Much would depend on the wording of the policy for the AONBs,

							which would need to balance protection of the AONBs with the needs of local communities to have adequate access to material assets. This uncertainty is reflected in the score.				which would need to balance protection of the AONBs with the needs of local communities to have adequate access to material assets. The bespoke approach to the AONBs may help to provide clarity on types of feasible material asset related developments (for example types or scale of renewable or telecommunications) however, under this option there would remain some uncertainty, which is reflected in the score.	
7.... protect physical resources and use sustainably.	+	+	-	This option enables protection of AONBs and the land and soil resource located there. Option goes some way in helping to protect the AONBs from inappropriate development but in the long term, there may be more uncertainty associated with it because of development pressures and probable loss of land. In the long term, there is likely to be losses under this option for this objective.	+	+	+	Under this option, the land/soil resource should remain protected within the AONBs. There could also be additional measures within the new policy to help avoid/minimise losses of greenfield land, soil and biodiversity as well as further protection awarded for any earth science features present. Any mineral resources could remain appropriately considered within the policy.	+	+	+	Under this option, the land/soil resource should remain protected within the AONBs. There could also be additional measures within the new policy to help avoid/minimise losses of greenfield land, soil and biodiversity as well as further protection awarded for any earth science features present. Any mineral resources could remain appropriately considered within the policy. The bespoke approach to policy for the AONBs could provide flexibility for the unique and local conditions of each AONB thus enabling a more sustainable use of physical resources in the Borough.
8.... encourage active and sustainable travel.	-	-	-	The option to retain the existing principle is unlikely to encourage a shift to active travel, or help to improve access to public transport. The option is also unlikely to benefit those without access to a vehicle.	-	+	+	Over time, this option has the potential to encourage people accessing the AONBs to be able to use public transport and to walk or cycle to and from the AONBs. It is noted that these changes take time and require partnership working. Behavioural change is also required which lies outside of what the LDP can deliver. However, measures designed/proposed under this option could potentially greatly benefit those without access to a vehicle and support those who want to walk or cycle.	-	+	+	Over time, this option has the potential to encourage people accessing the AONBs to be able to use public transport and to walk or cycle to and from the AONBs. It is noted that these changes take time and require partnership working. Behavioural change is also required which lies outside of what the LDP can deliver. However, measures designed/proposed under this option could potentially greatly benefit those without access to a vehicle and support those who want to walk or cycle. The

								bespoke approach could provide measures aligned to the unique and local conditions of each AONB.				
9.... improve air quality.	0	0	-	It is noted that under this option, there is unlikely to be a reduction in car travel and reliance on cars would continue. It is also unlikely to encourage active travel or increase use of public transport. As there are no air quality issues currently affecting the AONBs, this is reflected in the score for this objective but in the long term, there is potential for negative impacts under this option.	0	0	+	Under this option, there is potential to encourage use of public transport routes and enable access to walking and cycling routes but it is noted that this cannot be done without partnership working. Behavioural change would also be required which lies outside of what the LDP can directly deliver. However, this option may also help to reduce or inhibit some types of development under the new policy that could otherwise negatively affect local air quality. The potential positive outcomes in the long term are recognised but much would depend on the wording of the policy and other outcomes outside of the plan.	0	0	+	Under this option, there is potential to encourage use of public transport routes and enable access to walking and cycling routes but it is noted that this would not be achievable without partnership working. Behavioural change would also be required which lies outside of what the LDP can directly deliver. However, this option may help to reduce or inhibit some types of development under bespoke policies that could otherwise negatively affect local air quality. The bespoke policies could be aligned to ensure active/sustainable travel and air quality are appropriately considered in each AONB. The potential positive outcomes in the long term are recognised but much would depend on the wording of the policy and other outcomes outside of the plan.
10.... reduce causes of and adapt to climate change.	0	0	0	It is noted that this option helps protect designated areas including priority habitats that are important for storing carbon and water but development pressures do exist and sites and their buffers may already be affected. It is also noted that there is unlikely to be a reduction in car travel and emissions from traffic under this option. However, the links between the option and delivery of the objective are fairly negligible which is reflected in the score.	0	0	0	This option enables further protection of the AONBs with generic policy, which could include measures specific to protecting the priority habitats important for climate (peatlands and floodplains) from development pressures. Measures to avoid or reduce certain types of development with high greenhouse gas emissions could be controlled, as could housing. Energy efficiency measures, adaptation measures, active/sustainable travel links and so on could be referred to in the policy. Much would depend on the wording of the policy as well as some other outcomes outside of the direct delivery of the plan. However, the links	0	0	0	This option enables further protection of the AONBs with bespoke policies, which could include measures specific to protecting the features of each AONB and the priority habitats important for climate (peatlands and floodplains) from development pressures. Measures to avoid or reduce certain types of development with high greenhouse gas emissions could be controlled, as could housing. Energy efficiency measures, adaptation measures, active/sustainable travel links and so on could also be referred to in the policies and alignment across the AONBs aimed for. Much would depend on the wording of the policies as

						between the option and delivery of the objective are fairly negligible and this is reflected in the score.			well as some other outcomes outside of the direct delivery of the plan such as behavioural change and availability of cleaner technologies. However, the links between the option and delivery of the objective are fairly negligible and this is reflected in the score.						
11.... protect, manage and use water resources sustainably.	-	-	-	Under this option, higher risks of impacts from development across a wider area are likely, most notably due to septic tanks but also from general development pressures. Although mitigation is feasible, the approach to potential development could negatively affect local water quality as well as aquatic habitats including floodplains from pollution, erosion and habitat loss.	-	0	0	Under this option an element of spatial control is feasible. The type, location, and level of development could be managed under the new policy and could be used to help focus any development as much as possible to settlements. This could reduce risks from septic tanks by enabling access to existing fresh and waste water facilities. Combined with guidance/measures for septic tanks this could help manage local level development and reduce the risks of local water pollution. Specific measures in to avoid and protect designated sites and the hydrological links to them could be applied. Much would depend on the wording of the policy.	-	0	0	Under this option an element of spatial control is feasible. The type, location, and level of development could be managed under the policies and could be used to help focus any development as much as possible to settlements. This could reduce risks from septic tanks by enabling more access to existing fresh and waste water facilities. Combined with guidance/measures for septic tanks this could help manage local level development and reduce the risks of local water pollution. Specific measures in policy to avoid and protect designated sites and the hydrological links to them could be applied. Much would depend on the wording of the bespoke policies which could enable a level of flexibility across the AONBs with regards to development as the individual characteristics and conservation requirements could be considered. Bespoke policies able to focus on critical features of each AONB and be tailored to their conservation needs.			
12.... protect natural resources and enhance biodiversity.	-	-	-	Under this option, it is unlikely that the natural heritage resource of the Borough will continue to be protected or enhanced as best it could. Risks to local biodiversity are likely from general development pressure both within the	+	+	+	This option has the potential to protect the natural heritage resource of the Borough as well as local biodiversity levels by enabling new policy for the AONBs that could encompass an element of spatial control and provide measures	+	+	+	+	+	+	This option has the potential to be significantly positive in terms of protecting and enhancing designated sites, and protecting and enhancing local biodiversity. This option is robust in its ability to protect the critical features of

			sites and on their buffers. Existing situation does not support as best it could the concept of landscape scale green/blue infrastructure.			to help protect the natural heritage resource.			the AONBs by using bespoke policies tailored to the conservation needs of each AONB – spatial influence. Bespoke policies could provide measures to help enable certain types of development/activity but at same time protect the critical features that make the AONBs unique natural assets.	
13.... maintain and enhance landscape character.	-	-	-	Under this option, there would be the continued risk of impacts on designated landscapes. This option is not as effective as it could be as existing policy lacks clarity and is weak/impractical. In the Borough, development has already affected landscape designations; in places caused visual intrusion; detracted from the setting of prominent features/settlements, and negatively affected certain views. Visual intrusion is evident and would very likely continue to worsen.	+	+	+	Applying a generic policy across all the AONBs has the potential to review the existing level of protection for landscape in those key areas and to review measures to help control development pressure across all four. A new policy could help find opportunities to enhance the local landscape as well as protect its prominent features, settlements and transport corridors. New generic policy could go some way to help ensure new development pressures are appropriately considered using measures to help reduce visual intrusion and sensitively integrate development. Overall, this option could be proactive in terms of protecting and enhancing landscape character and quality in the AONBs.	+++++	This option has the potential to protect critical features of AONBs. Overall this option is significantly positive in terms of protecting and enhancing landscape and prominent features, settlements and transport corridors connected to the AONBs. This option could help to ensure development is integrated sensitively, visual intrusion minimised and enable development to be appropriately considered. The bespoke approach to policies would be particularly positive in terms of protecting local distinctiveness as the critical features of each AONB would be the focus of tailored policies and measures. Landscape character assessments would also underpin these bespoke policies so existing conditions and features and development pressures could all be considered.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Retaining the existing policy principle gives regard to the historic environment by accounting for features i.e. walls, gates. Option enables a sense of place and local distinctiveness to be retained.	+	+	+	This option has the potential to be positive for historic environment by protecting local distinctiveness and sense of place with generic policy to help conserve historic /cultural features. There is the ability to focus on these features with the new policy. It is noted that over time this level of protection/conservation may help to integrate the historic	+++++	This option has the potential to be significantly positive for historic environment by protecting local distinctiveness and sense of place with bespoke policies and measures to help conserve local historic /cultural features. The critical features of each AONB could include historic/cultural features for which tailored measures could be made. There is the ability to focus on these

				environment further into the local identity.				features at a local level, which could help with the level of protection/conservation feasible and further integrate the historic environment into the local identity.
Summary and comparison of options against the sustainability objectives	<p>Option 1 scored negatively on the objectives for natural resources, landscape character, water resources and active and sustainable travel. Compared to the other options, it was noticeably more negative for environmental objectives but also in the long term for sustainable economic growth, physical resources and air quality.</p> <p>Options 2 and 3 scored more positively across social, economic and environmental objectives. Options 2 and 3 scored positive for health and well-being, sustainable economic growth and physical resources. They scored well for active and sustainable travel from the medium term timeframe and for air quality in the longer term. There was some uncertainty about predicted outcomes for both options and material assets. However, both options were considered to score positive for most of the environmental objectives, or improve existing conditions (water resources).</p> <p>Option 3 scored better than option 2 with significant positives for natural resources, landscape character, and historic environment and cultural resources. However, options 2 and 3 scored negatively in the long term for sustainable housing, and education but overall they were both more positive across several of the sustainability objectives. Overall option 3 is considered to deliver more based mostly on the outcomes for environmental objectives.</p>							
The most sustainable option	Option 3 – provide policy based on the identified landscape quality of each AONB.							
The preferred option	Option 3 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	Likely significant effects are envisaged for natural resources, landscape character, and the historic environment and cultural resources.							
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.							
Possible measures to reduce negative effects and promote positive effects	Other planning policy; partnership working – environmental organisations, transport providers; green building design – energy efficiency measures, landscaping with SuDS, native planting schemes; biodiversity measures – ecological buffer zones; Best Environmental Option technologies – i.e. septic tanks; development guidelines; landscape character assessments; historic guides; design guides; AONB management plans; . How policy/policies are worded will be key and tailored local level policies.							

Key Issue CY1: Dwellings on farms

Options	Retain the principle of the existing policy framework.			Provide policy to allow greater opportunity for new dwellings on farms.			Retain the principle of the existing policy framework and provide policy to allow greater opportunity for new dwellings on farms.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	-	-	-	Dwellings on farms are often located further from health services provision. This policy is restrictive on the amount of new dwellings that can be constructed and the timescales and locations in which they can be built and may reduce benefits of having a local family support system which can bring important mental and physical health benefits. With this option while requirements for new dwellings may not always be able to be met immediately, they would still be delivered, just over a longer timescale.	-	-	-	Dwellings on farms are located further from health and other service provision. This can lengthen response times and access to services. Having a local family support system can bring important health and wellbeing benefits	-	-	-	Dwellings on farms are located further from health and other service provision. This can lengthen response times and access to services. Having a local family support system can bring important health and wellbeing benefits
2.... strengthen society.	-	-	-	Dwellings on farms within dispersed communities will limit the opportunities to promote inclusion and shared space which can be provided in settlements and is unlikely to provide or enhance accessibility to shared space.	-	-	-	Dwellings on farms within dispersed communities will limit the opportunities to promote inclusion and shared space which can be provided in settlements and is unlikely to provide or enhance accessibility to shared space.	-	-	-	Dwellings on farms within dispersed communities will limit the opportunities to promote inclusion and shared space which can be provided in settlements and is unlikely to provide or enhance accessibility to shared space.
3.... provide good quality, sustainable housing.	+	+	+	The option helps to meet the housing needs of certain families in rural areas, however the wider benefits are limited.	+	+	+	The option helps to meet the needs of certain families in rural areas, however the wider benefits are limited. This option gives wider scope to address housing need in these areas.	+	+	+	The option helps to meet the housing needs of certain families in rural areas, however the wider benefits are limited.
4.... enable access to high quality education.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option may help to keep rural	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option may help to keep rural	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option may help to keep rural

			schools open, but would not in itself improve education or skills levels.				schools open, but would not in itself improve education or skills levels.				schools open, but would not in itself improve education or skills levels.	
5.... enable sustainable economic growth.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option may undermine economic growth in the countryside as it keeps people away from rural areas, however this would not occur to a perceptible degree.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option may support a small amount of economic growth in the countryside by allowing more people to live there, however this would not occur to a perceptible degree.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option may support a small amount of economic growth in the countryside by allowing more people to live there, however this would not occur to a perceptible degree.
6.... manage material assets sustainably.	-	-	-	The existing provision of infrastructure is poor in many rural areas. Additional single dwellings will place extra pressure on services and may also create a reduction in the extent of available areas for developing renewables.	-	-	-	The existing provision of infrastructure is poor in many rural areas. Additional single dwellings will place extra pressure on services. The increased scope for new dwellings brought by this option would over time place significant pressure on water supplies and other services and may also create a reduction in the extent of available areas for developing renewables.	-	-	-	The existing provision of infrastructure is poor in many rural areas. Additional single dwellings will place extra pressure on services and may also create a reduction in the extent of available areas for developing renewables. By slightly increasing the opportunity for new dwellings on farms, the scale of the negative effect may be greater.
7.... protect physical resources and use sustainably.	-	-	-	Dwellings on farms can result in a less efficient use of land and materials. The risk of soil erosion and pollution may be increased by dispersed rural dwellings. Dispersed rural dwellings may conflict with opportunities for mineral extraction.	-	-	-	Dwellings on farms can result in a less efficient use of land and materials and the risk of soil erosion and pollution may be increased. The increased amount of dispersed dwellings brought about by this option may in future result in a reduction in the extent of available areas for minerals extraction.	-	-	-	Dwellings on farms can result in a less efficient use of land and materials. The risk of soil erosion and pollution may be increased by dispersed rural dwellings. Dispersed rural dwellings may conflict with opportunities for mineral extraction. By slightly increasing the opportunity for new dwellings on farms, the scale of the negative effect may be greater.
8.... encourage active and sustainable travel.	-	-	-	Dwellings on farms typically give rise to an increased reliance on cars and do not help to encourage a modal shift to active travel and/or public transport.	-	-	-	Dwellings on farms typically give rise to an increased reliance on cars and do not help to encourage a modal shift to active travel and/or public transport. The more liberal nature of this option would amplify these effects over time.	-	-	-	Dwellings on farms typically give rise to an increased reliance on cars and do not help to encourage a modal shift to active travel and/or public transport. By slightly increasing the opportunity for new dwellings on farms, the scale of the negative effect may be greater from this option.

9.... improve air quality.	-	-	-	Dwellings on farms typically give rise to an increased reliance on cars.	-	-	-	Dwellings on farms typically give rise to an increased reliance on cars. The increased opportunity for new dwellings on farms may mean that the scale of the negative effect may be greater from this option.	-	-	-	Dwellings on farms typically give rise to an increased reliance on cars. By increasing the opportunity for new dwellings on farms, the scale of the negative effect may be slightly greater from this option.
10.... reduce causes of and adapt to climate change.	-	-	-	Dwellings on farms often have higher reliance on personal vehicles. Dispersed settlement may reduce land availability for renewable energy projects.	-	-	-	Dwellings on farms often have higher reliance on personal vehicles. Dispersed farm dwellings may reduce land availability for renewable energy projects. The more liberal nature of this option would amplify these effects over time.	-	-	-	Dwellings on farms often have higher reliance on personal vehicles. Dispersed settlement may reduce land availability for renewable energy projects. By slightly increasing the opportunity for new dwellings on farms, the scale of the negative effect may be greater from this option.
11.... protect, manage and use water resources sustainably.	-	-	-	Vegetation clearance may increase runoff and contribute to flood risk. Septic tanks could place additional pressure on achieving water quality objectives.	-	-	-	Vegetation clearance may increase runoff and contribute to flood risk. Increased numbers of septic tanks could place significant additional pressure on achieving water quality objectives.	-	-	-	Vegetation clearance may increase runoff and contribute to flood risk. Increased numbers of septic tanks in the medium to long term could place additional pressure on achieving water quality objectives.
12.... protect natural resources and enhance biodiversity.	-	-	-	Dwellings on farms are unlikely to help protect or enhance biodiversity and may cumulatively contribute towards adverse effects on designated sites.	-	-	-	Dwellings on farms are unlikely to help protect or enhance local biodiversity and may cumulatively contribute towards adverse effects on designated sites. The more liberal nature of this option makes the effects more significant.	-	-	-	Dwellings on farms are unlikely to help protect or enhance biodiversity and may cumulatively contribute towards adverse effects on designated sites. By increasing the opportunity for new dwellings on farms, the scale of the negative effect may be slightly greater from this option.
13.... maintain and enhance landscape character.	-	-	-	Farm dwellings are not restricted in AONBs if they meet the required criteria. Increased numbers of dwellings could detract from the setting of prominent features, settlements and transport corridors and negatively impact on coastal views.	-	-	-	Farm dwellings are not restricted in AONBs if they meet the required criteria. Increased numbers of dwellings could detract from the setting of prominent features, settlements and transport corridors and negatively impact on coastal views. The more liberal nature of this option makes the potential cumulative effects more significant over time.	-	-	-	Farm dwellings are not restricted in AONBs if they meet the required criteria. Increased numbers of dwellings could detract from the setting of prominent features, settlements and transport corridors and negatively impact on coastal views. By increasing the opportunity for new dwellings on farms, the scale of the negative effect may be slightly greater from this option.

