

Appendix 2 - Policy Matrices

Sustainability Appraisal Scoring System

Symbol	Definition
++	Strong correlation with sustainability objectives
+	Moderate correlation with sustainability objectives
N	Neutral
-	Weak correlation with sustainability objectives
--	Poor correlation with sustainability objectives
X	No relationship
?	Uncertain
Distance Thresholds	Accession modelling undertaken by county identified 800m as a definable distance that the public would be willing to walk. Distances to services greater than this were considered inaccessible.
Understanding Impacts	
L	Local
R/N	Regional/National (Transboundary)
N	National
P	Permanent
T	Temporary
C	May lead to cumulative significant effects in combination with other sites
S	Synergistic effects may occur, if multiple sites produce an effect greater than that of the individual sites.
I	May lead to indirect effects, not associated with the housing sites
Cultural Facilities (Includes)	
• Gallery	• Cinema
• Leisure Facilities	• Museum
• Libraries	• Theatre/Playhouse

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SD1 - Preferred Option: Presumption in Favour of Sustainable Development

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/+	N/+	N/+	N/+	X	N/+	N/+	Limited correlation between the policy and the indicator. Developing in sustainable locations will improve access to voting stations, and community facilities.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	++	++	++	++	X	+	++	Direct positive correlation between policy and indicator-sustainable developments will have good access to services and facilities. Given the rural nature of the district, access to key services in the rural areas may still be poor, but the policy will ensure houses are developed in the most sustainable locations with the best access to services.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	++	X	++	++	Direct positive correlation between the policy and the indicator. The policy will ensure housing is located in the most appropriate locations. The social considerations of sustainable development will ensure developments meet the needs for all social groups.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	+	+	+	+	X	+	++	Locating development in the most sustainable locations ensures good access to primary and secondary schools, as well as access (and public transport links) to adult education centres.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	+	++	+	+	+	+	+/++	Locating development in the most sustainable locations ensures good access to health services, and ensures a critical mass is achieved to sustain services in the future. This has potential trans-boundary benefits as it reduces the need to travel out of the district for health care.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	+	+/++	+	+	N/?	+	+	Direct strong positive correlation between policy SD1 and this objective, as the social implications will be considered in order for developments to be deemed sustainable.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	+	+	+	+	X	+	+	In order for a development to be sustainable it must preserve and enhance the environment for future generations. Therefore, policy SD1 has a direct positive correlation with this objective. Paragraphs 115-119 of the NPPF relate to this.
	Will it maintain and enhance sites designated for their								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	+	+	+	+	+	+	+	Paragraphs 109 and 111 of the NPPF require landscape quality to be preserved and enhanced. Therefore the policy will have a positive correlation with the objective.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	+	+	+	+	+	+	+	Section 7: Requiring good design, section 12: Conserving and enhancing the built environment and section 10: meeting the challenge of climate change, flooding and coastal change, of the NPPF are in place to protect the built environment. Therefore the correlation between the policy and the objective should be positive.
	Will it incorporate protection against flooding and inappropriate design?								

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SD1 - Preferred Option: Presumption in Favour of Sustainable Development

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	+	?/+	?/+	?/+	?/+	+	Section 10, and paragraphs 110 and 124 are in place to improve air quality and reduce greenhouse gas emissions, therefore the correlation between the policy and the objective should be positive.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?	+	?/+	?/+	?/+	?/+	+	Paragraphs 110 and 120 of the NPPF are in place to improve water quality, therefore the correlation between the policy and the objective should be positive.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/+	N/+	N/+	N/+	X	N/+	N/+	A sustainable approach, as set out in paragraph 111 and 112, will ensure a sequential approach to brownfield land has been taken. However, many of the sites are greenfield.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?/+	?/+	?/+	?/+	?	?/+	?/+	All centres currently include recycling facilities. New housing in these sustainable locations in adherence to policy SD1 would lead to increased levels of waste, though current rates of recycling in the district are strong. Section 10 of the NPPF is in place to minimise climate change, and so it's anticipated that the policy will have a potential positive correlation with the objective.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/?	?/+	?/+	?/+	X	?/+	?/+	Sections 1, 2 and 3 of the NPPF are concerned with supporting and growing the economy. Therefore the correlation between the policy and the objective should be positive.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	+	+/++	+/++	+	N	+	++	Developing in sustainable locations ensures good access to employment. In rural areas there is likely to still be a need to travel- ensuring development is in the most sustainable rural locations where public transport is available will improve this.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	+	?	+	+	X	+	X	The sites proposed are reasonably small in size. This pattern of development will support local construction, and has the opportunity to attract small businesses. Development of this scale is unlikely to make a significant contribution towards the wider economic prosperity of the area.
	Will it make efficient use of economic land and property?								
Additional Commentary: The proposal scored positively overall, with a strong positive correlation between the policy and the environmental, social and economic indicators. The positive correlation between the policy and the indicators is dependent on the weight given to the policies of the NPPF.									
Mitigation: No other option has been tested. No mitigation measures are needed.									

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HS1 - Preferred Option: Revised List Fixed for Plan Duration

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	N/+	N/+	N/+	?	N/+	X	All of the settlements removed from the list had access to infrequent public transport. The revised list provides a stronger set of LSCs, which are more accessible.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+/-	+/-	+/-	+	X	+	X	Many locations in the Upper Eden have been removed, as they have recently lost their local bus service. This is likely to decrease their ability to attract a range of housing. In the remaining LSCs, they still have the capability to present schemes with an market housing to help cross subsidise affordable housing.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/+	N/+	+	X	N/+	X	Over half of the LSCs in the list contain a school, most of which will benefit from additional housing to ensure the viability of the facility. There are only a small number of locations which offer adult facilities, and over half of the locations do not offer alternative means other than using a car to access them. On balance, this policy will have a slightly positive influence on ensuring the vitality of rural schools in the district.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N/-	X	Using distance thresholds, only 7 of the LSCs scored positively against access to health facilities.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?/-	N/-	-	-	N	-	X	There are less settlements proposed for potential development in this policy. This may inhibit the ability of rural villages to generate new growth.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?	?	?	?	?	?	It is difficult to determine the impact against this indicator.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	N/+	N/+	N/+	?/+	+	N	The Core Strategy outlines the principles for developments to accord with local landscape character. Under this policy 3 LSCs that fall within the North Pennines AONB would be removed, whilst 1 would be added. This may lead to less development in these areas, hence slight positive scores against this indicator.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	N/+	N/+	+	X	+	X	In comparison to the 2010 list of LSCs, there are 3 less settlements in conservation areas. Whilst new growth can assist in regenerating certain heritage features, it is more likely that this policy will lead to slight positive scores against the built environment.
	Will it incorporate protection against flooding and inappropriate design?								

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HS1 - Preferred Option: Revised List Fixed for Plan Duration

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N/+	N/+	+	?	N/+	N	The revised list has removed a number of centres which do not have strong public transport connections. This may restrict growth that can occur in unsustainable locations, presenting slightly positive scores.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?/N	?/N	?/N	?/N	X	?/N	X	The numbers of units required in LSCs has not changed, hence the water resources in the district remain the same. Information on localised supplies of water resources will be confirmed through correspondence with utility providers.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N/?	N	N	X	N	X	Many of the Local Service Centres in Eden are of a similar agricultural land classification. There will be little change against this indicator.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	N	N	N	N	N	N	All of the LSCs benefit from door to door recycle services. The redistribution of LSCs will have little bearing on this indicator.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	N/+	X	N/+	X	New employment opportunities will be limited to and associated with constriction of new developments in these centres. Although this will support the local economy, the numbers suggested in relation to policy HS2 are marginal.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	?	N/+	N/+	+	X	N/+	X	Service centres that are easily accessible to the main towns will score more positively against this objective. The condensed list of centres are better connected to employment areas than the list published in the Core Strategy.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N	N	N/-	X	N	X	New development will help stimulate the local construction industry. This policy outlines the number of locations considered suitable for mixed housing. Though there are slightly less areas capable of development in this option, the effects on the local economy will be marginal.
	Will it make efficient use of economic land and property?								
Additional Commentary: Against the current list of Local Service Centres, the policy option scores slightly better than the baseline option set in the Core Strategy. Overall, this policy was considered slightly more sustainable against the current LSC distribution, and in particular reduced the impact upon local landscape quality and biodiversity. The one area in which the assessment was awarded slightly negative scores was in social cohesion, as this policy may restrict the number of locations that can benefit from new growth.									
Mitigation: Mitigation cannot be suggested unless criteria used to identify LSCs are changed.									

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HS1 - Option 2: Change the Services used as Criteria for Designation

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

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HS1 - Option 2: Change the Services used as Criteria for Designation

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?	?	?	?	?	?	?	Unknown relationship with objective.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?								Unknown relationship with objective.
	Will it increase waste recovery and recycling?	?	?	?	?	?	?	?	
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?								Unknown relationship with objective.
	Will it improve accessibility to work?	?	?	?	?	?	?	?	
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local	Will it encourage inward investment?	?	?	?	?	?	?	?	Unknown relationship with objective.

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HS1 - Option 2: Change the Services used as Criteria for Designation

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
strengthen the local economy	Will it make efficient use of economic land and property?								Unknown relationship with objective.
Additional Commentary: This policy could not be tested, as there were no parameters as to what the criteria should be changed to. The policy could be made more of a tangible alternative if it recommended criteria which could be tested against the current option. The SA would recommend a criteria similar to the one proposed in the early stages of the Core Strategy, which promoted a LSC criteria based on whether they had 'daily commutable' public transport links.									
Mitigation: Against the recommended criteria change the policy would receive more favourable scores against SA objectives.									

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HS1 - Option 3: Remove the Criteria & Designations

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
Sustainable Development Objectives				Severity					
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	-	-	-	?/-	X	-	X	This policy would need to accord with the presumption in favour of development, as set in the NPPF. Under this policy, there need to ensure that development is directed to areas with sustainable transport, however the issue may be outweighed by evidence of need.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	-	-	-	?/-	X	-	X	The LSC policy aimed to direct a mix of housing to locations which are service rich and generally accessible to larger centres. The absence of a policy may lead to negative scores in relation to the location of new housing.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	+/-	+/-	?	N	+/-	?	Increasing the range of settlements that can be developed may support rural settlements with small schools, though the lack of strategic direction may divert new housing to locations which may be more
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	-	-	+/-	N	+/-	N/?	The current policy does not score well against this policy, due to the limited number of health facilities in the district. A laissez faire approach to planning may direct development to locations which are further inaccessible to health services.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N/+	+	+	?/+	X	+	X	This policy will enable new development to occur in settlements, regardless of status. This may contribute to the vitality of rural areas which are not included in the current LSC list.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?	?	?	?	?	?	It is difficult to determine the impact of this policy, as locations are not specified. Read in conjunction with the Core Strategy, all proposals need to ensure that they do not adversely affect the natural environment.
	Will it maintain and enhance sites designated for their nature conservation importance?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	?	?	?	?	?	?	?	It is difficult to determine the impact of this policy, as locations are not specified. Read in conjunction with the Core Strategy, all proposals need to ensure that they do not adversely affect landscape character.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

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HS1 - Option 3: Remove the Criteria & Designations

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural	?	?	?	?	?	?	?	It is difficult to determine the impact of this policy, as locations are not specified. Read in conjunction with the Core Strategy, all proposals need to ensure that they do not adversely affect the built environment.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/-	-	-	+/-	?/-	-	N	This policy is likely to lead to increased emissions from transport, as locations are developed which do not have alternative means of transport.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?/N	?/N	?/N	?/N	X	?/N	X	The numbers of units required in LSCs has not changed, hence the water resources in the district remain the same. Information on localised supplies of water resources will be confirmed through correspondence with utility providers.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N/?	N	N	X	N	X	Many of the rural villages in Eden have similar agricultural land classifications. The Core Strategy contains a wider policy to protect the most valuable agricultural land.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	N/-	N/-	N/-	X	N/-	X	Though the council offer a home recycle service, removal of this policy may place greater strain on services as more inaccessible locations may be considered suitable for development.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	N/+	X	N/+	X	New employment opportunities will be limited to and associated with constriction of new developments in these centres. Although this will support the local economy, the numbers suggested in relation to policy HS2 are marginal.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N/-	-	-	N/-	?	-	X	The KSCs serve as the main employment centres in the district. The current settlement hierarchy distributes development to locations which have a reasonable prospect of utilising alternative forms of transport. The removal of the criteria may exacerbate unsustainable patterns of development.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local	Will it encourage inward investment?								The policy may facilitate the development of more small scale housing in smaller settlements. Though this will

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HS1 - Option 3: Remove the Criteria & Designations

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
strengthen the local economy	Will it make efficient use of economic land and property?								benefit the local small house builders, it is unlikely to lead to wider economic benefits in the district.
<p>Additional Commentary: Without a locational hierarchy set in the Core Strategy, this policy would need to accord with the presumption in favour of development, as set in the NPPF. This pro development policy will not be able to look into the cumulative effects of development in rural locations. The absence of a strategic policy may operate contrary to the principles of sustainable development, which the current Local Service Centre hierarchy currently does.</p>									
<p>Mitigation: Without a locational strategy for the area a policy would be required which set the conditions for development outside of the Key Service Centres. To mitigate against unsustainable development, the policy would need to be explicit that new development would need to be in an area that can access key services by modes of transport other than private cars. The principles for this approach would be in accordance with the Core Strategy and NPPF.</p>									

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HS1 - Option 4: Retain the Two Year Review Period for Designations

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	?	?	?	?	?	?	?	Unknown relationship with objective.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	N/+	N/+	N/+	?	N/+	X	All of the settlements removed from the list had access to infrequent public transport. The revised list provides a stronger set of LSCs, which are more accessible.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+/-	+/-	+/-	+	X	+	X	Many locations in the Upper Eden have been removed, as they have recently lost their local bus service. This is likely to decrease their ability to attract a range of housing. In the remaining LSCs, they still have the capability to present schemes with an market housing to help cross subsidise affordable housing.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/+	N/+	+	X	N/+	X	Over half of the LSCs in the list contain a school, most of which will benefit from additional housing to ensure the viability of the facility. There are only a small number of locations which offer adult facilities, and over half of the locations do not offer alternative means other than using a car to access them. On balance, this policy will have a slightly positive influence on ensuring the vitality of rural schools in the district.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N/-	X	Using distance thresholds, only 7 of the LSCs scored positively against access to health facilities.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?/-	N/-	-	-	N	-	X	There are less settlements proposed for potential development in this policy. This may inhibit the ability of rural villages to generate new growth.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?	?	?	?	?	?	It is difficult to determine the impact against this indicator.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	N/+	N/+	N/+	?/+	+	N	The Core Strategy outlines the principles for developments to accord with local landscape character. Under this policy 3 LSCs that fall within the North Pennines AONB would be removed, whilst 1 would be added. This may lead to less development in these areas, hence slight positive scores against this indicator.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

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HS1 - Option 4: Retain the Two Year Review Period for Designations

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural interest?	?	N/+	N/+	+	X	+	X	In comparison to the 2010 list of LSCs, there are 3 less settlements in conservation areas. Whilst new growth can assist in regenerating certain heritage features, it is more likely that this policy will lead to slight positive scores against the built environment.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N/+	N/+	+	?	N/+	N	The revised list has removed a number of centres which do not have strong public transport connections. This may restrict growth that can occur in unsustainable locations, presenting slightly positive scores.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?/N	?/N	?/N	?/N	X	?/N	X	The numbers of units required in LSCs has not changed, hence the water resources in the district remain the same. Information on localised supplies of water resources will be confirmed through correspondence with utility providers.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N/?	N	N	X	N	X	Many of the Local Service Centres in Eden are of a similar agricultural land classification. There will be little change against this indicator.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	N	N	N	N	N	N	All of the LSCs benefit from door to door recycle services. The redistribution of LSCs will have little bearing on this indicator.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	N/+	X	N/+	X	New employment opportunities will be limited to and associated with constriction of new developments in these centres. Although this will support the local economy, the numbers suggested in relation to policy HS2 are marginal.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	?	N/+	N/+	+	X	N/+	X	Service centres that are easily accessible to the main towns will score more positively against this objective. The condensed list of centres are better connected to employment areas than the list published in the Core Strategy.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								