14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option is more likely to result in new builds rather than the reuse of old buildings. Without appropriate design there may be a loss of 'sense of place' in some rural settings.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option is more likely to result in new builds rather than the reuse of old buildings. Without appropriate design there may be a loss of 'sense of place' in some rural settings.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option is more likely to result in new builds rather than the reuse of old buildings. Without appropriate design there may be a loss of 'sense of place' in some rural settings.
Summary and comparison of options against the sustainability objectives	<p>Option 1 was found to have a minor negative effect on health and well-being and strengthening society. It also has a minor positive effect on housing, but negligible impacts were recorded for the sustainable economic growth and education objectives. Option 1 has a minor negative effect on all of the environmental sustainability objectives with the exception of the historic environment, on which it has a negligible effect. This option is the most sustainable, as it accommodates housing needs without creating excessive pressures on the environmental objectives.</p> <p>Option 2 was found to have a minor negative effect on health and well-being and strengthening society, but minor positive on the housing objective. No effect was identified on the education and economic growth objectives but the option has a minor negative effect on the material assets objective, increasing to significant negative in the longer term. This option has a negative effect on almost all of the environmental objectives, increasing to significant negative in the long term for the physical resources, material assets, active / sustainable travel, climate change and landscape character objectives. The effects were found to be significantly negative throughout all timescales on the water and natural resources objectives.</p> <p>Option 3 was found to have a minor negative effect on health and well-being and strengthening society, but minor positive on the housing objective. No effects recorded for the sustainable economic growth and education objectives. This option has a negative effect on almost all of the environmental objectives, increasing to significant negative in the medium- long term for the water resources and natural resources objectives.</p>											
The most sustainable option	Option 1 - Retain the principle of the existing policy framework.											
The most preferred option	Option 1 is the preferred option.											
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.											
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.											

Possible measures to reduce negative effects and promote positive effects

Planning policy to encourage clustering of dwellings, application of building design criteria, planning conditions, discharge consents, landscape analysis, policy to protect sensitive landscape features and policy to protect heritage features.

Key Issue CY2: Economic development in the countryside

Options	Retain the principle of the existing policy framework.			Provide policy to facilitate new small scale rural economic development schemes.			Provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive and designated areas.			Retain the principle of the existing policy framework and provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive and designated areas.						
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	
1.... improve health and well-being.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective. However it was noted in the appraisal that the less restrictive approach brought by this option gives greater scope for creating more rural employment opportunities which may indirectly bring mental health benefits.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
2.... strengthen society.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that creating more rural employment opportunities could have knock-on societal benefits, however for this option these potential effects were not considered to be likely to occur to a perceptible extent.	+	+	+	The less restrictive approach brought by this option gives greatest scope for creating more rural employment opportunities which can have knock-on societal benefits, such as improving access to facilities and services, social interaction and meeting certain needs to reduce inequality.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that creating more rural employment opportunities could have knock-on societal benefits, however for this option these potential effects were not considered to be likely to occur to a perceptible extent.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that creating more rural employment opportunities could have knock-on societal benefits, however for this option these potential effects were not considered to be likely to occur to a perceptible extent.

3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.	0	0	0	There is no direct link between the option and the delivery of this objective.
4.... enable access to high quality education.	0	0	0	Increasing rural employment opportunities may help to support educational objectives through creating new pathways and providers for skills training and apprenticeship, however the restrictive nature of this option means potential effects are not considered likely to occur to a perceptible extent.	+	+	+	Increasing rural employment opportunities may help to support educational objectives through creating new pathways and providers for skills training and apprenticeship. The less restrictive approach of this option allows it to deliver more for this objective.	0	0	0	Increasing rural employment opportunities may help to support educational objectives through creating new pathways and providers for skills training and apprenticeship. This option may provide some additional scope for learning opportunities but the option is unlikely to influence the objective to a perceptible effect.	0	0	0	Increasing rural employment opportunities may help to support educational objectives through creating new pathways and providers for skills training and apprenticeship. This option may provide some additional scope for learning opportunities but the option is unlikely to influence the objective to a perceptible effect.
5.... enable sustainable economic growth.	+	+	+	This option supports new economic development and diversification/ expansion of existing businesses and some types of tourism development. The restrictive nature of the criteria which directs towards conversion or renovation of existing buildings means that developer costs can be high, which may discourage some types of development.	?	?	?	Increasing the opportunities for economic development can help to support local innovation / competitiveness and enhance the skills base in rural areas. It can also help support tourism. The less restrictive approach of this option could also bring certain risks such as taking business out of town centres, increasing pressure on local infrastructure and making the Borough less attractive.	+	+	+	Increasing the opportunities for economic development can help to support local innovation / competitiveness and enhance the skills base in rural areas. The option is more protective of landscape and natural environment which preserves tourism appeal.	+	+	+	Increasing the opportunities for economic development can help to support local innovation / competitiveness and enhance the skills base in rural areas. The option is more protective of landscape and natural environment which preserves tourism appeal. However it directs development towards the use of existing buildings which may mean that developer costs are slightly higher, which may discourage some types of development.

<p>6.... manage material assets sustainably.</p>	-	-	-	<p>The provision of infrastructure is poor in many rural areas. Additional development for economic purposes may place extra pressure on services. This option promotes the re-use of existing buildings, which may have existing service connections and may reduce the scale of negative impacts in addition to potentially reducing dereliction.</p>	-	-	-	<p>The provision of infrastructure is poor in many rural areas. Additional development for economic purposes may place extra pressure on services which cumulatively could become significant over time. By supporting more development in rural areas, it may reduce the re-use of derelict or contaminated land in urban areas.</p>	-	-	-	<p>The provision of infrastructure is poor in many rural areas. Additional development for economic purposes may place extra pressure on services which cumulatively could become significant over time. By supporting more development in rural areas, it may reduce the re-use of derelict or contaminated land in urban areas.</p>	-	-	-	<p>The existing provision of infrastructure is poor in many rural areas. Additional development for economic purposes may place extra pressure on services. This option promotes the re-use of existing buildings, which may have existing service connections and may reduce the scale of negative impacts in addition to potentially reducing dereliction.</p>
<p>7.... protect physical resources and use sustainably.</p>	0	0	0	<p>Rural development can result in the inefficient use of land and materials. The more restrictive nature of this option directs development towards the re-use of existing buildings, reducing materials use and loss of greenfield land, meaning that this option is likely to have a negligible effect on the objective.</p>	-	-	-	<p>Rural development can result in the inefficient use of land and materials. The less restrictive nature of this option means that greater scales of development could occur, increasing loss of greenfield sites and potentially influencing the extent of available areas for minerals extraction.</p>	-	-	-	<p>Rural development can result in the inefficient use of land and materials. The moderately restrictive nature of this option would reduce the scale of the negative effects, as it would be more likely to prevent unsustainable development, but could still result in some loss of greenfield sites. It may also influence the future extent of areas available for minerals extraction.</p>	-	-	-	<p>Rural development can result in the inefficient use of land and materials. This option directs development towards the re-use of existing buildings in preference to new sites, reducing materials use and loss of greenfield land. This may marginally reduce the scale of the minor negative effect for this option.</p>
<p>8.... encourage active and sustainable travel.</p>	-	-	-	<p>The option is unlikely to benefit those without access to a vehicle and is unlikely to support the use of active / sustainable transport for commuting.</p>	-	-	-	<p>The option is unlikely to benefit those without access to a vehicle and is unlikely to support the use of active / sustainable transport for commuting.</p>	-	-	-	<p>The option is unlikely to benefit those without access to a vehicle and is unlikely to support the use of active / sustainable transport for commuting.</p>	-	-	-	<p>The option is unlikely to benefit those without access to a vehicle and is unlikely to support the use of active / sustainable transport for commuting.</p>

<p>9.... improve air quality.</p>	-	-	-	<p>Rural development typically gives rise to an increased reliance on cars. The limited opportunities this option brings for new development on farms means that the scale of the minor negative effect may be smaller for this option.</p>	-	-	-	<p>Rural development typically gives rise to an increased reliance on cars. The increased opportunity for new development on farms may mean that the scale of the minor negative effect may be greater for this option.</p>	-	-	-	<p>Rural development typically gives rise to an increased reliance on cars. The increased opportunity for new development on farms may mean that the scale of the minor negative effect may be greater for this option.</p>	-	-	-	<p>Rural development typically gives rise to an increased reliance on cars. The limited opportunities this option brings for new development on farms means that the scale of the minor negative effect may be smaller for this option.</p>
<p>10.... reduce causes of and adapt to climate change.</p>	-	-	-	<p>Rural development typically does not reduce reliance on cars and has fewer opportunities for the use of public transport, walking or cycling.</p>	-	-	-	<p>Rural development typically does not reduce reliance on cars and has fewer opportunities for the use of public transport, walking or cycling. The less restrictive nature of this option may mean that over time the availability of land for renewable energy projects is reduced.</p>	-	-	-	<p>Rural development typically does not reduce reliance on cars and has fewer opportunities for the use of public transport, walking or cycling. The less restrictive nature of this option may mean that over time the availability of land for renewable energy projects is reduced.</p>	-	-	-	<p>Rural development typically does not reduce reliance on cars and has fewer opportunities for the use of public transport, walking or cycling.</p>
<p>11.... protect, manage and use water resources sustainably.</p>	-	-	-	<p>Inadequately treated effluent discharges could place additional pressure on achieving water quality objectives, however this can be mitigated through discharge consents. Directing development towards the re-use of existing buildings may reduce impacts to water resources from vegetation clearance and reducing the infiltration capacity of land.</p>	-	-	-	<p>Vegetation clearance may increase runoff, decreasing water quality and contributing to flood risk. Inadequately treated effluent discharges could place additional pressure on achieving water quality objectives, however this can be mitigated through discharge consents. Some types of development may have high demands for fresh water, placing pressure on flows or supplies. The increased opportunity for new development on farms may mean that the scale of the minor negative effect may be greater for this option.</p>	-	-	-	<p>Vegetation clearance may increase runoff, decreasing water quality and contributing to flood risk. Inadequately treated effluent discharges could place additional pressure on achieving water quality objectives, however this can be mitigated through discharge consents. The increased opportunity for new development on farms may mean that the scale of the minor negative effect may be greater for this option.</p>	-	-	-	<p>Inadequately treated effluent discharges could place additional pressure on achieving water quality objectives, however this can be mitigated through discharge consents. Some types of development may have high demands for fresh water, placing pressure on flows or supplies. Directing development towards the re-use of existing buildings may reduce impacts to water resources from vegetation clearance and reducing the infiltration capacity of land.</p>

<p>12.... protect natural resources and enhance biodiversity.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The policy directs development to the reuse of existing buildings, therefore it is unlikely to result in any direct impacts to biodiversity or protected sites. Certain individual species such as bats and barn owls may be adversely affected by the reuse of old buildings, however such effects would be highly localised and avoidable through mitigation.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The option does not protect designated sites nor their buffers and is unlikely to protect local-scale biodiversity.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The option would restrict development in environmentally designated or sensitive areas, thus providing some protection against adverse impacts on natural habitats and biodiversity.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The option would restrict development in environmentally designated or sensitive areas, thus protecting against impacts to these sites. The policy would also direct development towards the reuse of existing buildings, therefore it is less likely to result in any direct impacts to local biodiversity. Certain individual species such as bats and barn owls may be adversely affected by the reuse of old buildings, however such effects would be highly localised and avoidable through mitigation. This option delivers slightly more for the objective.</p>
<p>13.... maintain and enhance landscape character.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The more restrictive nature of this option directs development towards the reuse of existing buildings, which helps integrates development, protecting landscape character from further deterioration and maintaining local distinctiveness.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>This option would allow greater scope for constructing new buildings. The policy would not consider relevant landscape-related designations or management plans. This may result in buildings not being sensitively integrated into the landscape and detracting from views or the settings of prominent features.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This option would allow slightly greater scope for constructing new buildings. However the policy would restrict development in environmentally sensitive areas, which may include areas also designated for their landscape value. Overall the influence of the option would have a negligible effect on the objective.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>This option directs development towards the reuse of existing buildings, which helps integrates development, protecting landscape character from further deterioration and maintaining local distinctiveness. It would also restrict development in environmentally sensitive areas, which may include areas also designated for their landscape value.</p>
<p>14.... protect, conserve and enhance the historic environment and cultural resources.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The more restrictive nature of this option directs development towards the reuse of existing buildings. This can encourage the restoration of buildings with industrial</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>By allowing greater scope for constructing new buildings, this option may discourage developers from reusing existing buildings, instead favouring greenfield sites. It</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>By allowing greater scope for constructing new buildings, this option may discourage developers from reusing existing buildings, instead favouring greenfield sites.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>This option directs development towards the reuse of existing buildings in preference to new development which can encourage the restoration of</p>

		heritage value and helps to preserve local distinctiveness. New development may provide opportunities for cultural activities.		may contribute towards loss of 'sense of place' in rural settings or a reduction in local distinctiveness. New development may provide opportunities for cultural activities.		However the policy has positive aspects in that it would consider relevant nearby sensitivities and help to protect local distinctiveness. New development may provide opportunities for cultural activities. The net overall effect is likely to be negligible.		buildings with industrial heritage value. The policy would consider relevant nearby sensitivities and help to protect local distinctiveness. New development may provide opportunities for cultural activities.
<p>Summary and comparison of options against the sustainability objectives</p>		<p>Considering option 1, the existing policy, it has no effect on the social sustainability objectives or the education objective. It scored minor positive in terms of enabling sustainable economic growth and has a minor negative influence on material assets as it would place additional pressure on rural infrastructure. Option 1 was considered to have no effect on physical resources. It received a minor negative score for its influence on enabling active and sustainable travel, improving air quality, and the climate change and water resources objectives. This option was also considered to bring minor positive effects on enhancing the historic environment, through the policy inclusion to re-use existing buildings in favour of new site development. It was also found to have positive effects for the objective to maintain and enhance landscape character.</p> <p>Option 2 is the least restrictive policy in terms of enabling new development. Consequently it has a minor positive effect on social sustainability objectives, but its effect on economic growth is uncertain, as it may draw business from hubs and town centres. Option 2 also has a minor negative effect on material assets, increasing to significant in the long term. Option 2 has a negative relationship with all of the environmental objectives. The negative effects increase to significant in the long term for the physical resources, air quality, climate change, material assets and water resources objectives.</p> <p>Option 3 has the same pattern of scoring on the social and economic objectives as options 1 and 4. For the environmental sustainability options, option 3 has a minor negative influence on material assets, physical resources, active and sustainable travel, air quality, the climate change objective and water resources. The negative effect on the physical resources, material assets and climate change objectives was judged to be significant over the long term. The option includes some protective policies, therefore it has a minor positive effect on natural resources and no effect on landscape character or the historic environment. Overall the option is less sustainable than option 4</p> <p>Option 4 has a similar pattern of scoring to option 1, although the slightly broader range of new development enabled by option 4 creates a minor negative effect on the objectives to protect physical resources and use sustainably and managing material assets sustainably. It received minor negative scores for its influence on enabling active and sustainable travel, improving air quality, and the climate change and water objectives. Option</p>						

	1 was considered to have no effect on natural resources or the landscape character objectives, whereas option 4 includes a new protective element to safeguard sensitive environments which creates a positive effect on these objectives. The option brings minor positive effects on enhancing the historic environment, through the policy inclusion to re-use existing buildings in favour of new site development. The additional protective policy element of option 4 allows it to deliver more for the sustainability objectives, despite it scoring a minor negative effect in respect of physical resources. .
The most sustainable option	Option 4- Retain the principle of the existing policy framework and provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive and designated areas.
The preferred option	Option 4 is the preferred option.
What likely significant effects are envisaged with the preferred option?	No significant effects were identified.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Application of building design criteria, species surveys and discharge consents.

Key Issue CY3: Provision of Social and Affordable Housing in Rural Areas.

Options	Retain the principle of the existing policy framework and provide policy relating to affordable housing.			Retain the principle of the existing policy framework and provide policy relating to affordable housing, and define small settlements in line with our Settlement Hierarchy.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy allows some social and affordable housing needs in particular settlements to be accommodated. It helps provide suitable accommodation for those with long term health problems or disabilities. The option helps maintain social and intergenerational contact.	+	+	+	The policy allows social and affordable housing needs to be accommodated in a greater number of settlements. It helps provide suitable accommodation for those with long term health problems or disabilities. The option helps maintain social and intergenerational contact in more settlements and consequently delivers slightly more for this objective.
2.... strengthen society.	+	+	+	This option helps to meet identified needs that will reduce inequalities and can help to promote positive social interaction. Provision of affordable housing can help maintain a young population in rural communities which can help support local services and facilities. In some areas there is insufficient land currently available for affordable and social housing. As a consequence some people have had to move to other settlements where there is available capacity.	+	+	++	This option helps to meet identified needs that will reduce inequalities and can help to promote positive social interaction. Provision of affordable housing can help maintain a young population in rural communities which can help support local services and facilities. The definition of additional small settlements will help to spread the benefits more widely across the Borough and this option can therefore deliver slightly more for this objective, particularly over the longer term.
3.... provide good quality, sustainable housing.	++	++	++	The option encourages a variety of household types and sizes to meet identified social and affordable housing needs. It can help to provide suitable housing for people with specific needs, such as those with mobility difficulties or disabilities.	++	++	++	The option encourages a variety of household types and sizes to meet identified social and affordable housing needs. It can help to provide suitable housing for people with specific needs, such as those with mobility difficulties or disabilities. The option's ability to deliver these benefits more widely across the Borough enables it to deliver slightly more for this objective.
4.... enable access to high quality education.	0	0	0	The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective.	0	0	0	The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective.
5.... enable sustainable economic growth.	0	0	0	The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective.	0	0	0	The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective.