Appendix 2 - Policy Matrices

HS1 - Option 4: Retain the Two Year Review Period for Designations

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N	N	N/-	X	N	X	New development will help stimulate the local construction industry. This policy outlines the number of locations considered suitable for mixed housing. Though there are slightly less areas capable of development in this option, the effects on the local economy will be marginal.
	Will it make efficient use of economic land and property?								
<p>Additional Commentary: Against the current list of Local Service Centres, the policy option scores slightly better than the baseline option set in the Core Strategy. Overall, this policy was considered slightly more sustainable against the current LSC distribution, and in particular reduced the impact upon local landscape quality and biodiversity. The one area in which the assessment was awarded slightly negative scores was in social cohesion, as this policy may restrict the number of locations that can benefit from new growth.</p>									
<p>Mitigation: Mitigation cannot be suggested unless criteria used to identify LSCs are changed.</p>									

Appendix 2 - Policy Matrices

HS3 - Preferred Option: Masterplans to be Undertaken for Strategic Sites in Penrith

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
Sustainable Development Objectives				Severity					
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/+	N/+	+	+	X	X	+	The grouping of sites in the east provides for logical masterplanned extensions. The northern sites have all been grouped together, which may present practical difficulties to implement. The size of the area decreases accountability and may be less accessible for the public to input into the design.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+/++	+/++	+	X	N	++	The requirement for masterplans on the urban extensions of parish will ensure that movement of pedestrians and permeability are strongly considered through the development of sites. A carefully developed approach may reduce car travel, promote healthy pedestrian focussed routes and consider services holistically.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+/++	+/++	+	X	X	+/++	Ensuring a masterplanned approach will allow for larger swathes of land to be considered holistically. Rather than considering sites individually, a masterplanned approach may increase the viability of areas, therefore increasing the potential affordable housing.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	+	+	+	?	?	++	Evidence suggests that the scale of development proposed will generate requirements for new educational facilities. The grouping of sites through masterplans can help create enough critical mass to ensure that new facilities are viable.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	+	+	+	X	X	+	The medical facilities in Penrith are all located in one area, which is poorly located to most urban extensions. This policy will give greater consideration to access and availability of health services. In addition, masterplans can emphasise the importance of walk/cycle paths to encourage healthy modes of transport in the town. The text at the bottom of the policy should also make allowances for pedestrian movement to be considered as a key issue.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N/+	+	N/+	N/+	X	N	+	Masterplanning should involve the current residents of the town to seek their views and ensure that there is sufficient opportunity to influence plans and proposals. Adopting secured by design standards through the masterplanning approach will place natural surveillance and the mitigation of crime at the heart of street design.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	N/+	N/+	+/-	X	X	+/-	Masterplans can be used as a vehicle to ensure that biodiversity is considered from the outset. Mitigation and compensatory measures can be proposed as soon as issues are realised. The text in the policy could reflect this. Additional text would therefore be recommended to emphasise the importance of biodiversity enhancements through masterplans.
	Will it maintain and enhance sites designated for their nature conservation								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N/-	?	+/-	N/-	X	?	N/+	Most of the sites in Penrith will lead to moderate to significant landscape impacts. The principle of allocating sites does not dictate the form and layout of the developments. This policy would advocate an approach where land within strategic allocations can be set aside, to mitigate the impacts upon landscape character.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	N/+	N/+	N/+	X	X	N/+	Thinking of these extensions not as separate but related can bring design considerations into the process. This policy may ensure that sympathetic design is consistently applied. Sites and buildings of historic interest would be

Appendix 2 - Policy Matrices

HS3 - Preferred Option: Masterplans to be Undertaken for Strategic Sites in Penrith

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Quality of the built environment	Will it incorporate protection against flooding and inappropriate design?	N	N/+	N/+	N/+	N/+	X	N/+	Applied: Sites and buildings of historic interest would be considered as part of the development process, however a wider approach may open the discussion for enhancements to the historic environment.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/-	N/+	?	N/+	?	X	?	Assessing sites at this scale will allow green infrastructure and pedestrian movement to become a key consideration. Though planning well designed walkable streets, it is possible to reduce the number of shorter journeys that could otherwise be avoided. The scale of growth suggested for parish will lead to a decrease in air quality, though this policy will help mitigate against the effects of development.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N	N/+	N/+	N/+	?	X	N/+	The scale of housing proposed will increase the water consumption both through construction and end domestic use. Measures such as rainwater harvesting and low flow cisterns will reduce consumption, and can be recommended as part of a green strategy within masterplans.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	?	?	?	The amount of land take is determined though policy HS2. It is unlikely that this policy will have a significant impact upon the loss of soil.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	?/+	?/+	?/+	X	X	?/+	Many of the proposed extensions are poorly related to recycling facilities. As a principle, it could be established that new recycling facilities are an important feature within a masterplan
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	X	X	X	X	X	X	X	There is limited correlation with this objective. Rather, it applies to the widespread allocation of sites and the job creation associated with new development.
	Will new employment opportunities be created with good								
15. To improve access to jobs	Will it reduce need to travel?	N	N/+	N/+	N/+	X	X	N/+	Travel plans will play an important role in deciding how these sites are designed to mitigate the impact of additional vehicles from these extensions. This policy will have some influence, however the principle of the development sites is established in policy H2.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N/+	N/+	?	N/+	X	N/+	If proposals for mixed use developments proceed on any of these extensions, masterplanning these extensions may be the best way to involve potential investors in the development process.
	Will it make efficient use of economic land and property?								
Additional Commentary: The proposal scored positively overall, with several significantly positive scores against social objectives, slight positive scores against economic objectives and mixed scores against environmental objectives. If detailed proposals for this policy included environmental protection and enhancement measures, there would be potential for many of these scores to improve.									
Mitigation/Enhancements: There are ways in which this policy could be enhanced. (1) The grouping of sites in the North may be more manageable if subdivided into two distinct areas, comprising of N1 as a separate masterplan and N2-4 as a second area. (2) The third paragraph of the text should also include an agreed approach to pedestrian movement strategies and biodiversity enhancements.									

Appendix 2 - Policy Matrices

HS3 - Option 2: No requirement for Masterplans

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
Sustainable Development Objectives									
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/-	-	-	-	X	X	-	Enabling public involvement within the masterplanning process can inform, generate new ideas and improve the outcomes of a scheme. In the absence of the policy, there is a risk that the public will not take ownership of new schemes.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N	N/-	N/-	N/-	X	X	N/-	The development of these strategic sites individually may lead to schemes which become fragmented and poorly planned. Though areas will naturally become connected, they may not promote or enhance pedestrianised areas to encourage walking or cycling.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N	N/-	?/-	N/-	X	X	N/-	Without a masterplan for each of the extensions, new growth would accord with principles in the masterplan, seeking 30% affordable housing. Considering the sites as part of a wider masterplan may enable a higher provision of affordable units, as the viability of schemes will be enhanced.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	-	-	-	X	X	-	There is a known need for new educational infrastructure if new growth is needed in the town. Without wider planned growth of these scenarios, it may be more difficult to secure contributions from individual sites.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	?	N	N	X	X	N	An absence of a policy will not impede access to medical facilities from new developments, however, the sites may not benefit from enhancements.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N	N/-	?/-	?/-	X	X	?	Unplanned extensions may generate resistance within the town, as local residents may not feel fully engaged in the development process.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	N/?	?	N	X	X	?	Biodiversity will have to be considered as part of any application for residential development. If sites are not planned in a wider way, it is unlikely that biodiversity enhancements can be delivered, given the scale of development.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N/-	?/-	?/-	N/-	?	N/-	N/-	Sites chosen in HS2 already consider landscape impact as a contributing factor to site suitability. Masterplanning may help mitigate against particular aspects of sites with landscape concerns.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS3 - Option 2: No requirement for Masterplans

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
Sustainable Development Objectives									
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	N	N/?	N/?	X	X	N/?	The NPPF places an emphasis on Local Plans to consider the impact of new development on historic sites of importance. The absence of a masterplan may not be of detriment to Penrith's historic assets, though it is less likely to lead to enhancements, that may be considered on a larger scale through masterplanning.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N/-	N/-	N/-	?	X	N/-	The development of these strategic sites individually may lead to schemes which become fragmented and poorly planned. Though areas will naturally become connected, they may not promote or enhance pedestrianised areas to encourage walking or cycling. Per capita, this approach may lead to a reduction in air quality, without a masterplanned approach.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N	?	N	N	X	X	N	Many of the requirements, such as SUDS or rainwater harvesting can be requested though the planning process. This policy therefore does not score poorly against the objective, though it holds less power to advocate string principles to water conservation.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	?	?	?	The amount of land take is determined though policy HS2. It is unlikely that this policy will have a significant impact upon the loss of soil.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	N/?	?	N/?	X	X	?	Through planning at a larger scale, justifications for new buildings including communities become more apparent. Wider issues such as recycling can also be considered. On this basis, there may be less of a joined up approach to recycling facilities.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	X	X	X	X	X	X	X	There is limited correlation with this objective. Rather, it applies to the widespread allocation of sites and the job creation associated with new development.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	N/?	N/?	?/-	X	X	?/-	Infrastructural improvements are likely to be required with new development in Penrith. After issues are identified, suitable contributions can be sought from new housing schemes. This indicator will not be negatively affected, however, enhancements including an integrated cycle/pedestrian network is less likely to be established.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N/?	N/-	N	?	X	N/-	Without this policy, there may be less opportunity to consider mixed use schemes on urban extensions, as land values may favour residential only schemes. This is against the grain of the NPPF, which recommends mixed use schemes on larger extension sites.
	Will it make efficient use of economic land and property?								

Appendix 2 - Policy Matrices

HS3 - Option 2: No requirement for Masterplans

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Additional Commentary: The policy scored poorly against most of the criteria. The absence of a strategic focus may lead to fragmented development that does not consider how areas will interconnect and be used to promote sustainable development.									
Mitigation: N/A									

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/-	-	-	-	?	-	X	This policy allows a more flexible distribution of housing to support local need. Only 20/48 locations brought forward have access to regular public transport to larger centres. The scale of housing proposed is unlikely to help support local public transport, and the scores reflect this.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N/+	+/-	+/-	+/-	X	+	X	In line with the NPPF, this policy includes a flexible distribution of housing in areas that may not have easy access to a number of services. It does however ensure that significant amounts of affordable housing are established, ensuring modest levels of growth in communities.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/+	N/+	+	X	N/+	X	29 of the 40 locations suggested contain a primary school, most of which will benefit from additional housing to ensure the viability of the facility. There are only a small number of locations which offer adult facilities, and over half of the locations do not offer alternative means other than using a car to access them. On balance, this policy will have a slightly positive influence on ensuring the vitality of rural schools in the district.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N/-	X	Using distance thresholds, only 7 of the LSCs scored positively against access to health facilities.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	?	?	?	X	?	X	Whilst this policy offers the opportunity for communities to grow, there is no cap on the number of houses considered suitable. There is a risk that the benefits of high numbers of affordable may outweigh the implications of a large site in the community.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	?	?	?	X	?	X	Unless particular sites are identified, it is difficult to comment upon the impact upon the biodiversity. Additional wording could be added to the policy, which would ensure that environmental considerations are not outweighed by the draw of new affordable units.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	?/+	N/+	N/+	X	N/+	X	The sequential approach in the Core Strategy should be followed as a first reference, however there is not much brownfield land within the LSCs. The policy requires that new development is sympathetic with the existing landscape, and therefore a key consideration.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	?	?	?	X	?	X	There are a number of conservation areas and other heritage assets in the locations identified. Akin to additional wording regarding biodiversity, there should be

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Quality of the built environment	Will it incorporate protection against flooding and inappropriate design?	N	N	N	N	N	N	N	a paragraph in this policy outlining the importance of the historic environment, which should aim to be enhanced through new development.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/-	?/-	N/-	N/-	X	N/-	X	Though car usage is likely to increase through this pattern of locations, the scale is not likely to be significant. Ensuring high standards of energy efficiency in new build housing will help reduce energy consumption.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	?/-	?	?	?	N/-	X	There will be additional requirements for water consumption as new houses are built in the district.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	?/-	N/-	N/-	X	N/-	X	It is difficult to determine the effects on this scale, as it depends on the sites chosen. Read in conjunction with the Core Strategy DPD, a sequential approach should be followed in these locations.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?	?/-	N/-	X	N/-	X	Eden District Council currently operates a door to door recycling service, and it is anticipated that the high rates of recycling could be maintained. New housing over and above the housing targets set will invariably lead to increased rates of waste, however the impacts are judged to not be significant.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	+	?	N/+	X	This policy endorses an approach of small growth in a number of settlements, which will support and sustain the local construction industry.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	N/-	N/-	N/-	N	N/-	X	The pattern of development within this proposal permits development in locations where less than half of the settlements have access to a regular public transport service.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	X	X	X	X	X	X	X	Development at this scale is unlikely to have a strong correlation with this objective.
	Will it make efficient use of economic land and property?								
Additional Commentary: The proposal includes permitting new housing in addition to the numbers proposed in the main plan. scored positively overall, with several significantly positive scores against social objectives, positive scores against economic objectives and mixed scores against environmental objectives. Under this policy, local communities would benefit from additional housing that would help sustain village growth and keep services viable. It would also bring short term benefits to the construction industry, as these properties are built. It does however promote a pattern of development in locations which are not well connected to larger centres and key services.									
Mitigation: The scoring could be improved by ensuring that more development is focussed to areas which have better access to public transport and other services.									

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N	-	-	-	?	-	X	The absence of a rural housing policy is unlikely to support the growth and sustainability of public transport. With rising costs, this could, in the longer term contribute to undermining the viability of these services.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	-	-/-	-/-	-	X	-/-	X	This policy would limit the amount of development which would be possible outside of the development hierarchy. On this basis, only 100% affordable housing could be sought, which in many cases would be unviable.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N/-	-	-/?	-/?	X	-	X	There are a number of LSCs which contain a primary school. The removal of this policy could, over a longer term, limit the amount of growth and support to these facilities.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N/-	X	There are few LSCs in the district with good access to health facilities. The removal of this policy may affect those settlements who do have access, though overall, the impact is likely to be low.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?/_	-	-	-/?	X	-	?	The lack of a policy will limit the amount of housing growth to villages, hence inflating the prices of rural housing. This may serve to divide and gentrify communities.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	?	?	?	X	?	X	Unless particular sites are identified, it is difficult to comment upon the impact upon the biodiversity. Additional wording could be added to the policy, which would ensure that environmental considerations are not outweighed by the draw of new affordable units.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	?/+	N/+	N/+	X	N/+	X	The absence of a policy will lead to a preservation of rural settlements, which may not be positive on a societal scale, but will preserve the existing landscape.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural interest?	N	?	?	?	X	?	X	There are a number of conservation areas and other heritage assets in the locations identified. Akin to additional wording regarding biodiversity, there should be a paragraph in this policy outlining the importance of the historic environment, which should aim to be enhanced through new development.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N	N	N	N	N	N	Preventing new development will maintain rural air quality, though no enhancements will be made,
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N	N	N	N	N	N	N	There will be no additional pressures on water resources and quality if no policy is developed.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N	N	N	N	N	N	Without this policy there will be limited amounts of new development, and as such, limited additional land take and soil loss.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	N/+	N/+	?	X	N/+	X	Limiting the spread of new development to a limited amount of locations will be easier for Eden District Council to implement its door recycling service. Though it will still be required to visit the more rural locations, it will be less onerous to administer.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N	N/-	N/-	-	?	N/-	X	This policy will inhibit the amount of growth to smaller centres, and as such smaller house builders. This policy may therefore lead to slightly negative effects on the local economy.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	N/+	N/+	N/+	?	N/+	X	Though this policy will strictly limit development to areas with good access to employment areas, it will limit the ability of rural settlements to grow and sustain themselves.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	X	X	X	X	X	X	X	Development at this scale is unlikely to have a strong correlation with this objective.
	Will it make efficient use of economic land and property?								

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Additional Commentary: This scenario included a mix of positive and negative scores. Whilst the policy would limit development in the rural areas, this may actually impede the delivery of the services that are considered important to the sustainability criteria. Neutral to positive scores were recorded in terms of ecological objectives, which would serve to preserve not enhance the natural environment.									
Mitigation: The policy is quite focussed in its remit, alternative options rather than mitigation would be suitable.									