6.... manage material assets sustainably.	0	0	0	The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective. It was noted in the appraisal that new clusters of housing in rural areas can help to generate the necessary demand to bring better quality services to a settlement.	0	0	0	The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective. It was noted in the appraisal that new clusters of housing in rural areas can help to generate the necessary demand to bring better quality services to a settlement.
7.... protect physical resources and use sustainably.	0	0	0	This option would result in some greenfield site loss, as it permits only edge-of-settlement development in small settlements. It is unlikely to influence availability of land for mineral extraction. The number of houses provided through this option was not thought to be significant enough to influence the overall delivery of this objective. Key site requirements may help to reduce loss of semi-natural land cover.	0	0	0	Although the option would allow more settlements to be identified in line with a new hierarchy, this option would retain the policy allowing small scale edge-of-settlement development in smaller undesignated settlements, thus potentially resulting in some greenfield site loss. It is unlikely to influence availability of land for mineral extraction. The number of houses provided through this option was not thought to be significant enough to influence the overall delivery of this objective. Key site requirements may help to reduce loss of semi-natural land cover.
8.... encourage active and sustainable travel.	0	0	0	The majority of social and affordable housing provision is focused in hubs and towns where there are greater opportunities for accessing active and sustainable travel routes. The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective, however key site requirements for new development could include a requirement for accessibility to public transport and footpath links to the settlement centre.	0	0	0	The majority of social and affordable housing provision is focused in hubs and towns where there are greater opportunities for accessing active and sustainable travel routes. The overall number of houses provided through this option would not be significant enough to influence the delivery of this objective, however new designated settlements would have existing public transport links. Key site requirements for new development could include accessibility to public transport stops and footpath links to the settlement centre.
9.... improve air quality.	0	0	0	The number of houses provided through this option was not thought to be significant enough to influence the overall delivery of this objective.	0	0	0	The number of houses provided through this option was not thought to be significant enough to influence the overall delivery of this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	Modern housing and social housing in particular are designed to have high levels of energy efficiency, to reduce their requirements for heating and electricity consumption. The number of houses provided through this option was not thought to be significant enough to influence the overall delivery of this objective.	0	0	0	Modern housing and social housing in particular are designed to have high levels of energy efficiency, to reduce their requirements for heating and electricity consumption. The number of houses provided through this option was not thought to be significant enough to influence the overall delivery of this objective.

<p>11.... protect, manage and use water resources sustainably.</p>	-	-	-	<p>The development of clusters of social and affordable housing in rural areas may be constrained by the availability and capacity of adequate water supply and wastewater treatment infrastructure. A key site requirement would be the availability of sufficient treatment capacity or for the provision of a suitable package treatment works.</p>	-	-	-	<p>The development of clusters of social and affordable housing in rural areas may be constrained by the availability and capacity of adequate water supply and wastewater treatment infrastructure. A key site requirement would be the availability of sufficient treatment capacity or for the provision of a suitable package treatment works. As the option would disperse housing more widely across the rural areas in the Borough, the potential distribution of adverse effects may be slightly greater for this objective.</p>
<p>12.... protect natural resources and enhance biodiversity.</p>	-	-	-	<p>This option would result in some greenfield site loss, as it permits only edge-of-settlement development in small settlements. Key site requirements and mitigation may help to reduce loss of local biodiversity. The rural aspect of the option means it is unlikely to support objectives relating to green-blue infrastructure.</p>	-	-	-	<p>Although the option would allow more settlements to be identified in line with a new hierarchy, this option would retain the policy allowing small scale edge-of-settlement development in smaller undesignated settlements, thus potentially resulting in some greenfield site loss. The rural aspect of the option means it is unlikely to support objectives relating to green-blue infrastructure. Key site requirements and mitigation may help to reduce loss of local biodiversity. As the option would disperse housing more widely across the rural areas in the Borough the potential distribution of adverse effects may be slightly greater for this objective.</p>
<p>13.... maintain and enhance landscape character.</p>	-	-	-	<p>The development limits in existing settlements take account of settings, prominent features and local landscape policy areas. However the development of smaller-scale edge-of-settlement housing can cause sprawl into the countryside which can negatively impact views, detract from landscapes and reduce local distinctiveness. The number of affected settlements is likely to be small and mitigation can help reduce these impacts.</p>	-	-	-	<p>The development limits in existing settlements take account of settings, prominent features and local landscape policy areas. However the development of smaller-scale edge-of-settlement housing can cause sprawl into the countryside which can negatively impact views, detract from landscapes and reduce local distinctiveness. As the option would disperse housing more widely across the rural areas in the Borough, the potential distribution of adverse effects may be slightly greater for this objective. However, the number of affected settlements is still likely to be small and mitigation can help reduce these impacts.</p>
<p>14.... protect, conserve and enhance the historic environment and cultural resources.</p>	-	-	-	<p>The development of housing clusters in rural areas can result in loss of 'sense of place' and distinctiveness in rural settings and may damage the setting of cultural heritage assets. However, new edge-of settlement development can enable new archaeological features to be discovered and examined. The number of affected settlements is likely to be small and mitigation can help reduce these impacts.</p>	-	-	-	<p>The development of housing clusters in rural areas can result in loss of 'sense of place' and distinctiveness in rural settings and may damage the setting of cultural heritage assets. However, new edge-of settlement development can enable new archaeological features to be discovered and examined. As the option would disperse housing more widely across the rural areas in the Borough, the potential</p>

							extent of adverse effects may be slightly greater for this objective. However, the number of affected settlements is still likely to be small and mitigation can help reduce these impacts.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has a very similar pattern of influence, however the narrower spatial extent of this option means that it delivers slightly less for the social sustainability objectives. The negative effects of option 1 are confined to a smaller number of settlements, which may slightly reduce the scale of these negative impacts in comparison to option 2. Overall, it is considered that the social benefits of option 2 outweigh its potentially adverse environmental effects, which may be reduced through mitigation.</p> <p>Option 2 has a positive effect on the achievement of social sustainability objectives including the improvement of health and well-being, strengthening society (significant in the long term) and a significantly positive effect on the provision of good quality, sustainable housing. It has no effect on education or the achievement of economic objectives nor any perceptible effect on achieving transportation, air quality and climate objectives. It has a minor negative effect on the delivery of water resource, natural resource, landscape and historic environment objectives.</p>						
The most sustainable option	Option 2 - Retain the principle of the existing policy framework and provide policy relating to affordable housing, and define small settlements in line with our Settlement Hierarchy.						
The preferred option	Option 2 is the preferred option.						
What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for strengthening society in the long term and the provision of provide good quality, sustainable housing in the medium-long term.						
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.						
Possible measures to reduce negative effects and promote positive effects	Housing needs analysis, key site requirements in respect access to public transport, water supply and treatment capacity, planning conditions in respect of retaining local biodiversity, landscape analysis and building design guides.						

Key Issue CY4: Reuse of farm buildings for non-farm related activities (excluding residential).

Options	Retain the principle of the existing policy framework.				Provide policy to allow greater flexibility in the reuse of farm buildings.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	The existing policy, which is restrictive, is not thought to bring any particular benefits towards improving health and well-being. The option was considered to have a negligible overall effect on this objective.	+	+	+	This option creates new scope for provision of services in rural areas which may increase opportunities for flexible/part time employment or working from home, greater social interaction and potentially some opportunities for improving lifestyle which may bring mental health benefits.
2.... strengthen society.	0	0	0	The existing policy, which is restrictive, is not thought to bring any particular benefits towards strengthening society.	+	+	+	May give rural communities greater access to certain types of local facilities and services, examples include hairdressing, beauty therapy and childcare facilities.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
4.... enable access to high quality education.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	It was noted in the appraisal that it may add a small number of opportunities for skills training however overall the option was considered to have a negligible effect on this objective.
5.... enable sustainable economic growth.	0	0	0	The existing policy supports innovation, enhances the rural skills base and enables the creation of a small number of varied job types. The amount of employment provided through this option was not thought to be significant enough to positively influence the overall delivery of this objective or to detract from development in settlements.	-	-	-	This option would give more opportunities for a wider range of jobs to be created in rural areas, including service provision, manufacturing and some types of tourism-related development. However it is likely to exacerbate the lack of uptake of economic land in settlements, not making the best use of location and drawing business and secondary benefits away from settlements.
6.... manage material assets sustainably.	0	0	0	The restrictive nature of the existing policy avoids impacts on existing infrastructure.	-	-	-	This option may create new pressure on infrastructure and may adversely affect areas where the existing infrastructure is not fit for purpose. The extent of the impact is dependent on the type of use. Adverse impacts could be reduced or avoided through policy or key site requirements.

7.... protect physical resources and use sustainably.	0	0	0	The policy relates to the reuse of existing buildings, therefore it does not result in additional land use, avoiding the loss of greenfield sites or local biodiversity. It has no effect on the extractive industry.	0	0	0	The policy relates to the reuse of existing buildings, therefore it would not result in any significant land use, avoiding the loss of greenfield sites or local biodiversity. It would have no effect on the extractive industry.
8.... encourage active and sustainable travel.	0	0	0	The existing policy, which is restrictive, was considered to have a negligible overall effect on this objective.	-	-	-	The option is unlikely to benefit those without access to a vehicle, other than providing new opportunities for working from home and is unlikely to support the use of active / sustainable transport for employees or customers.
9.... improve air quality.	0	0	0	The option was considered to have a negligible overall effect on this objective.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that this option may enable some to operate a new business at home, but it may also create additional car journeys due to reduced accessibility via other transport modes.
10.... reduce causes of and adapt to climate change.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that the option maintains reliance on cars and is unlikely to reduce energy consumption, however this was not expected to affect the objective to a perceptible extent.
11.... protect, manage and use water resources sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	?	?	?	The effects on water resources are dependent on what type of facility the farm buildings are reused for. Activities like food processing may consume and discharge significant quantities of water. Diversification opportunities may lead to livestock farms switching to other activities with lower demand for water. Certain activities may produce effluent or waste which cannot be treated by a septic tank. Negative effects can be mitigated through discharge consents.
12.... protect natural resources and enhance biodiversity.	0	0	0	The policy relates to the reuse of existing buildings, therefore it is unlikely to result in any direct impacts to biodiversity or protected sites. Certain individual species such as bats and barn owls may be adversely affected by the reuse of old buildings, however such effects would be highly localised and avoidable through mitigation.	0	0	0	The policy relates to the reuse of existing buildings, therefore it is unlikely to result in any direct impacts to biodiversity or protected sites. Certain individual species such as bats and barn owls may be adversely affected by the reuse of old buildings, however such effects would be highly localised and avoidable through mitigation.
13.... maintain and enhance landscape character.	0	0	0	The policy relates to the reuse of existing buildings, therefore it is unlikely to result in adverse impacts on landscape. Separate polices cover the erection of signage.	0	0	0	The policy relates to the reuse of existing buildings, therefore it is unlikely to result in adverse impacts on landscape. Separate polices cover the erection of signage.
14.... protect, conserve and	0	0	0	The policy promotes retention of vernacular buildings and encourages their re-use, helping maintain local	+	+	+	The policy promotes retention of vernacular buildings and encourages their re-use, helping maintain local

enhance the historic environment and cultural resources.			distinctiveness. However the level of re-use provided through this option was not thought to be significant enough to positively influence the overall delivery of this objective.				distinctiveness. The increased flexibility may allow greater re-use of old buildings. Possible uses could include the reuse of buildings for cultural or artisanal activities which may support access to the historic environment.
Summary and comparison of options against the sustainability objectives				<p>Option 1, the existing policy, has limited influence on the sustainability objectives, as it permits the reuse of existing buildings for a limited range of functions. For all objectives, option 1 was considered to have negligible effects on the objective.</p> <p>Option 2 has a positive impact on health and well-being and strengthening society. It was found to have a minor negative effect on sustainable economic growth, as it may not make best use of location. It may interact negatively with material assets objectives, by creating new pressures on infrastructure, depending on the type of use. The effects on water resources are uncertain, as they would be significantly influenced by the type of use. Adverse impacts may be mitigated through the application of policy or criteria. It may help to retain and preserve vernacular buildings which may bring benefit the historic environment objective.</p>			
The most sustainable option				Option 2 - provide policy to allow greater flexibility in the reuse of farm buildings.			
The preferred option				Option 2 is the preferred option.			
What likely significant effects are envisaged with the preferred option?				No likely significant effects were identified.			
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?				No likely significant adverse effects are envisaged with the preferred option.			
Possible measures to reduce negative effects and promote positive effects				Planning conditions, policies on floor space or vehicle numbers, species surveys, transport analysis and discharge consents.			

Key Issue WH1: Development within the World Heritage Site's Distinctive Setting.

	Retain the designation and the principle of existing policy.			Retain the policy and review the designation.			Review the policy and retain the designation.			Review both the policy and the designation.						
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation				
1.... improve health and well-being.	0	0	0	Overall, no direct link between this option and delivery of the objective although some potential issues with provision of local care are noted.	0	0	0	Under this option, the designation boundary may reduce but as so few people are in the area, any change is unlikely to affect the overall delivery of this objective.	0	0	0	Under this option, there may be an opportunity to review the policy which could then look at any issues regarding local care but as so few people are potentially affected, the overall delivery of the objective would remain largely negligible but option able to deliver more to those affected.	0	0	0	Under this option there would be an opportunity to review both policy and designation boundary and potentially improve local conditions regarding care provision/support. It is noted only a small number of people likely to be affected but option likely to be able to deliver more for this objective.
2.... strengthen society.	0	0	0	Overall, no direct link between this option and delivery of the objective.	0	0	0	Under this option, the designation boundary may reduce but few people are already in the area and any change is unlikely to affect the overall delivery of this objective.	0	0	0	Under this option, the policy may be reviewed but any change is unlikely to affect the overall delivery of this objective.	0	0	0	Under this option, both policy and designation boundary can be reviewed but due to small number of people in area and lack of direct link to objective, there is unlikely to be any likely change to the delivery of the objective.
3.... provide good quality, sustainable housing.	0	0	0	Some limits on quality and type of housing and projects including house extensions and work on unfit homes. Specific groups of people and their needs may be failed under this option but due to the small number of people affected, it is felt that the score can remain negligible.	0	0	0	Option retains existing policy so still some potential limits on the quality and type of housing and projects but could be over a smaller area and so affecting less people and groups of people. Small number of people affected means a negligible score is awarded.	0	0	0	Option enables review of policy, which could add degree of flexibility for people living there and improve their local quality of life but as only a limited number of people are affected it is unlikely to affect the score.	0	0	0	Option enables review of policy and the designation boundary, which could increase the type of house feasible both within the area and outside of it if reduced in size. Overall, it is unlikely to affect the delivery of this objective but option could deliver more for this objective to a small number of people.
4.... enable access to high quality education.	0	0	0	No direct link between this option and delivery of this objective.	0	0	0	No direct link between this option and delivery of this objective.	0	0	0	No direct link between this option and delivery of this objective.	0	0	0	No direct link between this option and delivery of this objective.

<p>5.... enable sustainable economic growth.</p>	-	-	-	<p>Agriculture and tourism are main local ventures but expansions to local businesses not always feasible including on farms. The existing policy and designation boundary, together aim to protect the asset - landscape/WHS, which they do but sometimes to the detriment of other local business needs and the ability of local people to increase their incomes. However, the economic benefit of the protected asset is a positive outcome.</p>	-	-	-	<p>Option is unlikely to change local conditions for the economy and the main businesses of agriculture and tourism. Potential smaller designation could reduce the number affected but unlikely to affect a large enough proportion to alter the outcome. However, the economic benefit of the protected asset is a positive outcome.</p>	?	?	?	<p>Option brings the ability to review the policy, which could encourage/enable different local business ventures and help to improve negatives linked to existing situation and issues linked to agricultural and tourist related activities. New ventures could link with local history, culture and landscape – pro-tourism/leisure. If managed appropriately this option could help deliver for sustainable economic growth but slight uncertainty is noted as much depends on the approach adopted.</p>	?	?	?	<p>Option enables review of both policy and designation boundary which could help improve local conditions for local businesses/ventures particularly in agriculture, tourism and other types of related venture that would help add to a sustainable local economy. New ventures could link with local history, culture and landscape – pro-tourism/leisure. If managed appropriately this option could help deliver for sustainable economic growth but slight uncertainty is noted as much depends on policy wording. It is noted that a reduced designation may enable some local businesses to expand but is unlikely to affect a large enough proportion to alter the outcome but in combination with the other changes, this option could deliver more for this objective.</p>
<p>6.... manage material assets sustainably.</p>	-	-	-	<p>Existing situation inhibits renewables, waste management related facilities and electrical infrastructure and so on. The option places restraints in the specific area to protect the asset that is the WHS.</p>	-	-	-	<p>Option enables a reduced area but unlikely to alter ability to deliver for this objective as the designation and policy could still inhibit renewables, electrical infrastructure, telecommunications and waste management related facilities.</p>	-	-	-	<p>Option enables a review of the policy but it is unlikely to enable all restrictions on material assets to be removed. Some types of renewables likely to remain inhibited and associated infrastructure affected and other material assets likely to be affected.</p>	-	-	-	<p>Option enables a review of policy and designation boundary but is unlikely to enable all restrictions on material assets to be removed. Some types of renewables likely to remain inhibited and associated infrastructure affected and other material assets likely to remain affected too but option could deliver more for this objective as reduced area</p>

																			feasible and less restrictive policy likely.			
7.... protect physical resources and use sustainably.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Option does not affect local mineral reserves and enables protection of earth science features and greenfield lands, which in turn avoids erosion and helps to reduce risk of soil/land pollution.	Option does not affect local mineral reserves and continues to enable protection of earth science features and greenfield lands but the designation boundary could reduce. This could lead to loss of greenfield land with a slightly higher risk of erosion which could affect the WHS. This uncertainty is reflected in the score.	Option enables a review of policy, which may affect the protection awarded to the earth science feature and local greenfield land from potential types of development. Although the designation boundary would be retained, the outcome of any policy review remains uncertain and this is reflected in the score.	Option enables review of policy and designation boundary which would still enable protection of earth science features, minerals and greenfield land/soil but most likely in a smaller area. Option likely to introduce a less restrictive approach to development. It is noted that the wording of new policy would be key and the size of any new boundary. Uncertain outcomes reflected in the scores.
8.... encourage active and sustainable travel.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective but the option enables a review of policy and it is noted that there may be some links to promoting active/sustainable travel in the area but depends on the wording of the new policy.	No direct link between this option and delivery of this objective but the option enables a review of policy and designation boundary and it is noted that there may be some links to promoting active/sustainable travel in the area but much depends on the wording of the new policy.
9.... improve air quality.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.	No direct link between this option and delivery of this objective.

<p>12.... protect natural resources and enhance biodiversity.</p>	+	+	+	<p>Option protects greenfield lands and the local natural heritage/biodiversity of these lands. Option helps to protect the local designated sites, green infrastructure as well as the biodiversity of the WHS.</p>	?	?	?	<p>Option continues to protect natural heritage and local biodiversity within the designation boundary but area could be reduced with a potential loss of natural heritage post a reduction on the buffer. There may be a reduction in the level of protection feasible for the natural heritage resource. A review could lead to other types of development, which could increase natural heritage losses, but at the same time, it may not. There is uncertainty with this option and delivery of objective.</p>	?	?	?	<p>Under this option, there is the potential to review policy, which may lead to other types of development in the area. This usually involves a loss of natural heritage/ local biodiversity and green infrastructure but much would depend on the wording of the policy and the proposed location of development. The uncertainty of this is reflected in the scoring.</p>	?	?	<p>Option enables review of policy and designation boundary which may lead to development and a loss of local biodiversity/natural heritage and green infrastructure but much would depend on wording of policy and how much of a boundary change may occur. It is noted that a reduced buffer may lead to a reduced amount of greenfield land in the immediate area and a possible reduction in protection feasible for the local natural heritage resource.</p>
<p>13.... maintain and enhance landscape character.</p>	+	+	+	<p>Option enables the protection of local landscape through protecting the WHS and its landscape features by minimising visual intrusion from local development. Option helps ensure any new development is carefully considered against the local landscape setting.</p>	?	?	?	<p>Policy would be retained but option enables designation boundary to be reduced, which may reduce the level of landscape protection awarded across the local area and importantly in relation to the WHS. Any new designation boundary would still protect the WHS and help to control local visual intrusion but slight uncertainty noted as a new boundary may not avoid or minimise impacts to current standard.</p>	?	?	?	<p>Option enables a policy review across the existing designation so a level of protection for the WHS would remain but policy could be less restrictive and may enable some visual intrusion through a revised policy. The level of protection awarded to local setting may not be as important. It is noted that a new boundary may have negative impacts on both the WHS and coastal views although the designation would still be applied.</p>	?	?	<p>Option enables review of both policy and designation boundary which is likely to lead to less restrictive policy over a smaller area which could lead to reduced levels of local landscape protection and that feasible for the WHS. A new boundary (reduced) may not protect the WHS and coastal views from visual intrusion to the current standard so much depends on wording of policy and whether boundary would change or not. Ability to continue to protect the WHS but uncertainty over outcomes of reviews under this option.</p>
<p>14.... protect, conserve and enhance the historic</p>	+	+	+	<p>Option enables protection of the historic and cultural environment by ensuring an area conserves the local</p>	+	+	+	<p>Option enables protection of the historic environment and local cultural identity although a</p>	+	+	+	<p>Option enables a policy review but is still applicable to existing designation area in which the historic environment and</p>	+	+	<p>Option enables review of policy and designation boundary, which would likely lead to less restrictive policy over a smaller</p>

environment and cultural resources.		character around the WHS including the local buildings and features. This helps to add a sense of place by protecting its local distinctiveness.		smaller area may be influenced by the policy.		cultural identity can both be protected. The policy review could be less restrictive for potential development but could be used to help ensure that sense of place is conserved through reuse of buildings, use of local materials and features, as well as considered links to the local heritage.		area, but this option would continue to enable protection of the historic and cultural environment. The policy review could be less restrictive for potential development but policy could be worded to ensure conservation of historical features, the reuse of local buildings and the use of local materials to help ensure that sense of place is conserved and links to local cultural heritage evident.
Summary and comparison of options against the sustainability objectives	All options scored similarly across all the social sustainability objectives with neutral scores. Options 2, 3 and 4 scored similarly across the environmental objectives for natural resources and landscape character with uncertain scores whilst option 1 was positive for natural resources and significant positive for landscape character. All 4 options scored positive for the historic environment and cultural resources but neutral for the other environmental objectives. Options 2, 3 and 4 all scored uncertain against physical resources but option 1 scored significant positive. All four options scored negatively for material assets. Although option 1 scored better across several objectives, both it and option 2 scored negative for sustainable economic growth compared to uncertain outcomes for options 3 and 4. Overall option 1 is considered to deliver more based on the predicted outcomes for some of the economic and environmental objectives particularly physical resources and landscape character.							
The most sustainable option	Option 1 - Retain the designation and the principle of existing policy.							
The preferred option	Option 3 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	None – the preferred option is not the most sustainable.							
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant effects are anticipated with the preferred option.							
Possible measures to reduce negative effects and promote positive effects	Working with partners to improve active and sustainable travel across the area; ecological mitigation; local biodiversity measures; landscape character assessments – local detailed analysis and other planning policy.							

Key Issue GP1: Promoting the general principles of Good Design & Place-Making.

Options	Provide policy applicable to all types of development.			Provide policy applicable to all types of development with additional criteria applicable in our designated areas, e.g. AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Place making feasible under this option. Nuisance issues able to be controlled – noise, odours etc. Air quality may also be controlled using criteria. All these would be positive for delivery of the objective.	+	+	+	Place making feasible under this option. Nuisance issues able to be controlled – noise, odours etc. Air quality may also be controlled with criteria. All these would be positive for delivery of the objective.
2.... strengthen society.	+	+	+	Option would be applicable to all types of development and could help to ensure place-making remains inclusive and shared.	+	+	+	Option would be applicable to all types of development and could help to ensure place making remains inclusive and shared.
3.... provide good quality, sustainable housing.	+	+	+	Design of housing could be covered to help ensure aesthetic designs but also good quality materials and modern standards to align with energy efficiency.	+	+	+	Design of housing could be covered to help ensure aesthetic designs but also good quality materials and modern standards to align with energy efficiency.
4.... enable access to high quality education.	+	+	+	Option could be used to help ensure adequate physical access to schools for pupils and teachers. Multiple uses of education facilities could also be promoted.	+	+	+	Option could be used to help ensure adequate physical access to schools for pupils and teachers. Multiple uses of education facilities could also be promoted.
5.... enable sustainable economic growth.	+	+	+	Option could help enable good place making and help to create an attractive Borough for business and visitors. By enabling an attractive Borough for investment, vibrancy and footfall in town centres should be evident and the option would go some way to promoting the Borough as a sound economic investment.	+	+	+	Option could help enable good place making and help to create an attractive Borough for business and visitors. By enabling an attractive Borough for investment, vibrancy and footfall in town centres should be evident and the option would go some way to promoting the Borough as a sound economic investment. It is noted that under this option, some business ventures may be inhibited in some areas but the criteria would help to ensure appropriately located businesses only would be considered in the more sensitive parts of the Borough. This approach could also promote some other types of business/development in those areas i.e. tourism or recreationally related activities.
6.... manage material assets sustainably.	+	+	+	Option could help ensure housing and business areas have adequate waste management facilities with well-designed amenity areas that help to improve recycling and	-	-	-	Option could help ensure housing and business areas have adequate waste management facilities with well-designed amenity areas that help to improve recycling and composting rates. Option could also be used to help ensure

				composting rates. Option could also be used to help ensure appropriate technologies in appropriate locations.				appropriate technologies in appropriate locations but it is noted that this option may inhibit electrical infrastructure and renewables in some areas. It could inhibit some waste related facilities as well although the criteria would be pertinent to the protection of sensitive sites in the Borough.
7.... protect physical resources and use sustainably.	+	+	+	Option could be used to help avoid and minimise any impacts on land as a resource and other physical resources. Criteria could be included to help protect biodiversity.	+	+	+	Option could be used to help avoid and minimise any impacts on land as a resource and other physical resources. Criteria could be included to help protect biodiversity. Criteria under this option may be able to better protect the more sensitive areas of the Borough at the local level and deliver more for this objective.
8.... encourage active and sustainable travel.	+	+	+	Option could be used to help promote active and sustainable travel within new developments and design and help to reduce traffic by enabling people to choose other modes of transport.	+	+	+	Option could be used to help promote active and sustainable travel within new developments and design and help to reduce traffic by enabling people to choose other modes of transport.
9.... improve air quality.	+	+	+	Option enables local level principles to be applied that could help reduce potential for poor air quality and be applied in such a way that both urban and rural areas would be considered.	+	+	+	Option enables local level principles to be applied that could help reduce potential for poor air quality and be applied in such a way that both urban and rural areas would be considered.
10.... reduce causes of and adapt to climate change.	++	++	++	Option enables criteria to be developed that would help enable several conditions that would help to combat climate change. These could be zero carbon targets for buildings, renewable energy criteria for proposals, appropriately located proposals with access to recycling/composting facilities, inclusion of SuDS and inclusion of active travel routes in designs.	++	++	++	Option enables criteria to be developed that would help enable several conditions that would help to combat climate change. These could be zero carbon targets for buildings, renewable energy criteria for proposals, appropriately located proposals with access to recycling/composting facilities, inclusion of SuDS and inclusion of active travel routes in designs. Under this option additional criteria would also be applicable to help protect designated sites and habitats that are important for storing carbon and water and helping to combat the effects of climate change.
11.... protect, manage and use water resources sustainably.	++	++	++	Option could help ensure permeable surfaces and SuDS are used in developments. These criteria would help to reduce surface run off into the local aquatic environment from development and help protect local water quality. Other criteria could help encourage/ensure the use of grey rainwater harvesting systems and building design measures that ensure an efficient use of water within a development.	++	++	++	Option could help ensure permeable surfaces and SuDS are used in developments. These criteria would help to reduce surface run off into the local aquatic environment from development and help protect local water quality. Other criteria could help encourage/ensure the use of grey rainwater harvesting systems and building design measures that ensure an efficient use of water within a development.

12.... protect natural resources and enhance biodiversity.	+	+	+	Place making under this option could be aligned with the natural environment and local biodiversity. Criteria could be used to help ensure ecological measures are adhered to. Option also enables the promotion of blue/green infrastructure within developments and help to link individual developments to the wider environment.	++	++	++	Place making under this option could be aligned with the natural environment and local biodiversity. Criteria could be used to help ensure ecological measures are adhered to. Option also enables the promotion of blue/green infrastructure within developments and help to link individual developments to the wider environment. Under this option, additional criteria also enables a higher level of protection for designated sites and habitats that are more sensitive to change with local level measures. This option could enable consideration of the natural environment and help to ensure only appropriate development in those areas.
13.... maintain and enhance landscape character.	+	+	+	Option able to ensure good design that suits local settings through criteria. Criteria could be developed to help ensure any development be sensitively integrated to its local context with landscape a key consideration.	++	++	++	Option able to ensure good design that suits local settings through criteria. Criteria could be developed to help ensure any development be sensitively integrated to its local context with landscape a key consideration. Under this option, the additional criteria for the more sensitive areas could be used to help protect those areas from visual intrusion at the local level. More detail on how to ensure protection would be feasible and could help both decision makers and applicants.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Option would enable design and place making that would be expected to take account of local distinctiveness and help to conserve local character using applicable criteria. This would help ensure retention of historic and cultural features but could also help promote them.	++	++	++	Option would enable design and place making that would be expected to take account of local distinctiveness and help to conserve local character using applicable criteria. This would help ensure retention of historic and cultural features. The additional criteria for the more sensitive sites would help add some more detailed local level protection to features of interest or cultural events in the area and could help both decision makers and applicants.
Summary and comparison of options against the sustainability objectives				<p>Option 1 scored positively for most of the sustainability objectives with significant positive effects found for the objectives for climate change, and for water resources.</p> <p>Option 2 scored positively for most of the sustainability objectives with significant positive effects found for the objectives for climate change, and for water resources, natural resources, landscape character and the historic environment and cultural resources. However, option 2 scored negative for material assets. It was noted that the option may inhibit renewables and electrical infrastructure in some areas.</p> <p>Overall, option 2 is considered to deliver more based on the outcomes of all the sustainability objectives.</p>				

The most sustainable option	Option 2 - Provide policy applicable to all types of development with additional criteria applicable in our designated areas, e.g. AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc.
The preferred option	Option 2 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for climate change, water resources, natural resources, landscape character, and the historic environment and cultural resources.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Building design guides; integration of SuDS; water efficiency technologies; other planning policy – housing, flooding, landscape and landscape character assessments.

Key Issue TP1: Encourage Active and Sustainable Travel

Options	Provide policy to ensure active and sustainable modes of transport are accommodated in new development.	Identify potential transport hubs.	Identify potential transport hubs and provide policy to ensure active and sustainable modes of transport are accommodated in new development.									
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This option helps provide opportunities for physical activity. It can help to improve ability to reach schools and workplaces by active travel. It can help reduce congestion, traffic noise and lower risk of traffic accidents.	+	+	+	This option helps provide opportunities for physical activity. It may help increase social contact and the ability to reach schools and workplaces by active travel, however the locations that benefit may be limited. It can help reduce congestion, traffic noise and lower risk of traffic accidents. This option delivers slightly more for this objective.	+	+	+	This option helps provide opportunities for physical activity. It may help increase social contact and the ability to reach schools and workplaces by active travel. It can help reduce congestion, traffic noise and lower risk of traffic accidents. This option delivers significantly more for this objective by linking active travel with sustainable transport hubs.
2.... strengthen society.	+	+	+	This option increases accessibility to shared space and promotes positive social interaction. It helps to reduce inequalities and may help some rural communities to access facilities and services.	+	+	+	This option increases accessibility to shared space and promotes positive social interaction. It helps to reduce inequalities and may help some rural communities to access facilities and services. This option may also help more people to reach industrial / employment areas through active travel and delivers slightly more for the objective.	+	+	+	This option increases accessibility to shared space and promotes positive social interaction. It helps to reduce inequalities and may help some rural communities to access facilities and services. This option may also help more people to reach industrial / employment areas through active travel. The linkage of transport modes means that this option can deliver significantly more for the objective over time.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
4.... enable access to high quality education.	0	0	0	The option was considered to have a negligible overall effect on this objective. However it was noted in the appraisal that it may increase the number of people who walk or cycle to	0	0	0	The option was considered to have a negligible overall effect on this objective. However it was noted in the appraisal that the spatial approach could help some educational	0	0	0	The option was considered to have a negligible overall effect on this objective. However it was noted in the appraisal that the policy and spatial approach could help many educational

			school, reducing congestion at school gates.			establishments provide a more sustainable school environment.			establishments provide a more sustainable school environment, particularly through encouraging active travel.			
5.... enable sustainable economic growth.	+	+	+	This option makes use of location and helps to make the Borough a more attractive place to live, work, and visit. It can help reduce pressure on local infrastructure.	+	+	+	This option makes good use of location and helps to make the Borough a more attractive place to live, work, and visit. It can help with improving the vitality and vibrancy of town centres and reduces pressure on local infrastructure. The provision of cycle hire near hubs could help support sustainable tourism. This option can deliver slightly more for this objective.	+	+	+	This option makes best use of location and helps to make the Borough a more attractive place to live, work, visit and invest. It can help with improving the vitality and vibrancy of town centres and reduces pressure on local infrastructure. The provision of cycle hire near hubs could help support sustainable tourism. This option can deliver significantly more for this objective over time.
6.... manage material assets sustainably.	0	0	0	The option was considered to have a negligible overall effect on this objective.	0	+	+	Many railway stations have adjacent derelict land which could be repurposed through the implementation of this policy, bringing slight benefits for this objective over time.	0	+	+	Many railway stations have adjacent derelict land which could be repurposed through the implementation of this policy, bringing slight benefits for this objective over time.
7.... protect physical resources and use sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
8.... encourage active and sustainable travel.	+	+	+	This option would help create access to public transport for new development, benefitting those without access to a vehicle and improving traffic congestion. It may help to create or enhance walking and cycling routes, encouraging a modal shift to active travel.	+	+	+	This option would help create and improve access to public transport, benefitting those without access to a vehicle and improving traffic congestion.	+	+	+	This option would help create and improve access to public transport and active travel routes, benefitting those without access to a vehicle and improving traffic congestion. It may help to create or enhance walking and cycling routes, encouraging a modal shift to active travel. This option can deliver significantly more for this objective over time.
9.... improve air quality.	+	+	+	This option encourages the use of other modes of transport to the car. As such it may help to reduce traffic congestion and avoid air pollution.	+	+	+	This option encourages the use of other modes of transport to the car. As such it may help to reduce traffic congestion	+	+	+	This option encourages the use of other modes of transport to the car and encourages active travel. As such it may help to reduce traffic congestion and

									and avoid air pollution. This option can deliver slightly more for this objective.				avoid air pollution. This option can deliver significantly more for this objective over time.
10.... reduce causes of and adapt to climate change.	+	+	+	By supporting the use of public transport and reducing reliance on vehicles by encouraging walking or cycling, the option may help reduce energy consumption and reduce greenhouse gas emissions.	+	+	+	By supporting the use of public transport, the option may help reduce energy consumption and reduce greenhouse gas emissions. This option can deliver slightly more for this objective.	+	+	+	By supporting the use of public transport and reducing reliance on vehicles by encouraging walking or cycling, the option may help reduce energy consumption and reduce greenhouse gas emissions. This option can deliver significantly more for this objective over time.	
11.... protect, manage and use water resources sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	
12.... protect natural resources and enhance biodiversity.	+	+	+	This option can support biodiversity objectives by helping to create or incorporate green / blue infrastructure.	0	0	0	This option does not include the promotion of greenways as it mainly focuses on the improvement of sustainable public transport.	+	+	+	This option can support biodiversity objectives by helping to create or incorporate green / blue infrastructure.	
13.... maintain and enhance landscape character.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	No direct link between the option and the delivery of this objective was identified. It was noted in the appraisal that footpaths and greenways can help to keep traffic out of centres and can help soften the effect of new development.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified. It was noted in the appraisal that footpaths and greenways can help to keep traffic out of centres and can help soften the effect of new development.	
Summary and comparison of options against the sustainability objectives	<p>Option 1 and option 3 have a similar pattern of scoring, however with option 1 the absence of a spatial approach means that where effects occur, they are only minor and not significantly positive and it has no effect on material assets.</p> <p>Option 2 also has a similar pattern of positive effects on objectives as option 3, however its focus on sustainable travel, rather than active travel means that the effects are only minor and not significantly positive and it has no effect on natural resources and biodiversity objectives</p>												

	Option 3 has strong positive effects on the social objectives of improving health and well-being and strengthening society. Creating linkages between active travel routes and hubs also has a strongly positive effect on the sustainable economic growth in the long term. It also brings strong positive effects to encouraging active and sustainable travel over the medium-long term, which contributes to similar strong benefits to the air quality objective and strong positive effects over the long term in achieving the climate change objective. The option also has minor positive effects on the objectives for material assets and protecting natural resources through enabling greenways and the potential repurposing of derelict land. This approach, which encourages a joined-up approach to deliver active and sustainable transport to new development, rather than addressing transport modes in isolation, delivers most for the sustainability objectives.
The most sustainable option	Option 3 – identify potential transport hubs and provide policy to ensure active and sustainable modes of transport are accommodated in new development.
The preferred option	Option 3 is the preferred option.
What likely significant effects are envisaged with the preferred option?	The preferred option has significant positive effects for the objectives relating to the improvement of health and well-being through all timescales. It brings significant positive effects on strengthening society, enabling sustainable economic growth and active and sustainable travel over the medium and long term. In the long term it can bring significant positive effects on air quality and climate change. No significant negative effects were identified for the preferred option.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Accessibility analysis for services, facilities, employment; developer contributions; zoning land for transport and active travel hubs; key site requirements; transport analysis; site selection criteria; combining active travel routes with SuDS and landscaping plans.