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/-	-	-	-	?	-	X	This policy allows a more flexible distribution of housing to support local need. Only 20/48 locations brought forward have access to regular public transport to larger centres. The scale of housing proposed is unlikely to help support local public transport, and the scores reflect this.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N/+	+/-	+/-	+/-	X	+	X	In line with the NPPF, this policy includes a flexible distribution of housing in areas that may not have easy access to a number of services. It does however ensure that significant amounts of affordable housing are established, ensuring modest levels of growth in communities.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/+	N/+	+	X	N/+	X	29 of the 40 locations suggested contain a primary school, most of which will benefit from additional housing to ensure the viability of the facility. There are only a small number of locations which offer adult facilities, and over half of the locations do not offer alternative means other than using a car to access them. On balance, this policy will have a slightly positive influence on ensuring the vitality of rural schools in the district.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N/-	X	Using distance thresholds, only 7 of the LSCs scored positively against access to health facilities.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N/+	+	+	+	X	+	X	The policy limits the scale of development to which these locations can grow. Given the rural dynamic of these settlements, new development is less likely to affect the character of the proposed villages.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	?	?	?	X	?	X	Unless particular sites are identified, it is difficult to comment upon the impact upon the biodiversity. Additional wording could be added to the policy, which would ensure that environmental considerations are not outweighed by the draw of new affordable units.
	Will it maintain and enhance sites designated for their nature conservation importance?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	?/+	N/+	N/+	X	N/+	X	The sequential approach in the Core Strategy should be followed as a first reference, however there is not much brownfield land within the LSCs. The policy requires that new development is sympathetic with the existing landscape, and therefore a key consideration.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural	N	?	?	?	X	?	X	There are a number of conservation areas and other heritage assets in the locations identified. Akin to additional wording regarding biodiversity, there should be a paragraph in this policy outlining the importance of the historic environment, which should aim to be enhanced through new development.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/-	?/-	N/-	N/-	X	N/-	X	Though car usage is likely to increase through this pattern of locations, the scale is not likely to be significant. Ensuring high standards of energy efficiency in new build housing will help reduce energy consumption.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	?/-	?	?	?	N/-	X	There will be additional requirements for water consumption as new houses are built in the district.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	?/-	N/-	N/-	X	N/-	X	It is difficult to determine the effects on this scale, as it depends on the sites chosen. Read in conjunction with the Core Strategy DPD, a sequential approach should be followed in these locations.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?	?/-	N/-	X	N/-	X	Eden District Council currently operates a door to door recycling service, and it is anticipated that the high rates of recycling could be maintained. New housing over and above the housing targets set will invariably lead to increased rates of waste, however the impacts are judged to not be significant.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	+	?	N/+	X	This policy endorses an approach of small growth in a number of settlements, which will support and sustain the local construction industry.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	N/-	N/-	N/-	N	N/-	X	The pattern of development within this proposal permits development in locations where less than half of the settlements have access to a regular public transport service.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	X	X	X	X	X	X	X	Development at this scale is unlikely to have a strong correlation with this objective.
	Will it make efficient use of economic land and property?								
Additional Commentary: The proposal includes permitting new housing in addition to the numbers proposed in the main plan. scored positively overall, with several significantly positive scores against social objectives, positive scores against economic objectives and mixed scores against environmental objectives. Under this policy local communities would benefit from additional housing that would help sustain village growth and keep services viable. It would also bring short term benefits to the construction industry, as these properties are built. It does however promote a pattern of development in locations which are not well connected to larger centres and key services. The scoring could be improved by ensuring that more development is focussed to areas which have better access to public transport and other services.									
Mitigation: Various measures to improve the environmental performance of any development in this area were discussed during the appraisal. The Core Strategy will not be going into that level of detail but these measures should be borne in mind for any more detailed policy documents and planning application procedures.									

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/-	-	-	-	?	-	X	This policy allows a more flexible distribution of housing to support local need. Only 20/48 locations brought forward have access to regular public transport to larger centres. The scale of housing proposed is unlikely to help support local public transport, and the scores reflect this.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N/-	-	-	-	X	-	X	Though this policy advocates the delivery of affordable housing, recent trends suggest that many cases this is unviable, without an element of market housing to subsidise development. Strict application of this policy is likely to lead to a reduction in the amount of rural affordable housing delivered.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/+	N/+	+	X	N/+	X	29 of the 40 locations suggested contain a primary school, most of which will benefit from additional housing to ensure the viability of the facility. There are only a small number of locations which offer adult facilities, and over half of the locations do not offer alternative means other than using a car to access them. On balance, this policy will have a slightly positive influence on ensuring the vitality of rural schools in the district.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N/-	X	Using distance thresholds, only 7 of the LSCs scored positively against access to health facilities.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N/+	+	+	+	X	+	X	The policy limits the scale of development to which these locations can grow. Given the rural dynamic of these settlements, new development is less likely to affect the character of the proposed villages.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	?	?	?	X	?	X	Unless particular sites are identified, it is difficult to comment upon the impact upon the biodiversity. Additional wording could be added to the policy, which would ensure that environmental considerations are not outweighed by the draw of new affordable units.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	?/+	N/+	N/+	X	N/+	X	The sequential approach in the Core Strategy should be followed as a first reference, however there is not much brownfield land within the LSCs. The policy requires that new development is sympathetic with the existing landscape, and therefore a key consideration.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural interest?	N	?	?	?	X	?	X	There are a number of conservation areas and other heritage assets in the locations identified. Akin to additional wording regarding biodiversity, there should be a paragraph in this policy outlining the importance of the historic environment, which should aim to be enhanced through new development.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/-	?/-	N/-	N/-	X	N/-	X	Though car usage is likely to increase through this pattern of locations, the scale is not likely to be significant. Ensuring high standards of energy efficiency in new build housing will help reduce energy consumption.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	?/-	?	?	?	N/-	X	There will be additional requirements for water consumption as new houses are built in the district.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	?/-	N/-	N/-	X	N/-	X	It is difficult to determine the effects on this scale, as it depends on the sites chosen. Read in conjunction with the Core Strategy DPD, a sequential approach should be followed in these locations.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?	?/-	N/-	X	N/-	X	Eden District Council currently operates a door to door recycling service, and it is anticipated that the high rates of recycling could be maintained. New housing over and above the housing targets set will invariably lead to increased rates of waste, however the impacts are judged to not be significant.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	+	?	N/+	X	This policy endorses an approach of small growth in a number of settlements, which will support and sustain the local construction industry.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	N/-	N/-	N/-	N	N/-	X	The pattern of development within this proposal permits development in locations where less than half of the settlements have access to a regular public transport service.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								

Appendix 2 - Policy Matrices

HS4 - Preferred Option: Additional Housing to Meet Local Need in Rural Areas

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	X	X	X	X	X	X	X	Development at this scale is unlikely to have a strong correlation with this objective.
	Will it make efficient use of economic land and property?								
Additional Commentary: The proposal scored positively overall, with several significantly positive scores against social objectives, positive scores against economic objectives and mixed scores against environmental objectives. It would provide much-needed housing in a relatively sustainable location. If detailed proposals for this site included environmental protection and enhancement measures, there would be potential for many of these scores to improve.									
Mitigation: Various measures to improve the environmental performance of any development in this area were discussed during the appraisal. The Core Strategy will not be going into that level of detail but these measures should be borne in mind for any more detailed policy documents and planning application procedures.									