Key Issue TP2: Parking provision at Key Tourist Assets.

Options	Retain the principle of the existing policy framework.				Identify areas of parking restraint around the tourism asset and provide policy to facilitate the provision of sustainable and sympathetic provision of off-site parking.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	-	-	-	Informal parking along rural roads increases the risk of traffic accidents and restricts response times and access for the emergency services.	+	+	+	By restricting on-road parking and providing new formal parking areas, this option can help to reduce response times for the emergency services and reduce the risk of traffic accidents.
2.... strengthen society.	-	-	-	The existing situation which allows some informal parking does enable accessibility to shared space, helping to promote positive social interaction. However, perceived parking difficulties can discourage some potential visitors due to having to walk long distances along roadsides.	+	+	+	The option will help to increase accessibility to and enhance shared space, helping to promote positive social interaction.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
4.... enable access to high quality education.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
5.... enable sustainable economic growth.	-	-	-	This option creates pressure on local infrastructure, particularly during peak tourist season. It does not make the best use of location and may discourage people from coming to the Borough.	+	+	+	The option would reduce pressure on local infrastructure throughout the year but particularly in the peak tourist season. It would help make the Borough a more attractive place to visit and live in. It would enable the best use of location, maximising the economic benefits of sustainable tourism.
6.... manage material assets sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
7.... protect physical resources and use sustainably.	-	-	-	The existing policy has resulted in damage of roadside verges leading to soil erosion and potential pollution. Earth science features are not protected.	-	-	-	The option may require the use of greenfield sites, resulting in reductions to semi natural land cover/biodiversity. It may not protect earth science sites where these have not been identified as a key tourist asset.

8.... encourage active and sustainable travel.	-	-	-	The option contributes towards traffic congestion where parked cars on the roadside restrict the width of the carriageway. It does not improve or promote the use of active travel or public transport and doesn't help create walking or cycling routes. Overall it doesn't help people without access to a vehicle. It is noted that the difficulty in finding car parking at certain assets could discourage people from travelling there by car and to consider alternative modes of transport but overall the option cannot deliver for active/sustainable travel.	?	?	?	The option will help to reduce traffic congestion by keeping the roadsides clear. It can help to improve access to and efficiency of public transport through inclusion of bus stops. The provision of secure bicycle parking may also encourage greater use of active travel methods. However it was also noted that the provision of additional car parking can also encourage more car use to reach tourist assets. It is uncertain what the overall effect of the policy would be.
9.... improve air quality.	-	-	-	This option is unlikely to reduce congestion and in peak season can lead to long queues of traffic.	?	?	?	This option will help to reduce traffic congestion and keep traffic moving freely. However, it may help to increase the overall numbers of cars travelling to key tourism assets.
10.... reduce causes of and adapt to climate change.	-	-	-	The option continues to support vehicular use, which continues to emit greenhouse gases that contribute to climate change. The existing framework acknowledges that provision of adequate parking at key assets should be sustainable and sensitive otherwise it may contribute to impacts on locally important sites/habitats and/or designated sites that help combat the effects of climate change. Overall this option is considered to have a negative effect on this objective.	-	-	-	The option would continue to encourage the use of cars to access key tourism assets and so continue to emit greenhouse gas emissions that contribute to climate change. It is noted that alternative modes of travel may be more feasible for people under this option. The impacts would depend on how the option was managed and integrated would aim for car parking provision that is sustainable and sensitive with consideration for sites that help to combat the effects of climate change. Overall this option is considered to have a negative effect on this objective
11.... protect, manage and use water resources sustainably.	-	-	-	The erosion of verges and the use of informal parking areas may contribute to flood risk. The erosion of verges has led to roadside drains becoming regularly blocked with silt and debris. These factors may also contribute to reductions in local surface water quality.	-	-	-	The option may contribute to flood risk and a reduction in surface water quality through increased runoff from hard surfaces. This may be mitigated through the use of SuDS.
12.... protect natural resources and enhance biodiversity.	-	-	-	This option does not protect local biodiversity, which may be adversely affected by informal / unregulated parking. The existing policy does not provide a formal framework to link in with or make use of green / blue infrastructure which is part of the natural heritage of the Borough.	+	+	+	This option may help to protect designated sites and their buffers from direct impacts. The spatial element and associated policy may help to protect local biodiversity. Parking areas could be linked with green / blue infrastructure. This option allows for the protection of designated sites, locally important habitats and/or wildlife corridors. It acknowledges provision should be sustainable and sensitive

13.... maintain and enhance landscape character.	--	--	--	The existing policy creates visual intrusion, particularly in busy periods, and is negatively impacting on the setting of prominent features, settlements and transport corridors, to a significant degree. Large numbers of parked cars parked in an informal manner along coastal routes are negatively impacting coastal views.	+	+	+	The spatial element and policy criteria will ensure that visual intrusion of new parking areas is kept to a minimum and that coastal views are maintained. It will protect areas designated for their landscape and will protect the views and setting of prominent features at key tourist assets. New parking will be sensitively integrated to protect local distinctiveness and will consider impacts on any neighbouring landscape designations.
14.... protect, conserve and enhance the historic environment and cultural resources.	-	--	--	The existing policy negatively affects the setting of cultural heritage assets and in some cases may be causing damage. It reduce access to, interpretation of and understanding of the historic environment and may contribute to decreased opportunities for cultural activities.	+	+	+	The spatial element and policy criteria will help protect and conserve built and cultural heritage and their settings and allow 'sense of place' to be conserved in affected settings. New development may result in new archaeological features being discovered, assessed, recorded and preserved. Better access may promote greater appreciation of the historic environment.
Summary and comparison of options against the sustainability objectives				<p>Option 1 has no positive attributes. It has a negative influence on the majority of the sustainability objectives and significant negative effects are identified in terms of maintaining and enhancing the landscape character and protecting, conserving and enhancing the historic environment and cultural resources.</p> <p>Option 2 has a minor positive relationship with the majority of the social objectives, although it has no relationship with the housing objective. It has no relationship with education or material assets, but has a positive influence on sustainable economic growth. In terms of the environmental sustainability objectives, the option would have a negative influence on physical resources, as new parking areas may take up greenfield land. The creation of new hardstanding and its associated runoff may also contribute to minor negative impacts on the water and climate change objectives, however the scale of negative impact for these issues could be reduced through mitigation. In respect of encouraging active and sustainable travel and air quality, the effects of option 2 are uncertain, as they are dependent on how the policy is applied and whether it is effective in instigating behavioural changes. The option is also considered to have broadly positive effects on natural resources, landscape character and the historic environment, as the spatial and policy criteria would be drawn to support these objectives.</p>				
The most sustainable option				Option 2 – identify areas of parking restraint around the tourism asset and provide policy to facilitate the provision of sustainable and sympathetic provision of off-site parking.				
The preferred option				Option 2 is the preferred option.				
What likely significant effects are envisaged with the preferred option?				No likely significant effects were identified.				

<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are anticipated with the preferred option.</p>
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Biodiversity surveys, application of key site requirements – ecological/biodiversity mitigation measures, requirement for all sites to incorporate SuDS and permeable paving reducing runoff to greenfield flow rates, landscape analysis, policy to protect sensitive landscape features, accessibility analysis and transport analysis.</p>

Key Issue PU1: High structures in sensitive landscapes (excluding turbines)

Options	Retain the principle of the existing policy framework.			Identify specific areas within our most sensitive landscapes as areas of constraint on high structures development.			Identify all of our most sensitive landscape as areas of constraint on high structures development.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
2.... strengthen society.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
4.... enable access to high quality education.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
5.... enable sustainable economic growth.	?	?	?	This option permits the erection of tall structures in sensitive landscape areas, which may make the area less attractive for tourism. However, in practice other policies may direct the developer away from making an application for an unsuitable tall structure in a sensitive landscape area. The option is unlikely to directly influence provision of employment or skills, however the provision of good quality telecoms and power infrastructure is essential for sustainable economic growth. The effect of this option on sustainable growth is uncertain.	-	-	-	This option would limit the construction of tall structures in certain areas. It would make the Borough more visually attractive, enhancing its tourism potential, but may reduce its attractiveness in terms of investment if new development in the most sensitive landscapes has a height restriction, or if new power infrastructure has to be routed to avoid a sensitive area. It may prevent new telecoms masts being sited in specific areas, potentially restricting business opportunities in rural areas.	-	-	-	This option would limit the construction of tall structures in many areas and therefore may not always make best use of location. It would make the Borough more visually attractive, enhancing its tourism potential, but may reduce its attractiveness in terms of investment if new development in sensitive landscapes has a height restriction, or if new power infrastructure has to be routed to avoid a sensitive area. It may prevent new telecoms masts from being sited, restricting business opportunities in rural areas. As sensitive landscape areas currently cover a significant portion of the Borough, the option would restrict tall structures across a large part of the Borough. Consequently

												the level of negative impact may be slightly greater for this objective.
6.... manage material assets sustainably.	+	+	+	The option allows a greater freedom of choice as it does not prevent the construction of communications and power infrastructure in sensitive landscapes, provided that consideration is given to ecological and landscape sensitivities.	-	-	-	May also restrict some of the land available for grid connections to future offshore renewables. May impede the improvement of mobile phone coverage and mobile broadband in some rural areas.	-	-	-	May also restrict some of the land available for grid connections to future offshore renewables. May prevent the improvement of mobile phone coverage and mobile broadband in some rural areas. As the option would restrict tall structures across a wider area in the Borough, the level of negative impact will be significantly greater for this objective.
7.... protect physical resources and use sustainably.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the construction of tall structures can result in loss of greenfield areas. Overhead power lines may restrict areas available for minerals extraction.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the construction of tall structures can result in loss of greenfield areas and this option may result in longer routes / greater disturbance. Overhead power lines may restrict areas available for minerals extraction.	0	0	0	Overall this option was considered to have a negligible effect on this objective. However, it was noted in the appraisal that the construction of tall structures can result in loss of greenfield areas and this option may result in longer routes / greater disturbance. Overhead power lines may restrict areas available for minerals extraction.
8.... encourage active and sustainable travel.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
9.... improve air quality.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
10.... reduce causes of and adapt to climate change.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that this option does not prevent construction on peatland, however effects on the objective are unlikely to occur to a perceptible degree.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that this option may indirectly contribute to avoiding development on peatlands and wetlands as these often coincide with sensitive landscapes, but effects on the objective are unlikely to occur to a perceptible degree.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that this option may indirectly contribute to avoiding development on peatlands and wetlands as these often coincide with sensitive landscapes but effects on the objective are unlikely to occur to a perceptible degree.

11.... protect, manage and use water resources sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified. It was noted in the appraisal that this option may indirectly contribute to avoiding development on peatlands and wetlands as these often coincide with sensitive landscapes.	0	0	0	No direct link between the option and the delivery of this objective was identified. It was noted in the appraisal that this option may indirectly contribute to avoiding development on peatlands and wetlands as these often coincide with sensitive landscapes,
12.... protect natural resources and enhance biodiversity.	0	0	0	The option does not prevent the construction of tall structures such as communications and power infrastructure in sensitive areas, but other policies protect against unsuitable development in environmentally designated areas.	+	+	+	Although the option is primarily aimed at the protection of sensitive landscapes, these areas by their nature often coincide with areas of high biodiversity. The protection of specific sensitive areas from development of tall structures will also protect the natural resources in these areas.	+	+	+	Although the option is primarily aimed at the protection of sensitive landscapes, these areas by their nature often coincide with areas of high biodiversity. The protection of specific sensitive areas from development of tall structures will also protect the natural resources in these areas. As the option would restrict tall structures across a wider area in the Borough, this option delivers slightly more for this objective, particularly over the long term.
13.... maintain and enhance landscape character.	-	-	-	This option does not include any consideration of landscape character in permitting new development of tall structures. It is uncertain whether the long term cumulative effect will be significant.	+	+	+	This option would protect areas designated for their landscape and help minimise visual intrusion. It would protect the setting of prominent features and potentially avoid impacts on coastal views.	+	+	+	This option would protect areas designated for their landscape and help to minimise visual intrusion. It would protect the setting of prominent features and potentially avoid impacts on coastal views. As the option would restrict tall structures across a wider area in the Borough, this option delivers slightly more for this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that infrastructure development often enables discovery and recording of new archaeology.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that infrastructure development often enables discovery and recording of new archaeology.	0	0	0	Overall this option was considered to have a negligible effect on this objective. It was noted in the appraisal that infrastructure development often enables discovery and recording of new archaeology.
Summary and comparison of options against the sustainability objectives	Option 1 has limited influence on the majority of the sustainability objectives. Its effect on economic growth is uncertain, as other factors / policies tend to have a greater influence in the siting of new tall infrastructure. The option has a minor positive effect on											

	<p>material assets through allowing freedom of choice for the applicant however it consequently receives a minor negative score in respect of landscape character as the policy does not provide any specific protection towards landscapes.</p> <p>Option 2 has no influence on the social sustainability objectives but has a minor negative effect on the economic objectives of sustainable economic growth and material assets by placing some restrictions on the land areas where this type of development can take place. In respect of environmental sustainability objectives, option 2 has negligible influence on the majority of the objectives however the protective element of the policy results in minor positive effect on protecting natural resources and significant positive effects on maintaining and enhancing landscape character.</p> <p>Option 3 has no influence on the social sustainability objectives but has a minor negative effect on the economic objective of sustainable economic growth and a significant negative effect on material assets by placing more widespread restrictions on the land areas where this type of development can take place. In respect of environmental sustainability objectives, option 3 has negligible influence on the majority of the objectives however the protective element of the policy results in minor positive effect on protecting natural resources which are significant in the long term and significant positive effects on maintaining and enhancing landscape character.</p>
The most sustainable option	Option 2 was found to be the most sustainable as the appraisal identified significant positive benefits for landscape and positive effects for natural resources and biodiversity. Option 1 was given a mixed scoring including uncertain effects for the objective to enable sustainable economic growth and negative effects for landscape. Option 3 received a significant positive scoring for natural resources (long term) and landscape, but was found to have significant negative effects for managing material assets.
The preferred option	Option 2 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Likely significant positive effects are envisaged for maintaining and enhancing landscape character.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Landscape analysis, key site requirements; site surveys and ecological mitigation measures – buffer strips near water; site-sharing / using existing structures, other planning policies on distance from dwellings.

Key Issue FR1: Development in Floodplains.									
Options	Retain the principle of the existing policy framework.						Allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere.		
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	
1.... improve health and well-being.	+	+	+	Retaining the existing policy framework, will continue the principles of preventing future development in flood plains. Flooding incidents can place additional resources on emergency services and create stress for those living in flood prone areas. This option will contribute to a positive outcome to this objective.	+	+	+	This approach will be more restrictive to development in the flood plain Through its approach to preventing flooding, and avoiding development in the flood plain it will contribute to safety, a decrease in fear of flooding and should reduce additional burdens being placed on emergency services. This option is considered to deliver more for this objective.	
2.... strengthen society.	0	0	0	Retaining the existing policy framework will allow areas to be exempt from development, which can then contribute towards spaces for recreation, which can add to options for people to use to meet up. Overall this option is considered to have a negligible effect on this objective.	0	0	0	This more restrictive approach will allow areas to be exempt from development, which can then contribute towards spaces for recreation, and meeting for activities. One aspect to consider is to ensure that appropriate recreation development can still continue in these dual use lands. Overall this option is considered to have a negligible effect on this objective.	
3.... provide good quality, sustainable housing.	0	0	0	This option will contribute towards this objective through reducing incidences of unfit homes through future flooding events. Overall this option is considered to have a negligible effect on this objective.	0	0	0	This option will contribute towards this objective through reducing incidences of unfit homes through future flooding events. Overall this option is considered to have a negligible effect on this objective.	
4.... enable access to high quality education.	0	0	0	There is no link between the option and this objective.	0	0	0	There is no link between the option and this objective.	
5.... enable sustainable economic growth.	+	+	+	This option will allow some coastal and river tourism development in appropriate locations, and necessary works to allow maintenance/access and extension. Such development can contribute to the tourism and recreation offer available in the council area, and other associated economic sectors.	+	+	+	This option will allow coastal and river tourism development in appropriate locations, and necessary works to allow maintenance/access and extension. Such development can contribute to the tourism and recreation offer available in the council area, and other associated economic sectors.	
6.... manage material assets sustainably.	+	+	+	Retaining the principles of the existing policy framework will continue prevent flooding problems which could inhibit the delivery of material assets.	+	+	+	Assuming that the policy provisions in this option allow provision and maintenance of infrastructure services, this more restrictive policy is likely to further prevent damage to material assets from flooding.	