Appendix 2 - Policy Matrices

HS5 - Preferred Option: Housing Mix as evidenced in SHMA

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	+	+	+	+	X	+	+	Providing housing for all sectors of the community will create a sense of community and belonging, and as such potentially encourage participation in the democratic process. Integrated communities and providing housing to meet the local need will empower all sectors of the community.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+/++	+/++	+	X	+	+/++	Successful mixed communities ensure that households of varying needs are catered for. This includes community facilities such as shops, green spaces and leisure amenities, as well as good access to employment opportunities and schools.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+/++	+/++	++	X	+	+	Providing a mix of housing to meet the needs of all sectors of the local population will result in improved access to suitable and attainable housing for all.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	+	+	+	+	X	+	+	Mixed and integrated communities allow the often deprived sectors of the population better access to facilities, including good schools and community facilities, including adult education.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	+	+/++	+	+	+	+	+	Access to adequate housing directly correlates to good health and wellbeing. Providing suitable and attainable housing for all sectors of the community will reduce homelessness, and improve residents quality of life. Providing accommodation with adequate support needs will reduce the need for external health care. This may have trans-boundary benefits as reduced need for non-local health care (hospital care).
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	+	++	++	++	X	++	++	A balanced housing mix reducing the likelihood of dysfunctional communities and associated social/ crime problems developing. Joseph Rowntree (2006) details the direct correlation between a balanced housing mix and sustainable communities.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	X	X	X	X	X	X	X	No effect on indicator.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N/+	N/+	N/+	N/+	X	N/+	N/+	A mix of the size and type of houses has the potential to ensure developments have areas of ecological value, including green space and gardens, that perhaps a large block of flats/ apartments wouldn't have.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS5 - Preferred Option: Housing Mix as evidenced in SHMA

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	+	+	+	+	X	+	+	A mix of housing types and sizes has the potential to provide for better design than a uniform development of identical units. A mix of housing types allows for less impermeable ground within a development; thus aiding flood alleviation.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	No direct correlation is expected.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	No direct correlation is expected.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N/-	N	N/-	X	N	N/-	Developments of new mixed housing have the potential to require more land coverage (especially bungalows) than, for example, flats/ apartments. However, conversely, they will also have more open space (gardens etc). More of an issue on large scale urban developments, than small scale rural developments.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	X	X	X	X	X	X	X	No direct correlation is expected.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+/++	+/++	++	+	+	+/++	Providing housing to meet the local need will ensure skills sets aren't lost from the area. This will ensure businesses remain in the locality, and attract further inward investment.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	+	+	+	+	X	N	+	Providing a mix of housing in sustainable locations will ensure all sectors of the community have the opportunity to access jobs in the locality, with a reduced need to travel.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local	Will it encourage inward investment?	+	+	+	+	X	N/+	+	Providing a suitable mix of housing to meet local needs will reduce the need of the working age population with qualifications and skills to out migrate to find affordable

Appendix 2 - Policy Matrices

HS5 - Preferred Option: Housing Mix as evidenced in SHMA

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
strengthen the local economy	Will it make efficient use of economic land and property?								qualifications and skills to not migrate to more affordable and desirable housing. Having a skilled local workforce will attract inward investment.
Additional Commentary: The proposal scored positively overall, with several significantly positive scores against social and economic objectives and little correlation with environmental objectives. It would provide much-needed housing to meet the needs of the local population.									
Mitigation: Two other options are considered, but this is the preferred option. No mitigation measures are required.									

Appendix 2 - Policy Matrices

HS5 - Option 2: No Policy Included

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	-	-	-	-	N	-	-	If sectors of the population/ social groups are unable to reside in the locations they desire because the suitable house type/ tenure/ size is not provided they will not feel a sense of belonging nor empowered to participate in the democratic process.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N	N/-	N/-	N/-	X	N/-	N/-	Risk of not catering for a diverse mix of residents that could potentially sustain key services. Not including a housing mix policy would not ensure new developments and their associated services are accessible to a range of social groups/ ages etc.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	-	-/--	-	-	-	-	-	Not including a housing mix policy would not ensure an increase in the range and affordability of housing for all social groups. This may have trans-boundary implications as residents relocate to find suitable housing.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	-	-/--	-/--	-/--	N/-	-/--	-	Not including a housing mix policy could have negative implications on the indicator. A lack of suitable housing may force social groups/ sectors of the community to out migrate, this may have implications on the sustainability of, in particular, rural schools and adult education facilities.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	-	-/--	-/--	-/--	-	-/--	-	Access to adequate housing directly correlates to good health and wellbeing. Not providing suitable and attainable housing for all sectors of the community could increase homelessness, and reduce residents quality of life. Not providing accommodation with adequate support needs will increase the need for external health care. This may have trans-boundary implications as increased need for non-local health care (hospital care).
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	-	-/--	-/--	-/--	X	-	-/--	A unbalanced housing mix increases the likelihood of dysfunctional communities and associated social/ crime problems developing.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	X	X	X	X	X	X	X	No effect on indicator.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape	Will it improve the landscape and ecological quality and character of the environment?	-/+	-/+	-/+	-/+	X	-/+	-/+	Potential for positive and/ or negative correlation between the policy and the indicator. Not requiring a mix of housing types could result in development of blocks of flats with few areas of high landscape and ecological

Appendix 2 - Policy Matrices

HS5 - Option 2: No Policy Included

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
quality and character for future generations	Will it reduce the amount of derelict, unused or degraded land in the district?					X			Plans with new areas of high landscape and ecological quality. Conversely, it could result in executive developments with large gardens and areas of open space.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	N	N	N	N	N	N	No correlation between policy and objective.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N	N	N	N	N	N	No direct correlation is expected.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N	N	N	N	N	N	N	No direct correlation is expected.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N	N	N	N	N	N	No direct correlation is expected.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N	N	N	N	N	N	N	No direct correlation is expected.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	-	-	-	-	+	-	-/--	There is a risk of out migration in search of suitable housing if the policy is not included and a mix is not provided. This could have negative implications to the available skills set and attractiveness for inward investment. This may have positive trans-boundary implications with the immigration of skilled workers and more available inward investment.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N/-	N/-	N/-	N/-	X	N/-	N/-	If the appropriate housing to meet the need is not provided in sustainable locations where jobs are located, there will no reduction in the need to travel to work or improvements in access.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								

Appendix 2 - Policy Matrices

HS5 - Option 2: No Policy Included

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	-	-	-	-	N/+	-	-	There's a risk that without the policy the housing mix would not meet the needs of the working age population and those with skills and qualifications desirable to inward investors.
	Will it make efficient use of economic land and property?								
Additional Commentary: The option scored negatively overall, in particular in terms of the social and economic objectives.									
Mitigation: A different option would be favoured over mitigation measures.									

Appendix 2 - Policy Matrices

HS5 - Option 3: Include Policy with Fixed %'s of Housing Types Sought

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
Sustainable Development Objectives				Severity					
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	+	+	+	+	X	+	+	Providing housing for all sectors of the community will create a sense of community and belonging, and as such potentially encourage participation in the democratic process. Integrated communities and providing housing to meet the local need will empower all sectors of the community.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+/++	+/++	+	X	+	+/++	Successful mixed communities ensure that households of varying needs are catered for. This includes community facilities such as shops, green spaces and leisure amenities, as well as good access to employment opportunities and schools.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+	+	+	X	+	+	Including a fixed percentage figure does not allow for changes in the demographic over time to be taken into account, like option 1 does. This policy would still have a positive correlation with the indicator but option 1, as it allows for evidenced local need to be taken account of, would be of greater benefit for all social groups.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	+	+	+	+	X	+	+	Mixed and integrated communities allow the often deprived sectors of the population better access to facilities, including good schools and community facilities, including adult education.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	+	+/++	+	+	+	+	+	Access to adequate housing directly correlates to good health and wellbeing. Providing suitable and attainable housing for all sectors of the community will reduce homelessness, and improve residents quality of life. Providing accommodation with adequate support needs will reduce the need for external health care. This may have trans-boundary benefits as reduced need for non-local health care (hospital care).
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	+	++	++	++	X	++	++	A balanced housing mix reducing the likelihood of dysfunctional communities and associated social/ crime problems developing. Joseph Rowntree (2006) details the direct correlation between a balanced housing mix and sustainable communities.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	X	X	X	X	X	X	X	No effect on indicator.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape	Will it improve the landscape and ecological quality and character of the environment?	N/+	N/+	N/+	N/+	X	N/+	N/+	A mix of the size and type of houses has the potential to ensure developments have areas of ecological value,

Appendix 2 - Policy Matrices

HS5 - Option 3: Include Policy with Fixed %'s of Housing Types Sought

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
quality and character for future generations	Will it reduce the amount of derelict, unused or degraded land in the district?								including green space and gardens, that perhaps a large block of flats/ apartments wouldn't have.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	+	+	+	+	X	+	+	A mix of housing types and sizes has the potential to provide for better design than a uniform development of identical units. A mix of housing types allows for less impermeable ground within a development; thus aiding flood alleviation.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	No direct correlation is expected.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	No direct correlation is expected.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N/-	N	N/-	X	N	N/-	Developments of new mixed housing have the potential to require more land coverage (especially bungalows) than, for example, flats/ apartments. However, conversely, they will also have more open space (gardens etc). More of an issue on large scale urban developments, than small scale rural developments.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?								No direct correlation is expected.
	Will it increase waste recovery and recycling?	X	X	X	X	X	X	X	
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+	+	+	+	+	+	Providing housing to meet the local need will ensure skills sets aren't lost from the area. This will ensure businesses remain in the locality, and attract further inward investment. However, having a fixed percentage does not allow for changes in the need over time to be taken into account, this may force those with skills out of the area in search of suitable housing.
	Will new employment opportunities be created with good access?								
15. To improve	Will it reduce need to travel?								Providing a mix of housing in sustainable locations will ensure all sectors of the community have the opportunity
	Will it improve accessibility to work?								

Appendix 2 - Policy Matrices

HS5 - Option 3: Include Policy with Fixed %'s of Housing Types Sought

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
15. To improve access to jobs		+	+	+	+	X	N	+	Ensure all sectors of the community have the opportunity to access jobs in the locality, with a reduced need to travel.
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy									Providing a suitable mix of housing to meet local needs will reduce the need of the working age population with qualifications and skills to out migrate to find affordable and desirable housing. Having a skilled local workforce will attract inward investment.
	Will it encourage inward investment?								
	Will it make efficient use of economic land and property?	+	+	+	+	X	N/+	+	
Additional Commentary: The proposal scored positively overall, with several significantly positive scores against social and economic objectives and little correlation with environmental objectives. The option does not score as positively as option 1 as including a prescribed percentage does not allow for the changing demographic/ need to be taken account of. This has particular social and economic implications.									
Mitigation: Option 1 is the preferred option as it allows the flexibility to meet the need as it changes through time.									

Appendix 2 - Policy Matrices

HS6 - Preferred Option: All Schemes >10 Units Should Perform Well Against BfL12

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	No correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/+	+	+	+	?	+	+	Two of the BfL criteria relate to access to services and public transport. For developments to score well, sustainable locations will need to be a key consideration for developers. This may encourage new development in areas with strong public transport to meet the aims of this policy.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N/+	N/+	+	N/+	X	N/+	+	The criteria may encourage better standards of design and give greater weight to the functionality of new build.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	Whilst this objective relates to strongly connected areas, it does not specifically include access to educational facilities.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	?/+	?/+	N/+	X	N/+	N/+	Whilst there is no relationship to access to health services, there is an indicator dedicated to well designed open spaces. These are locally important to promoting healthy spaces for recreation and relaxation.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N	N/+	+	+	X	?/+	?/+	There is a strong relationship between integrated design and inclusive communities. Placing a stronger emphasis on the use of this criteria will encourage developers to consider the end use of new housing and how residents will use the neighbourhoods.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	?/+	N/+	?/+	X	N/+	N/+	Part of criterion highlights the need for developments to recognise and account for wildlife on site.
	Will it maintain and enhance sites designated for their nature conservation								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	X	X	X	X	X	X	X	Character of settlement is considered within criteria, however, wider integration of the landscape is not covered in detail within the policy.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N/+	+	+	+	X	N/+	+	Integration of new development with the existing settlement form and pattern is an important aspect of the BfL criteria. For developments to score well, they will need to enhance the quality of the built environment.
	Will it incorporate protection against flooding and inappropriate design?								

Appendix 2 - Policy Matrices

HS6 - Preferred Option: All Schemes >10 Units Should Perform Well Against BfL12

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	No correlation with objective
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	No correlation with objective
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	X	X	X	X	X	X	X	The sequential use of land, set in the Core Strategy, is the principal policy for promoting the reuse of land. The BfL criteria recommends the reuse of buildings, though there is little synergy between the application of this policy and the preservation of soil quality.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	X	X	X	X	X	X	X	No correlation with policy
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	X	X	X	X	X	X	X	No correlation with policy
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	?	N/+	N/+	N/+	?	N/+	+	The Core Strategy will be the principal method to distribute housing to sustainable locations. Accessibility to larger centres is central to this indicator set, and prompt developers to seek more sustainable locations than others.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	X	X	X	X	X	X	X	No correlation with objective
	Will it make efficient use of economic land and property?								
Additional Commentary: The proposal scored positively overall, borrowing design criteria from a nationally established dataset. Whilst this policy may include additional guidelines to foster sustainable development, it is a relatively unknown tool. Following the previously used national approach, BfL should be advocated for developments >10 units, but given a degree of flexibility for smaller developments. Rural scores are less positive than urban in this assessment, accounting for the reduced scale of rural developments.									
Mitigation/Enhancements: The sustainability criteria found no issue with the BfL criteria, the requirement for all new residential schemes to undertake this assessment may be overbearing. It would be therefore appropriate to amend the first paragraph of the policy to read "All development proposals should, where feasible, undertake a BfL assessment and are expected to perform well against this criteria.									

Appendix 2 - Policy Matrices

HS6 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
Sustainable Development Objectives				Severity					
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	No correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N	N	N	N	N	N	N	The current hierarchy ensures that development is directed towards the most sustainable locations. The absence of a policy would not dilute this approach, nor would it strengthen it.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N/-	-	-	N/-	X	N/-	-	The policy may have some influence on the location of new development, though it will principally affect the design of new development. Without this policy, new housing will still have to accord with design principles in the Core Strategy, though there may be less opportunity for enhancements.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	Whilst this objective relates to strongly connected areas, it does not specifically include access to educational facilities.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N	N/-	N/-	N/-	X	N	N/-	The added requirement in the BfL criteria to strategically consider open spaces may contribute to health and wellbeing. Without the policy, we are left with the old saved policy from the local plan, which does not offer much of a contribution.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N	N/-	N/-	N/-	X	N	N/-	The lack of a policy will not be detrimental to the inclusivity of new developments, however, integration may be less of a consideration without the policy.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	N/?	N	N	X	N	N	There is a duty for developers to consider the impact of development on local biodiversity. The absence of the policy does not mean there will be a greater risk to biodiversity, but enhancements may be less of a consideration.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	X	X	X	X	X	X	X	Character of settlement is considered within criteria, however, wider integration of the landscape is not covered in detail within the policy.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	?	N/-	N	X	N	N/-	This is one of the indicators which the policy contributes most to. The Core Strategy provides the overarching framework to promote good design, however, this indicator set provides a more prescriptive set of guidelines of how good design can be met.
	Will it incorporate protection against flooding and inappropriate design?								

Appendix 2 - Policy Matrices

HS6 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	No correlation with objective
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	No correlation with objective
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	X	X	X	X	X	X	X	The sequential use of land, set in the Core Strategy, is the principal policy for promoting the reuse of land. The BfL criteria recommends the reuse of buildings, though there is little synergy between the application of this policy and the preservation of soil quality.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	X	X	X	X	X	X	X	No correlation with policy
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	X	X	X	X	X	X	X	No correlation with policy
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	?	N/-	N/-	N/-	?	N/-	-	The policy gives greater consideration to the linkages of sites. Whilst the Core Strategy sets out a pattern for development, this policy considers the connectivity on a smaller scale. Without it, there may be slight negative effects, which are more pronounced in urban areas, where the policy will be more widely used.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and localise the local economy	Will it encourage inward investment?	X	X	X	X	X	X	X	No correlation with objective
	Will it make efficient use of economic land and property?								
Additional Commentary: The absence of the policy is unlikely lead to significant impacts. As the requirements for design and access statements are scaled back, this policy is useful to ensure that inclusive design and connectivity remain a key consideration in new development.									
Mitigation: None									

Appendix 2 - Policy Matrices

HS7 - Preferred Option: Support Provision of Elderly/Specialist Housing in LSCs/KSCs