7.... protect physical resources and use sustainably.	+	+	+	This option will allow some areas to be kept as greenfield land, in semi-natural or biodiverse state. It will reduce the risk of land erosion caused by flooding.	+	+	+	This option will allow some areas to be kept as greenfield land, in semi-natural or biodiverse state. It will reduce the risk of land erosion caused by flooding. This option has potential to deliver more for this objective.
8.... encourage active and sustainable travel.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
9.... improve air quality.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
10.... reduce causes of and adapt to climate change.	+	+	+	This option will support protection of floodplains from development which have a vital role in climate change adaptation.	+	++	++	This option will support protection of floodplains from development which have a vital role in climate change adaptation. As this option will cover a greater area to include areas where development is likely to exacerbate flooding elsewhere it will deliver more for this objective, and may be considered to have a significantly positive effect in the medium and long term.
11.... protect, manage and use water resources sustainably.	+	+	+	This option will have a positive effect in minimising risks from flooding, which can improve the quality of surface and ground water.	++	++	++	This option will support protection of floodplains from development and will cover areas where development is likely to exacerbate flooding elsewhere. It has potential to reduce the risk from flooding, which protects the quality of surface and ground water. It will deliver more for this objective, and may have a significantly positive effect in the short, medium and long term.
12.... protect natural resources and enhance biodiversity.	+	+	+	This option will allow floodplains to be maintained in a semi-natural state allowing wildlife corridors such as watercourses to continue their natural role in biodiversity.	++	++	++	This option will allow floodplains to be maintained in a semi-natural state allowing wildlife corridors such as watercourses to continue their natural role in biodiversity. As this option covers area where development is likely to exacerbate flooding elsewhere is likely to have a significantly positive effect on this objective.
13.... maintain and enhance landscape character.	+	+	+	This option will contribute positively to the maintenance of landscape character through protecting river corridors and their settings, enhancing local distinctiveness in both rural and urban areas.	+	+	+	This option will contribute positively to the maintenance of landscape character through protecting river corridors and their settings, enhancing local distinctiveness in both rural and urban areas. This option has potential to deliver more for this objective.
14.... protect, conserve and	+	+	+	This option could contribute positively to this objective allowing the setting of any historic environment assets in	+	+	+	This option could contribute positively to this objective allowing the setting of any historic environment assets in

enhance the historic environment and cultural resources.				flood prone areas to be maintained, although assets in flood prone areas could be susceptible to damage.				flood prone areas to be maintained, although assets in flood prone areas could be susceptible to damage. As this option covers a wide area it is considered to deliver more for this objective.
<p>Summary and comparison of options against the sustainability objectives</p>	<p>Option 1 was given a minor positive effect for the objectives to improve health and well-being, enable sustainable economic growth, manage material assets sustainably, protect physical resources and use sustainably, maintain and enhance landscape character and protect, conserve and enhance the historic environment and cultural resources. This option was also considered to have positive effects on the objective to reduce the causes of and adapt to climate change. It was also considered to have a positive effect on the objectives to protect manage and use water resources sustainably, and protect natural resources. The option was considered to have a neutral effect on some of the sustainability objectives</p> <p>Option 2 is considered to be the more sustainable option. It was given a minor positive effect for the objectives to improve health and well-being, enable sustainable economic growth, manage material assets sustainably, protect physical resources and use sustainably, maintain and enhance landscape character and protect, conserve and enhance the historic environment and cultural resources. This option was also considered to have positive effects on the objective to reduce the causes of and adapt to climate change in the short term, becoming a significant positive effect in the medium and long term. Part of the reason for this option being the more sustainable option was that it was considered to have a significantly positive effect on the objectives to protect manage and use water resources sustainably, and protect natural resources and use sustainably across short, medium and long term time periods. The option was considered to have a neutral effect on some of the sustainability objectives. .</p>							
<p>The most sustainable option</p>	<p>Option 2 – allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere.</p>							
<p>The preferred option</p>	<p>Option 2 is the preferred option.</p>							
<p>What likely significant effects are envisaged with the preferred option?</p>	<p>The preferred option has significant positive effects in the medium to long term for the climate change objective and through all timescales for the water resources and natural resources objectives.</p> <p>No significant negative effects were identified for the preferred option.</p>							
<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are envisaged with the preferred option.</p>							
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Water pollution prevention local policy guidelines; consents to discharge; biodiversity checklists; flood risk assessments.</p>							

Key Issue FR2: Impact of Potential Future Flooding on New Development outside of Existing Floodplains.

Options	Identify buffer strips (based on the Rivers Agency's 2030 predictions) around existing identified floodplains and provide policy for the protection of these areas.			Retain the existing flood plain areas only and retain the principle of the existing policy framework.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This option aims to provide policy restricting development taking place in areas outside of existing flood plain areas identified as being at risk of flood long term. This will avoid the problems associated with flooding in the future, such as long term stress and pressure on emergency services in the event of flood. Buffer strips identified as floodplains can provide open spaces, which could be a dual use resource for recreation, helping with physical and mental health. This option has potential to deliver more for this objective.	+	+	+	This option will provide policy restricting development taking place in areas identified as flood plain which will avoid the problems associated with flooding in the future, such as long term stress and pressure on emergency services in the event of flood.
2.... strengthen society.	0	0	0	Overall, this option will have a negligible effect on this objective. It was commented in the appraisal that this could restrict some housing in rural areas adjacent to family members.	0	0	0	Overall, this option will have a negligible effect on this objective. It was commented in the appraisal that this could restrict some housing in rural areas adjacent to family members.
3.... provide good quality, sustainable housing.	0	0	0	This option may be considered future proofing to take the River Agency's 2030 predictions on board. Whilst it has a negligible effect on this objective, it will help to reduce the number of unfit homes in the future.	0	0	0	Whilst it has a negligible effect on this objective, it will help to reduce the number of unfit homes in the future.
4.... enable access to high quality education.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
5.... enable sustainable economic growth.	+	+	+	This option is considered to have positive effects for this objective as it will help to ensure that land identified for economic development will be in sustainable, and not flood prone areas. Reducing the risk of flooding, and identifying and protecting buffer strips will help to make the council area an attractive place to live, work, visit and invest in. It may however limit some economic development uses, which needs to be considered carefully in the accompanying policy. Overall, this option has potential to deliver more for this objective.	+	+	+	This option is considered to have positive effects for this objective as it will help to ensure that land identified for economic development will be in sustainable, and not flood prone areas. Reducing the risk of flooding through retaining existing flood plains and the accompanying policy will help to make the council area an attractive place to live, work, visit and invest in. It may however limit some economic development uses, which needs to be considered carefully in the accompanying policy.

6.... manage material assets sustainably.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
7.... protect physical resources and use sustainably.	+	+	+	By identifying buffer strips and proving policy for the protection of these areas, it is likely that green field land will be protected and kept in at least a semi-natural state.	+	+	+	This option is considered to have positive effects for this objective as it will allow existing flood plain areas to be kept as greenfield land and kept in at least a semi-natural state.
8.... encourage active and sustainable travel.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
9.... improve air quality.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
10.... reduce causes of and adapt to climate change.	+	+	++	This option may be considered future proofing to take the River Agency's 2030 predictions on board, and could be very positive in providing adaptation for coping with the future impacts of climate change, through protecting flood plains, and additional buffer strips. Long term, these effects are considered to become significant.	+	+	+	This option is considered to have positive effects for this objective as it will provide protective policy for floodplains which contribute to adaptation the future impacts of climate change.
11.... protect, manage and use water resources sustainably.	+	+	++	This option was considered to have a positive effect on many aspects of the objective. By protecting a wider area it will allow the natural function of flood plains and identified buffers to operate, which minimise risks from flooding. The option will protect floodplains, and long term protecting buffer strips may enhance their ability to function, avoiding the need for manmade flood defence. These effects will allow natural water flows to be maintained for good ecological quality. Long term, these effects may become significant.	+	+	+	This option was considered to have a positive effect on many aspects of the objective. By protecting flood plains, it will allow their natural functions to operate, which minimise risks from flooding. By protecting floodplains it will reduce the need for manmade flood defence. These effects will allow natural water flows to be maintained for good ecological quality.
12.... protect natural resources and enhance biodiversity.	+	+	+	This option will contribute to the protection or possibly enhancement of local biodiversity, ensuring that these areas are protected from development and disturbance. It will also allow green/blue infrastructure to be protected or in some cases enhanced with the introduction of buffer strips, which will provide support for ecosystem services. This option will deliver more for this objective.	+	+	+	This option will contribute to the protection or possibly enhancement of local biodiversity, ensuring that these areas are protected from development and disturbance. It will also allow green/blue infrastructure to be protected which will provide support for ecosystem services.

<p>13.... maintain and enhance landscape character.</p>	+	+	+	<p>This option will allow floodplain landscapes to be maintained particularly with the protection of additional buffer strip areas. This will contribute to the protection of the setting of rivers within settlements, in the open countryside, and in coastal flood plain areas. This option could also help to enhance local distinctiveness. This option will deliver more for this objective.</p>	+	+	+	<p>This option will allow floodplain landscapes to be maintained. This will contribute to the protection of the setting of rivers within settlements, in the open countryside, and in coastal flood plain areas. This option could also help to enhance local distinctiveness.</p>
<p>14.... protect, conserve and enhance the historic environment and cultural resources.</p>	+	+	+	<p>This option will contribute to protection of the sense of place in townscape and small settlements where river corridors are a feature.</p>	+	+	+	<p>This option will contribute to protection of the sense of place in townscape and small settlements where river corridors are a feature.</p>
<p>Summary and comparison of options against the sustainability objectives</p>				<p>Option 1 is considered to be the most sustainable option. It was given a positive scoring for the objectives to improve health and well-being, enable sustainable economic growth, protect physical resources and use them sustainably, protect natural resources and enhance biodiversity, maintain and enhance landscape character and protect conserve and enhance the historic environment and cultural resources. This option was considered to have a positive effect on reducing the causes of and adapting to climate change, and protect manage and use water resources sustainably in the short and medium term, becoming significant in the long term. This aspect makes this option the most sustainable. The option was considered to have a neutral effect on six of the sustainability objectives.</p> <p>Option 2 was considered to have positive effects for the objectives to improve health and well-being, enable sustainable economic growth, protect physical resources and use them sustainably, protect natural resources and enhance biodiversity, maintain and enhance landscape character and protect conserve and enhance the historic environment and cultural resources. This option was considered to have a positive effect on reducing the causes of and adapting to climate change, and protect manage and use water resources sustainably. The option was considered to have a neutral effect on six of the sustainability objectives.</p>				
<p>The most sustainable option</p>				<p>Option 1- identify buffer strips (based on the Rivers Agency’s 2030 predictions) around existing identified floodplains and provide policy for the protection of these areas.</p>				
<p>The preferred option</p>				<p>Option 1 is the preferred option.</p>				
<p>What likely significant effects are envisaged with the preferred option?</p>				<p>The preferred option has significant positive effects in the long term in terms of adapting to climate change and protecting and managing water resources.</p> <p>No significant negative effects were identified for the preferred option.</p>				

<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are envisaged with the preferred option.</p>
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Water pollution prevention local policy guidelines; consents to discharge; biodiversity checklists and flood risk assessments.</p>

Key Issue FR3: Promote the use of Sustainable Drainage Systems (SuDS)

Options	Retain the principle of the existing policy framework.			Provide policy on the use of SuDS for all development.			Provide policy on the use of SuDS to certain categories of development.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. If used SuDS can be a factor in reducing the incidence of flood events at the location of the development and elsewhere downstream, which can avoid the stresses associated and pressures on the emergency services.	+	+	+	This option will require the use of SuDS on all development which will provide the best protection against flooding, at the location of the development and elsewhere downstream, which can avoid the stresses associated and pressures on the emergency services. In addition requiring the use of SuDS could mean additional areas of green space are incorporated into development, the use of which could contribute to health and well-being. As this option requires the use of SuDS it is considered to have a minor positive effect on this objective, and will deliver more for this objective.	+	+	+	This option will require the use of SuDS on certain categories of development which will provide protection against flooding, at the location of the development and elsewhere downstream, which can avoid the stresses associated and pressures on the emergency services. In addition requiring the use of SuDS for certain categories of development could mean additional areas of green space are incorporated into development, the use of which could contribute to health and well-being. As this option requires the use of SuDS on only some categories of development it is considered to have a minor positive effect on this objective.
2.... strengthen society.	0	0	0	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. If used SuDS can be a factor in reducing the incidence of flood events at the location of the development and elsewhere downstream, which can avoid the additional difficulties experienced by people, particularly those in deprived areas. . Overall this option is considered to have a negligible effect on this objective	0	0	0	This option will require the use of SuDS on all development which will provide the best protection against flooding, at the location of the development and elsewhere downstream. Flooding in areas of housing can bring difficulties for those affected, particularly those in deprived areas. Overall this option is considered to have a negligible effect on this objective.	0	0	0	This option will have some positive effects for society stemming from use of SuDS on certain categories of development. Overall these effects are considered to have a negligible effect overall on this objective.

3.... provide good quality, sustainable housing.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. If used SuDS can has the ability to improve the physical quality of building, and will lead to less flooding and therefore less unfit homes in the future.	+	+	+	Including a requirement for SuDS in all development has the ability to improve the physical quality of the build, and will lead to less flooding and therefore less unfit homes in the future. This option has potential to deliver more for this objective.	+	+	+	Including a requirement for SuDS in some categories of development has the ability to improve the physical quality of building, and will lead to less flooding and therefore less unfit homes in the future.
4.... enable access to high quality education.	0	0	0	There is no link between the option and this objective.	0	0	0	There is no link between the option and this objective.	0	0	0	There is no link between the option and this objective.
5.... enable sustainable economic growth.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. If used SuDS can have the ability to avoid difficulties for businesses caused by flooding. This option has an uncertain effect on this objective.	+	+	+	Including a requirement for SuDS in all development will help to make the Borough a more attractive place to live, work, visit and invest. This option has potential to deliver more for this objective. This requirement could increase the costs of investing in some sites, but solutions need not be expensive and could add to the attractiveness of development to customers and those employed. This option has potential to deliver more for this objective.	+	+	+	Including a requirement for SuDS in some categories of development will help to make the Borough a more attractive place to live, work, visit and invest. This option has potential to deliver more for this objective. This requirement could increase the costs of investing in some sites, but solutions need not be expensive and could add to the attractiveness of development to customers and those employed.
6.... manage material assets sustainably.	0	0	0	There is no link between the option and this objective.	0	0	0	There is no link between the option and this objective.	0	0	0	There is no link between the option and this objective.
7.... protect physical resources and use sustainably.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. Depending upon the approach taken, SuDS can potentially contribute to the retention of semi-natural land within development, which can have positive effects for biodiversity. SuDS can also potentially prevent erosion as a result of reduced flooding events.	+	+	+	Including a requirement for SuDS in all development could, depending upon the approach taken, contribute to the retention of semi-natural land within development, which can have positive effects for biodiversity. SuDS can also potentially prevent erosion as a result of reduced flooding events. This option has potential to deliver more for this objective.	+	+	+	Including a requirement for SuDS in certain categories of development could, depending upon the approach taken, contribute to the retention of semi-natural land within development, which can have positive effects for biodiversity. SuDS can also potentially prevent erosion as a result of reduced flooding events. These effects would be limited to development where SuDS was required and affected watercourses.

8.... encourage active and sustainable travel.	?	?	-	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. Within the short and medium term there is an uncertainty over the ability of SuDS areas to link into a network of green connecting infrastructure which could be an asset for walking and cycling. This could become a negative effect for active travel in the long term as opportunities are missed to provide connections within new developments using SuDS green infrastructure.	0	0	+	Depending upon the approach taken, the provision of SuDS in all development could contribute to a network of green spaces which long term could support active travel. This option has potential to deliver more for this objective.	0	0	+	Including a requirement for SuDS in certain categories of development could contribute towards a network of green spaces, which might facilitate connectivity long term.
9.... improve air quality.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option might contribute slightly to encouraging other modes of transport than the car, contributing to better local air quality. Overall, this option is considered to have a negligible effect on this objective.	0	0	0	This option might contribute slightly to encouraging other modes of transport than the car, contributing to better local air quality Overall, this option is considered to have a negligible effect on this objective.
10.... reduce causes of and adapt to climate change.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. Depending upon the approach taken, SuDS can contribute to climate change adaption.	+	+	++	Including a requirement for SuDS in all development could, depending upon the approach taken, contribute to climate change adaption. SuDS can also potentially prevent erosion as a result of reduced flooding events. This option has potential to deliver more for this objective and is considered to have significantly positive effects in the long term.	+	+	+	Including a requirement for SuDS in certain categories of development could, depending upon the approach taken, contribute to climate change adaption. SuDS can also potentially prevent erosion as a result of reduced flooding events.
11.... protect, manage and use water resources sustainably.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. Depending upon the approach taken, SuDS can contribute to improving the quality of surface and ground water, more efficient use of water, minimising risks of flooding, avoiding the need for flood defence and	++++	++++	++++	Depending upon the approach taken, the provision of SuDS in all development could contribute to many aspects of this objective, including improving the quality of surface and ground water, more efficient use of water, minimising risks of flooding, avoiding the need for flood defences and protecting and enhancing floodplains. It can also help to maintain	+	+	+	Depending upon the approach taken, the provision of SuDS in certain categories of development could contribute to many aspects of this objective, including improving the quality of surface and ground water, more efficient use of water, minimising risks of flooding, avoiding the need for flood defence and protecting and enhancing floodplains. It

				protecting and enhancing floodplains. It can also help to maintain water flows for good ecological quality, and protect aquatic food resources.				water flows for good ecological quality, and protect aquatic food resources. As this option will be required for all development it has the potential to contribute significantly to this objective and has potential to deliver more.				can also help to maintain water flows for good ecological quality, and protect aquatic food resources.
12.... protect natural resources and enhance biodiversity.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. Depending upon the approach taken, SuDS can contribute to protecting, enhancing and incorporating green and blue infrastructure in developments. This could protect and enhance existing wildlife corridors and local biodiversity.	+	+	+	Depending upon the approach taken, the provision of SuDS in all development could contribute to many aspects of this objective, including protecting, enhancing and incorporating green and blue infrastructure in developments. This could protect and enhance existing wildlife corridors and local biodiversity. As this option will be required for all development it has the potential to deliver more.	+	+	+	Depending upon the approach taken, the provision of SuDS in certain categories of development could contribute to many aspects of this objective, including protecting, enhancing and incorporating green and blue infrastructure in developments. This could protect and enhance existing wildlife corridors and local biodiversity.
13.... maintain and enhance landscape character.	?	?	?	Although the use of SuDS is encouraged under this option, its uptake is uncertain as it cannot be enforced through the planning process. Depending upon the approach taken, SuDS can contribute to sensitively integrating new development to protect and enhance local distinctiveness.	+	+	+	Depending upon the approach taken, the provision of SuDS in all development could contribute to sensitively integrating new development to protect and enhance local distinctiveness. As this option will be required for all development it has the potential to deliver more.	+	+	+	Depending upon the approach taken, the provision of SuDS in certain categories of development could contribute to sensitively integrating new development to protect and enhance local distinctiveness.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.
Summary and comparison of options against the sustainability objectives				Option 1 was considered to have an uncertain effect on the objective to improve wellbeing, provide good quality sustainable housing, enable sustainable economic growth, protect physical resources, reduce causes of and adapt to climate change, protect, manage and use water resources sustainably, protect natural resources and maintain and enhance landscape character. This reflected the view that although this option could have potential positive effects on all of these objectives, the use of Sustainable Drainage Systems could not be enforced under this option and so this benefit could not be assured. The objective for encouraging active and sustainable travel was given an uncertain scoring in the short and medium term, but becoming minor negative in the long term, as potential opportunities could be missed to provide connections with new developments using green infrastructure. The option was considered to have a negligible effect on several of the objectives.								

	<p>Option 2 was considered to be the most sustainable approach as positive outcomes were identified for the objectives to improve health and well-being, provide good quality, sustainable housing, enabling sustainable economic growth, protect natural resources and enhance biodiversity and maintain and enhance landscape character. Option 2 was also found to have significant positive effects for the objective to protect, manage and use water resources sustainably, across all time periods. The appraisal also reflected a positive effect on encouraging active and sustainable travel in the long term, although neutral in the short and medium term. In the objective for reducing the causes of and adapting to climate change the option received a positive score in the short and medium term, becoming significantly positive in the long term. The option was considered to have a negligible effect on several of the objectives.</p> <p>Option 3 also scored positively across many of the sustainability objectives including improving health and wellbeing, providing good quality sustainable housing, enabling sustainable economic growth, protecting physical resources and using sustainably, reducing the causes of and adapting to climate change, protecting managing and using water resources sustainably, protecting natural resources and enhancing biodiversity and maintaining and enhancing the landscape character. The objective also has considered to have a minor positive effect on the objective to encourage active and sustainable travel in the long term, although to have a neutral effect in the short and medium term. The option was considered to have a negligible effect on several of the objectives.</p>
The most sustainable option	Option 2 – provide policy on the use of SuDS for all development.
The preferred option	Option 2 is the preferred option.
What likely significant effects are envisaged with the preferred option?	Significant positive effects were identified for the objective to reduce the causes of and adapt to climate change in the long term, and the objective to protect, manage and use water resources sustainably in the short, medium and long term.
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Guidance on incorporating biodiversity measures and SuDS.

Key Issue FR4: Development in proximity to reservoirs.

Options	Identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.			Do not identify flood inundation areas of controlled reservoirs.			Reservoir Bill – only enact policy when the relevant sections of the Bill are enacted.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This option will not contribute to this objective.	0	0	0	This option will not contribute to this objective.	0	0	0	This option will not contribute to this objective.
2.... strengthen society.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.
3.... provide good quality, sustainable housing.	-	-	-	This option may restrict ability to provide a variety of house types, and in particular replacement dwellings will not be allowed in these areas, which could lead to people carrying on living in unfit conditions.	-	-	-	Not identifying flood inundation areas could lead to possible flooding and an increase in unfit homes as a result in the future.	-	-	-	This option will be significantly negative in the short term, as the protections of the Reservoir Bill will not be available. This could mean housing being affected by flooding and becoming unfit.
4.... enable access to high quality education.	0	0	0	This option could restrict approving multiple uses of some facilities but overall it is considered that the option would have a negligible effect on delivery of the objective.	0	0	0	Overall the option would have a negligible effect on delivery of the objective.	0	0	0	Overall the option would have a negligible effect on delivery of the objective.
5.... enable sustainable economic growth.	0	0	0	This approach could limit land available for economic development activity, although this may not be considered the best location for this type of development. However, by identifying flood inundation areas, there is a decreased risk of flood events in those places which potentially prevents flood damage to businesses. Given the size and scale involved, these effects are considered to be negligible on this objective.	0	0	0	By not identifying flood inundation areas, there could be a risk of flood events happening which could be negative for all economic growth creation in that area. Given the size and scale involved, these effects are considered to be negligible on this objective.	0	0	0	This objective will initially have a negligible effect in the short term, it could have a negative effect in the medium and long term, as it may mean some economic development could be restricted in those areas. Given the size and scale involved, these effects are considered to be negligible on this objective.
6.... manage material assets sustainably.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.	0	0	0	There is no link between this option and this objective.

7.... protect physical resources and use sustainably.	0	0	0	This option may contribute to the retention of semi-natural land but overall, this option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option may contribute to the retention of semi-natural land once the Reservoir bill is enacted but overall, this option is considered to have a negligible effect on this objective.
8.... encourage active and sustainable travel.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.
9.... improve air quality.	0	0	0	This option is considered to have a negligible effect on this objective	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.
10.... reduce causes of and adapt to climate change.	+	+	+	This option will identify flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework which will protect flood plains and incorporate a measure to adapt to climate change. This option delivers more for this objective	+	+	+	Under this approach some protection will continue using the existing policy which also contributes to the protection of flood plains.	-	+	+	Initially, this option could mean loss of some of the flood inundation areas which may have a future value as climate change adaptations. However once the Reservoir Bill comes into force the opportunity to identify and protect areas will be available, and flood inundation areas of controlled reservoirs can be protected.
11.... protect, manage and use water resources sustainably.	+	+	+	This option will identify flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework which will minimise risks from flooding, avoid the need for flood defence and protect flood plains.	+	+	+	Under this approach protection will continue using the existing policy which contributes to the protection of flood plains, minimises risk of flooding and avoids the need for flood defence.	-	+	+	Initially, this option could mean an increased flood risk in some areas which is reflected in the appraisal scoring as a short term significantly negative effect. However once the Reservoir Bill comes into force the opportunity to identify and protect areas will be available, and flood inundation areas of controlled reservoirs can be protected.
12.... protect natural resources and enhance biodiversity.	+	+	+	This option will identify flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework which could protect local biodiversity and existing wildlife corridors.	+	+	+	Under this approach protection will continue using the existing policy which protects local biodiversity and existing wildlife corridors.	-	+	+	Initially, this option could mean loss of some biodiversity and protection for wildlife corridors. However once the Reservoir Bill comes into force the opportunity to identify and protect areas will be available, and flood inundation areas of controlled reservoirs can be protected.

13.... maintain and enhance landscape character.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.	0	0	0	This option is considered to have a negligible effect on this objective.
Summary and comparison of options against the sustainability objectives	<p>Option 1 was considered to be the most sustainable approach as positive outcomes were identified for the environmental objectives of climate change and protecting natural resources and enhancing biodiversity. This option was considered to have a significantly positive effect on the objective to protect, manage and use water resources sustainably across the short, medium and long term time periods. The option was considered to have a negative impact on the objective to provide good quality, sustainable housing reflecting that the option will restrict some development in these areas. The option was considered to have a neutral effect on many of the objectives.</p> <p>Option 2 scored in a very similar way to option 1 although it was considered to have only a minor positive effect on the objective to protect, manage and use water resources sustainably. The option was considered to have a neutral effect on many of the objectives.</p> <p>Option 3 was also considered to have a neutral effect on many of the sustainability objectives however it had a significantly negative effect on the objective to provide good quality sustainable housing in the short term, becoming minor negative in the medium and long term. The option was also considered to have a minor positive effect on climate change in the medium and long term, although minor negative in the short term with the possible loss of some the flood inundation areas. When the appraisal considered the objective for protecting, managing and using water resources sustainably, option 3 was given a significantly negative score in the short term through a potential increased flood risk, however in the medium and long term this effect became significantly positive through the enactment of the Reservoir Bill. The option was also considered to have a minor negative effect in the short term on the objective to protect natural resources and enhance biodiversity, becoming a minor positive effect in the medium and long term.</p>											
The most sustainable option	Option 1 – identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.											
The preferred option	Option 1 is the preferred option.											
What likely significant effects are envisaged with the preferred option?	The preferred option was considered to have a likely significant effect on the objective to protect, manage and use water resources sustainably.											
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are envisaged with the preferred option.											

Possible measures to reduce negative effects and promote positive effects	No measures were identified.
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Key Issue RN1: Facilitating renewable energy development whilst protecting our landscape.

Options	Retain the principle of the existing policy framework.			Retain the principle of existing policy framework and designate areas of constraint within our most sensitive landscapes and provide policy for these areas.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	-	-	-	The potential negatives from the presence of renewables on some people's health and well-being is recognised. Some renewable technologies (turbines) can be invasive - noise, visual, flicker effect. Some renewable projects block access to previously open land, which can then affect people's mental and physical health and well-being. It is also noted that the perception of renewables is subjective.	-	?	?	Potential negatives from the presence of renewables on some people's health and well-being is recognised. Some renewable technologies (turbines) can be invasive - noise, visual, flicker effect. Some renewable projects block access to previously open land, which can then affect people's mental and physical health and well-being. However, this option provides the potential to create areas that should not have any negative impacts from renewables. As the perception of renewables is subjective and the success of this option depends on how it would be managed, there remains a bit of uncertainty in the long term.
2.... strengthen society.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.
3.... provide good quality, sustainable housing.	0	0	0	It is noted that renewables are feasible under existing policy and could add to the sustainability of individual properties (for example solar panels) but overall, there is no direct link between the option and delivery of the objective.	0	0	0	It is noted that renewables are feasible under existing policy and although some restrictions may appear with this option, it should help direct appropriate renewables and not block renewables. This option should not inhibit renewables. Overall, there is no direct link between the option and delivery of the objective.
4.... enable access to high quality education.	0	0	0	It is noted that schools and groups can visit renewable energy project sites and benefit from skills and training for employability. However overall, there is no direct link between the option and delivery of the objective.	0	0	0	It is noted that schools and groups can visit renewable energy project sites and possibly areas of constraint too and benefit from skills and training for employability. However overall, there is no direct link between the option and delivery of the objective.
5.... enable sustainable economic growth.	+	+	+	This option facilitates the renewables industry and all types of renewable. It supports the economy with links to local job provision and innovation. Links to both the local and wider business/industry community are feasible through stages of development for both developers and associated businesses. The type of technology chosen can also help	+	+	++	This option facilitates the renewables industry and all types of renewable as well as being able to support the economy with links to local job provision and innovation. Links to both the local and wider business/industry community are feasible through stages of development for both developers and associated businesses. The type of technology chosen

				determine its sustainability. Wind is the most popular renewable in the area/country but it is noted that this is not sustainable on its own in the long term and a diversity of renewables is needed. Wind is also not always the most appropriate technology.				can also help determine its sustainability and it is noted that wind is the most popular renewable in the area/country but that this is not sustainable on its own in the long term. Under this option the provision of areas of constraint rather than inhibiting renewables could lead to a higher level of diversity for appropriate renewables. Likewise, the areas of constraint in the most sensitive land/seascapes would help further protect those assets and help sustain businesses linked to those assets i.e. tourism, leisure, recreation. In the long term, this option could deliver more for this objective if approached and managed well.
6.... manage material assets sustainably.	+	+	+	The existing policy facilitates renewables and supports its integration to the energy mix, which is needed for a future sustainable energy supply. In part, it can also support the case for a fit-for-purpose electrical infrastructure network.	+	+	+	The existing policy facilitates renewables and supports its integration to the energy mix, which is needed for a future sustainable energy supply. Under this option, with the opportunity for areas of constraint, rather than inhibiting renewables, it would help to direct the most appropriate renewables to the most appropriate locations. This option could further support the case for a fit-for-purpose electrical infrastructure network based on the most sustainable locations. This option could deliver more for this objective.
7.... protect physical resources and use sustainably.	-	-	-	Existing policy enables renewables, which includes geothermal energy, but it is noted that renewables and their associated infrastructure have a footprint and remove land which tends to be either greenfield land or disused land with land/soil erosion issues then a consideration. Mitigation is feasible.	-	-	-	Existing policy enables renewables, which includes geothermal energy, and even though under this option some types of renewable may not be appropriate in some areas, it does not inhibit renewables. It is noted that renewables and their associated infrastructure have a footprint and tend to remove greenfield land which can cause land/soil erosion issues if not appropriately managed or mitigated for. This option may help conserve some land from some types of renewable but it is still recognised that there would be a loss of land and erosion issues to consider. Mitigation is feasible.
8.... encourage active and sustainable travel.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.

9.... improve air quality.	+	+	+	This option facilitates renewables and so is able to improve air quality by helping to reduce emissions from more polluting sources of energy.	+	+	+	This option facilitates renewables and so is able to improve air quality by helping to reduce emissions from more polluting sources of energy. It is noted that the option proposes areas of constraint but this should not inhibit renewables.
10.... reduce causes of and adapt to climate change.	+	+	+	Option facilitates and promotes renewables, which helps to reduce greenhouse gas emissions from other conventional sources of energy.	+	+	+	Option facilitates and promotes renewables, which helps to reduce greenhouse gas emissions from other conventional sources of energy. It is noted that this option by designating areas of constraint does not inhibit renewables and may help to encourage more diversity of renewables and help to encourage alternatives to just wind technology.
11.... protect, manage and use water resources sustainably.	-	-	-	This option potentially impacts on local watercourses as renewable sites/projects tend to be located in the wider countryside. Renewable projects can increase run off from sites particularly during the construction phases and there can be impacts on areas of peat (then affecting watercourses and the water table) depending on the location of sites. All possible impacts can be mitigated for.	-	-	+	This option potentially impacts on local watercourses as renewable sites/projects tend to be located in the wider countryside. Renewable projects can increase run off from sites particularly during the construction phases and there can be impacts on areas of peat (then affecting watercourses and the water table) depending on the location of sites. All possible impacts can be mitigated for. This option also enables areas of constraint which doesn't inhibit renewables and could help further protect our most sensitive areas (that are likely to have aquatic habitats) from inappropriate renewables. Over time this option could deliver more for this objective.
12.... protect natural resources and enhance biodiversity.	-	-	-	This option facilitates renewables that tend to be located in the wider countryside and can cause loss of local biodiversity and impact on local natural heritage. Sites are unlikely to impact on designated sites or their buffers but they can be located throughout the wider countryside and dissect green/blue infrastructure. It is noted that mitigation is feasible.	-	-	+	This option facilitates renewables that tend to be located in the wider countryside and can cause loss of local biodiversity and impact on local natural heritage. Sites are unlikely to impact on designated sites or their buffers but they can be located throughout the wider countryside and dissect green/blue infrastructure. It is noted that mitigation is feasible but also as this option enables areas of constraint, there should be more control over the number and location of projects. This option should help reduce projects in the most sensitive areas but not inhibit them and encourage a diversity of more appropriate renewables. Over time this option could deliver more for this objective.

13.... maintain and enhance landscape character.	-	-	-	Option enables renewables across the wider countryside. There is little control over the most appropriate locations for projects under this option, although mitigation and other policies are likely to be applied. Visual intrusion may be harder to control and in some areas, projects may be difficult to integrate to the local setting. Over time there is potential for this option to deliver even less for the objective.	-	+	+	This option enables renewables across the wider countryside but also brings in areas of constraint for the more sensitive land and seascapes. Mitigation and other policies are feasible to help reduce impacts from visual intrusion but areas of constraint could enable more control over the most appropriate projects. The most sensitive landscapes would have an additional layer of protection helping to protect them as an asset. Over time this option is likely to deliver more for the objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	-	-	-	Option would continue with the current status quo where applications are feasible across the wider countryside and sites of historic and cultural interest are able to be affected. It is noted that mitigation is feasible and other planning policy to help avoid impacts applicable but the existing scenario is not working for delivery of this objective.	-	+	+	Option enables renewables but also considers their appropriateness to the local area and its sensitivity by facilitating areas of constraint. There may be scope over time to develop policies under this option that could help protect local historic and cultural features across the wider countryside.
Summary and comparison of options against the sustainability objectives				<p>Option 1 was found to have positive outcomes predicted for sustainable economic growth, material assets, air quality and climate change. However, option 1 scored poorly with negative outcomes on most of the environmental objectives including water resources, natural resources, landscape character, and the historic environment and cultural resources. The option scored negative against physical resources. Option 1 also scored negative for health and well-being</p> <p>Option 2 was found to have positive outcomes predicted for sustainable economic growth, material assets, air quality and climate change and scored significant positive in the longer term for sustainable economic growth. Option 2 scored positively on most of the environmental objectives including water resources, natural resources, landscape character, and the historic environment and cultural resources in either the medium and long-term, or long-term timeframe. The option was however found to have a negative on physical resources. Option 2 scored negative for health and well-being but was predicted uncertain from the medium term timeframe. Overall option 2 is considered to deliver more based on a mix of mostly economic and environmental objectives.</p>				
The most sustainable option				Option 2 – retain the principle of the existing policy framework and designate areas of constraint.				
The preferred option				Option 2 is the preferred option.				
What likely significant effects are envisaged with the preferred option?				Likely significant effects are envisaged for sustainable economic growth (long term).				

<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are anticipated with the preferred option.</p>
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Key site requirements; site surveys and ecological mitigation measures – buffer strips near water; other planning policy.</p>

Key Issue RN2: Settlement Growth – The Impact of the presence of wind turbines outside Settlement Development Limits on future settlement growth

Options	Identify a buffer around our towns and villages where wind turbines will not be permitted.			Options	Do not identify buffers around Settlement Development Limits			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This option is positive in terms of health and wellbeing. Identifying a general buffer zone where wind turbines are not permitted, would help reduce risk of noise and shadow flicker and other negative impacts associated with wind turbines.	-	-	-	Not identifying a buffer around settlements could have negative impacts on health and wellbeing. This option does not help to prevent or mitigate health issues associated with wind turbines such as noise and shadow flicker.
2.... strengthen society.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.
3.... provide good quality, sustainable housing.	+	+	+	Identifying a general buffer would help protect land for development potentially helping to meet local housing need in those areas. This option is positive in terms of sustainable housing.	-	-	-	This option could negatively affect sustainable housing where land used for turbine development could potentially reduce availability of land that may otherwise help meet local housing need.
4.... enable access to high quality education.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.
5.... enable sustainable economic growth.	+	+	+	Identifying a general buffer would help protect land that could be used for economic development/growth. This option is positive in terms of economic growth.	-	-	-	This option could negatively affect economic growth where land is unavailable/unsuitable for economic uses because of the siting of existing/proposed wind turbines.
6.... manage material assets sustainably.	0	?	?	This option is specific to the development of turbines and recognises that turbine development is not appropriate in all locations. In terms of material assets, this option does not inhibit the provision of other types of renewable development or other aspects of material assets. It is noted that the turbines outside of a buffer may increase pressure on the grid for local connections across a wider area and begin to move away from a hub focus/ critical mass approach. The uncertainties of this option and delivery of this objective are reflected in the score.	+	+	?	This option would continue to enable turbines and other renewables across the area and should not affect the provision of other material assets i.e. electrical infrastructure and waste management facilities. The ability to locate turbines near settlements would support the critical mass approach to location of electrical infrastructure and grid connections but in the longer term, without any spatial control, the ability of this option to deliver for this objective is likely to become more uncertain.

7.... protect physical resources and use sustainably.	+	-	-	Applying a buffer could potentially lead to avoidance of turbine development within that area but would not inhibit it from outside of the buffers. This would still lead to loss of greenfield land/sites through turbines and associated infrastructure. This can cause soil/land erosion issues. Over time, the buffer would most likely be used for other development uses, which is reflected in the score.	-	-	-	This option would potentially lead to the loss of greenfield land/sites across the wider area through development of turbines and associated infrastructure. This can cause soil/land erosion issues.
8.... encourage active and sustainable travel.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.
9.... improve air quality.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	It is noted that renewables help to reduce our reliance on fossil fuels, which helps to reduce emissions of greenhouse gases. Although this option would inhibit turbines in buffers, it would not inhibit other types of renewable in those areas and would not inhibit turbines outside of the buffers. As this option is about buffers, there is no direct link between the option and delivery of the objective.	0	0	0	It is noted that renewables help to reduce our reliance on fossil fuels, which helps to reduce emissions of greenhouse gases. As this option is about buffers, there is no direct link between the option and delivery of the objective.
11.... protect, manage and use water resources sustainably.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.	0	0	0	Overall, there is no direct link between the option and delivery of the objective.
12.... protect natural resources and enhance biodiversity.	+	+	?	This option has the potential to be positive in terms of biodiversity in that it protects a buffer area from possible turbine development as well as conserving wildlife corridors and helps reduce potential loss of biodiversity in that immediate area. It was noted that this does not stop other types of development but does add an element of spatial control to turbine locations, which can help encourage appropriate renewables and conserve local biodiversity. It is noted that the option may encourage turbine development into other areas but any turbine applications outside of buffer zones would be assessed based on their locations and biodiversity would remain a key consideration. Mitigation is feasible to reduce any potential negative impacts. How the buffer zone is used in the long term becomes more	+	-	-	This option enables turbines across a wider area with potential impacts on local biodiversity and natural heritage. Applications would continue to be appropriately considered and ecological mitigation applied but over time, there could be a higher risk of cumulative impacts under this option.

				uncertain and the ability of the option to deliver for this objective.				
13.... maintain and enhance landscape character.	-	?	?	This option may help to protect local landscape from inappropriately located turbines near settlements and help reduce visual intrusion in those areas. However, it is noted that this option could negatively affect landscape outside the buffer zones located within the countryside.	-	-	--	This option has a higher risk of enabling visual intrusion across a wider area including near settlements. Although any application should be appropriately considered and mitigation applied, it is noted that there is no obvious spatial control with this option, which could make facilitating turbines within local settings more difficult. Over time, there is potentially a higher risk of loss of landscape character near settlements and across the wider area, which is reflected in the score.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Buffer zones where wind turbines are not permitted is positive in terms of delivering for this objective. This option has the potential to protect a sense of place and preserve setting by applying a buffer but how the buffer zone is used in the long term becomes more uncertain and the ability of the option to deliver for this objective.	-	-	-	This option could potentially damage the setting of built and cultural heritage and potentially reduce local distinctiveness and sense of place because of turbines that are not spatially restricted.
Summary and comparison of options against the sustainability objectives	<p>Option 1 scored positively on some social and environmental objectives. It scored positive for health and well-being, housing, sustainable economic growth and the historic environment .Option 1 scored positive for natural resources although uncertainty was noted in the long-term timeframe. There was also uncertainty for option 1 in the long term for landscape. The option scored uncertain in the long term for material assets and negative for physical resources although it was positive for material assets in the short term. Overall option 1 is considered to deliver more based on mostly social objectives and some environmental objectives.</p> <p>Option 2 scored negative for health and well-being, housing, sustainable economic growth, physical resources and the historic environment. For the natural resources objective, Option 2 scored negative from the medium term timeframe. Option 2 scored significant negative on landscape character in the long term. It scored uncertain in the long term for material assets.</p>							
The most sustainable option	Option 1 – identify a buffer around our towns and villages where wind turbines will not be permitted.							
The preferred option	Option 1 is the preferred option.							
What likely significant effects are envisaged with the preferred option?	No likely significant effects were identified.							

<p>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?</p>	<p>No likely significant adverse effects are anticipated with the preferred option.</p>
<p>Possible measures to reduce negative effects and promote positive effects</p>	<p>Other planning policy; ecological mitigation measures; biodiversity measures and landscaping schemes/measures.</p>

Key Issue DC1: Should the principle of developer contributions be applied to certain types of new development?

Options	Seek developer contributions on appropriate types and scale of development.			Seek developer contributions on a case-by-case basis.			Do not provide policy which seeks developer contributions.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This option may help to create better quality open space with public access which can contribute to more social and intergenerational contact. It can also help to provide opportunities for physical activity and encourage healthy lifestyles. Certain types of contribution could help improve access to health care and community facilities.	?	?	?	This option could help to create better quality open space with public access which can contribute to more social and intergenerational contact. It could also help to provide opportunities for physical activity and encourage healthy lifestyles. Certain types of contribution could help improve access to health care and community facilities. The effects of this option are uncertain, as the absence of a spatial or policy element means that it is difficult to predict how often developer contributions would be implemented.	-	-	-	This option may increase the pressure on existing health, open space and wellbeing facilities through new development creating increased demand but an absence of funding to create additional capacity. It may reduce their accessibility.
2.... strengthen society.	+	+	+	This option may help to create or enhance shared space areas or help to increase their accessibility, promoting social interaction. The policy approach can help to target areas of need and may enable rural communities to gain access to extra facilities and services.	?	?	?	This option may help to create or enhance shared space areas or help to increase their accessibility, promoting social interaction. It may enable rural communities to gain access to extra facilities and services. The benefits would be dependent on the way the option is implemented.	-	-	-	This option may increase the pressure on existing shared space and cause its quality to deteriorate. It may exacerbate factors causing inequalities.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
4.... enable access to high quality education.	+	+	+	The option may help to promote access to education and / or skills training.	?	?	?	The effects of this option on this objective would be dependent on the way the option is implemented.	-	-	-	This option may increase the pressure on education facilities and decrease their accessibility.
5.... enable sustainable economic growth.	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that this option provides developers with some certainty on contributions	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that this option provides developers with less certainty on whether	0	0	0	The option was considered to have a negligible overall effect on this objective. It was noted in the appraisal that this option is more attractive to developers but the creation of

			upfront. It may help make the Borough a more attractive place to live and work.			contributions are required and on what scale, which may discourage some development.			additional pressure on services and facilities may make the Borough a less attractive place to live.			
6.... manage material assets sustainably.	+	+	+	This option may help with the provision of infrastructure that would be necessary or of benefit to new developments, such as high-speed connectivity or a new electricity sub-station.	?	?	?	The effects of this option are uncertain, as the absence of a spatial or policy element means that it is difficult to predict how often developer contributions would be implemented and for what purpose.	-	-	-	This option may increase the pressure on existing infrastructure and cause it to deteriorate in quality.
7.... protect physical resources and use sustainably.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
8.... encourage active and sustainable travel.	+	+	+	This option could facilitate developer contributions to be made towards footpaths / pedestrian links or provision of a bus stop to service a new development.	?	?	?	This option could facilitate developer contributions to be made towards footpaths / pedestrian links or provision of a bus stop to service a new development. The effects of this option are uncertain, as it is difficult to predict how often developer contributions would be implemented.	-	-	-	This option may increase the pressure from new development on existing transport infrastructure placing additional burden on relevant agencies. No policy on developer contributions would mean that developers would not be required to contribute financially towards access or improvement measures for active/sustainable travel, thus acting negatively on this objective.
9.... improve air quality.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
10.... reduce causes of and adapt to climate change.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
11.... protect, manage and use water resources sustainably.	+	+	+	Potential uses for developer contributions could include payment for upgrades to water pipework / treatment infrastructure, flood risk management measures or for the provision of SuDS, all of which can help towards meeting water quality objectives.	?	?	?	Potential uses for developer contributions could include payment for upgrades to water pipework / treatment infrastructure, flood risk management measures or for the provision of SuDS, all of which could help towards meeting water quality objectives however there is no certainty on how often developer	-	-	-	This option may increase the pressure from new development on existing water infrastructure, placing additional burden on relevant agencies. No policy on developer contributions would mean that developers would not be required to contribute financially towards water quality improvement measures, thus acting negatively on this objective.

								contributions would be implemented and for what purpose.				
12.... protect natural resources and enhance biodiversity.	0	0	0	Developer contributions could be used to enhance open space or help provide green / blue infrastructure to improve biodiversity. The influence of contributions is not likely to create a perceptible effect overall on this objective.	0	0	0	Developer contributions could be used to enhance open space or help provide green / blue infrastructure to improve biodiversity. The influence of any contributions is not predictable due to the absence of a spatial or policy approach, but is not likely to create a perceptible effect overall.	0	0	0	This option would reduce opportunities for developers to contribute financially towards measures to improve biodiversity. However, an absence of contributions is not expected to create a perceptible effect on this objective.
13.... maintain and enhance landscape character.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.	0	0	0	No direct link between the option and the delivery of this objective was identified.
Summary and comparison of options against the sustainability objectives	<p>Option 1 has a minor positive influence on social sustainability objectives, as developer contributions can be used to enhance the quality and accessibility of shared and open space. It can also help with the education objective but was not considered to be sufficiently influential to cause an effect on sustainable economic growth. Developer contributions can also positively influence the management of material assets. In respect of the environmental sustainability objectives, the option brings minor positive effects in respect of active and sustainable travel and water resources, through the facilitation of access to sustainable transport and SuDS.</p> <p>Option 2 has the potential to achieve the same effects on the same sustainability objectives, but the absence of a policy or spatial element means that there is no certainty of whether contributions would be made and could result in fragmented / isolated benefits. An absence of policy or spatial requirements for developer contributions, as examined through Option 3, does not create any positive effects on sustainability objectives. It adversely affects the social sustainability objectives and also the education, material assets, active / sustainable travel and water objectives.</p>											
The most sustainable option	Option 1 – seek developer contributions on appropriate types and scale of development.											
The preferred option	Option 1 is the preferred option.											
What likely significant effects are envisaged with the preferred option?	None identified.											

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?	No likely significant adverse effects are anticipated with the preferred option.
Possible measures to reduce negative effects and promote positive effects	Accessibility analysis for open space including play facilities; transport analysis / requirement for public transport provisions; master planning; partnership working; site design guides and SuDS design guides.

APPENDIX 6: COMPATIBILITY OF SUSTAINABILITY OBJECTIVES WITH THE LOCAL DEVELOPMENT PLAN VISION AND OBJECTIVES

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance historic environment and culture.
Plan Vision														
The Causeway Coast and Glens area is a vibrant and innovative economy, sustainably delivering health and well-being and high quality built and natural environments, for all citizens and visitors to the Borough.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LDP Social Objectives														
To promote the continued growth of Coleraine and Limavady as main hubs and Ballymoney and Ballycastle as local hubs, consistent with their roles as defined in the RDS.	✓	✓	?	✓	✓	✓	✓	✓	?	?	?	?	✓	?
To consolidate and sustain the small towns and villages as important local service centres, meeting the daily needs of their rural hinterland, in accordance with the RDS.	?	✓	○	○	✓	?	?	✓	?	○	?	?	?	?
To provide for approximately 9270 new homes by 2030, in a range of types and tenures.	✓	✓	✓	?	✓	?	?	?	?	?	?	?	?	?
To provide for a vibrant rural community through sustainable growth on Rathlin Island, Northern Ireland's only inhabited offshore island.	?	✓	?	○	✓	?	?	?	?	?	?	?	?	?
To provide appropriate opportunities for sustainable housing in the countryside.	?	✓	?	○	?	?	?	?	?	?	?	?	?	?
To facilitate the sustainable provision of necessary community facilities.	✓	✓	○	?	?	?	?	?	?	?	?	?	?	✓
To provide for environments that are accessible to all and enhance the opportunities to provide shared spaces.	✓	✓	✓	?	?	?	?	?	?	?	?	?	?	?

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance historic environment and culture.
To provide for improved infrastructure to access employment, commercial, health, education and community services.	✓	✓	✓	✓	✓	?	?	✓	?	?	?	?	?	?
To protect existing open space and seek new sustainable open space and recreational uses within new development.	✓	✓	✓	?	?	?	?	?	?	?	?	?	?	?
To promote high quality design and layout.	✓	✓	○	○	?	?	?	?	?	✓	?	?	✓	✓
LDP Economic Objectives														
To facilitate the creation of approximately 8,500 new jobs by 2030 at a range of sustainable locations.	?	✓	○	○	✓	?	?	✓	?	?	?	?	?	?
To promote town centres first as places to work, shop and visit, including the promotion of a night-time economy.	✓	✓	○	○	✓	✓	✓	✓	?	?	?	?	?	?
To promote the sustainable regeneration of existing town centres.	✓	✓	○	○	✓	✓	✓	✓	?	?	?	?	?	?
To protect employment land from inappropriate uses.	○	✓	○	○	✓	✓	?	✓	?	?	?	?	?	?
To provide for an adequate supply of land to facilitate sustainable economic growth in appropriate locations.	○	✓	○	○	✓	✓	?	✓	?	?	?	?	?	?
To facilitate new education provision in appropriate locations.	✓	✓	○	✓	?	?	?	?	?	?	?	?	?	?
To promote the integration of public transport, cycle and footpath networks.	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	?	✓	?	○
To promote sustainable tourism throughout the Borough.	✓	✓	✓	○	✓	?	?	?	?	?	○	○	?	✓
To promote a sustainable approach to the provision of tourism infrastructure.	✓	✓	✓	○	✓	✓	✓	✓	?	?	○	○	?	✓
To manage mineral resources in a sustainable manner.	○	○	?	○	✓	✓	✓	○	○	○	○	?	○	○
To facilitate the upgrade/improvement of	✓	✓	○	?	✓	✓	?	○	?	?	○	○	○	○

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance historic environment and culture.
broadband services throughout the Borough.														
LDP Environmental Objectives														
To promote sustainable development throughout the Borough.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
To protect the coastline, river corridors, mountains and other natural and man-made environments in terms of their character, quality and biodiversity.	✓	✓	○	○	?	?	?	✓	✓	✓	✓	✓	✓	✓
To protect areas of high scenic value (landscapes and seascapes) from inappropriate development.	✓	?	○	○	✓	?	✓	○	○	?	?	✓	✓	✓
To protect our built heritage from inappropriate development.	✓	✓	○	○	?	?	?	○	○	○	○	○	✓	✓
To prevent inappropriate development in areas known to be at risk of flooding or likely to increase flood risk elsewhere.	✓	○	○	○	?	○	✓	○	○	✓	✓	✓	○	○
To promote the improvement of existing and provision of new infrastructure in appropriate locations.	✓	✓	?	○	✓	?	?	○	?	?	✓	?	?	○
To promote development that enhances the character and identity of existing settlements.	✓	✓	?	○	✓	○	○	○	○	○	○	?	✓	✓
To provide for more sustainable forms of travel, particularly walking and cycling.	✓	✓	○	?	✓	○	✓	✓	✓	✓	?	?	?	?