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/+	N/+	N/+	N/+	X	N	+	Locating development in close proximity to community facilities e.g. polling stations will have a potential positive correlation with the level of participation in the democratic process.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+/++	+/++	++	N/+	N	+	Locating development in the most sustainable locations will ensure good access to services and facilities.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+/++	+/++	++	+	+	+/++	The policy will have direct positive correlation with providing homes for particular social groups. The policy ensures the quality of location of housing is appropriate.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N	N	N	N	N	N	The policy will have no direct correlation on the indicator.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	+/++	++	++	++	N/+	+	++	The policy will have a potential significant positive correlation with the indicator. Developments for those in the greatest need of health care will be locating in the locations where such is available, and/ or health care/ support will be provided on site.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	+	+	+	+	X	N	+	The policy will improve social inclusion and minimise any safety risks, as such the policy has potential positive implications to the indicator.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	?	?	?	X	?	X	Without identifying particular sites it is difficult to comment the impact upon the biodiversity. Additional wording could be added to the policy, which would ensure that environmental considerations are not outweighed by the draw of new development.
	Will it maintain and enhance sites designated for their nature conservation								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	?/+	N/+	N/+	X	N/+	X	The sequential approach in the Core Strategy should be followed as a first reference, however there is not much brownfield land within the LSCs. Wording could be added that requires that new development to be sympathetic with the existing landscape.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	?	?	?	X	?	X	There are a number of conservation areas and other heritage assets in the locations identified. Akin to additional wording regarding biodiversity, there should be a paragraph in this policy outlining the importance of the historic environment, which should aim to be enhanced through new development.
	Will it incorporate protection against flooding and inappropriate design?								

Appendix 2 - Policy Matrices

HS7 - Preferred Option: Support Provision of Elderly/Specialist Housing in LSCs/KSCs

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/+	+	N/+	N/+	n/+	N/+	+	It is likely the approach would reduce the need for car usage. Ensuring high standards of energy efficiency in new build housing will help reduce energy consumption.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	?/-	?	?	?	N/-	X	There will be additional requirements for water consumption as new houses are built in the district.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	?/-	N/-	N/-	X	N/-	X	It is difficult to determine the effects on this scale, as it depends on the sites chosen. Read in conjunction with the Core Strategy DPD, a sequential approach should be followed in these locations.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?	?/-	N/-	X	N/-	X	Eden District Council currently operates a door to door recycling service, and it is anticipated that the high rates of recycling could be maintained. New housing over and above the housing targets set will invariably lead to increased rates of waste, however the impacts are judged to not be significant.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+	+	+	N/+	+	+	This policy would potentially support and sustain an element of the local construction industry. It would also lead to jobs in the health care and service sector within the older people/ supported housing schemes.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N/+	N/+	N/+	N/+	N	N/+	N/+	The policy will ensure good access for those employed to care for the residents of the developments.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N/+	N/+	N/+	N/+	X	N/+	N/+	The policy has the potential to free up housing for the working age population, which in turn could attract inward investment.
	Will it make efficient use of economic land and property?								
Additional Commentary: The policy scores generally positively against the sustainability indicators overall, with significantly positive scores against the social indicators and generally positive scores against the economic indicators. It has the potential to provide housing for specialist groups in the most suitable and sustainable locations, which in turn will have some positive effects on community sustainability, jobs and inward investment. The scores against the environmental indicators are relatively neutral with some potential negative implications if the draw of new development outweighs the protection of the built and natural environment.									
Mitigation/Enhancements: Additional wording could be added to the policy, which would ensure that environmental considerations are not outweighed by the draw of new development.									

Appendix 2 - Policy Matrices

HS7 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/-	N/-	N/-	N/-	X	N	N/-	The policy is likely to have little correlation with the indicator. When compared to the preferred option, not including a policy has the potential to negatively effect access to community facilities including polling stations.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/-	N/-	N/-	N/-	X	N/-	N/-	The preferred option encourages development to be located in centres with good access to facilities, without the policy there is the potential for such developments in less sustainable locations with poor access to services and facilities.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N/-	N/-	N/-	N/-	X	N/-	N/-	Including a policy means developments for older people and those in need of support are encouraged, without a policy there is likely to be less of this type of development and/ or applications for such developments in less sustainable locations.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	No correlation between policy and indicator.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	-	-	-	-	-	-	-	When compared to the preferred option there is the potential for not including a policy to have some negative correlation with the indicator.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N/-	N/-	N/-	N/-	X	N	N/-	Recent evidence suggests a growing demographic shift in the District including a high elderly population. Not including housing for the elderly may discourage mixed, integrated communities.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	X	X	X	X	X	X	X	No correlation between policy and indicator.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape	Will it improve the landscape and ecological quality and character of the environment?	X	X	X	X	X	X	X	No correlation between policy and indicator

Appendix 2 - Policy Matrices

HS7 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
quality and character for future generations	Will it reduce the amount of derelict, underused or degraded land in the district?	X	X	X	X	X	X	X	No correlation between policy and indicator.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	X	X	X	X	X	X	X	No correlation between policy and indicator.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	No correlation between policy and indicator.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	No correlation between policy and indicator.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	X	X	X	X	X	X	X	No correlation between policy and indicator.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?								
	Will it increase waste recovery and recycling?	X	X	X	X	X	X	X	
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	X	X	X	X	X	X	X	No correlation between policy and indicator.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?								The policy will have generally neutral with some potential negative effects on the indicator.
	Will it improve accessibility to work?	N/-	N/-	N/-	N/-	X	N/-	N/-	
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key locations?								

Appendix 2 - Policy Matrices

HS7 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N/-	-	-	-	X	N/-	-	Encouraging the development of older peoples housing in particular, has the potential to free up housing for the working age population. Without the policy, this is not the case, and the working age population may be forced out of the district in search of available and affordable housing.
	Will it make efficient use of economic land and property?								
Additional Commentary: When compared against the preferred option, this option generally scores negatively against the sustainability indicators, with potential negative effects on the social indicators and economic indicators. There is little correlation between this option and the environmental indicators.									
Mitigation: The preferred option is seen as more suitable than mitigation measures.									

Appendix 2 - Policy Matrices

HS7 - Option 3: Include a Provision of Specialist Housing in New Developments >4 Units

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/+	N/+	N/+	N/+	X	N	+	Locating development in close proximity to community facilities e.g. polling stations will have a potential positive correlation with the level of participation in the democratic process.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+ /++	+ /++	++	N/+	N	+	Locating development in the most sustainable locations, in line with the Locational Strategy of the Core Strategy, will ensure good access to services and facilities.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+ /++	+ /++	++	+	+	+ /++	The policy will have direct positive correlation with providing homes for particular social groups. The policy ensures the quality of location of housing is appropriate.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	The policy will have no direct correlation on the indicator.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N/-	N/-	N/-	N/-	N/-	N/-	N/-	When compared to the preferred option, this option has the potential to have some negative correlation with the indicator. The preferred option encourages the elderly/ those in need of support to reside in one location, and so, have support on site.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	+	+ /++	+ /++	+ /++	X	+	+ /++	The policy will have significant positive effects on the indicator as it will create mixed communities, improve social inclusion and minimise any safety risks.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N	N	N	N	N	N	N	As the applications for housing for older people/ those in need of support would be submitted as part of a general housing planning application, adherence to the principles of policy CS16 will be encouraged.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape	Will it improve the landscape and ecological quality and character of the environment?	?? +	? /+	N /+	N /+	X	N /+	X	The sequential approach in the Core Strategy should be followed as a first reference, however

Appendix 2 - Policy Matrices

HS7 - Option 3: Include a Provision of Specialist Housing in New Developments >4 Units

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
quality and character for future generations	Will it reduce the amount of derelict, unused or degraded land in the district?	N	N	N	N	X	N	X	Should be followed as a first preference, however there is not much brownfield land within the LSCs.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	?	?	?	X	?	X	As the applications for housing for older people/ those in need of support would be submitted as part of a general housing planning application, adherence to the principles of policy CS17 will be encouraged.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/+	+	N/+	N/+	n/+	N/+	+	It is likely the approach would reduce the need for car usage. Ensuring high standards of energy efficiency in new build housing will help reduce energy consumption.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	?/-	?	?	?	N/-	X	There will be additional requirements for water consumption as new houses are built in the district.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	?/-	N/-	N/-	X	N/-	X	It is difficult to determine the effects on this scale, as it depends on the sites chosen. Read in conjunction with the Core Strategy DPD, a sequential approach should be followed in these locations.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?	?/-	N/-	X	N/-	X	Eden District Council currently operates a door to door recycling service, and it is anticipated that the high rates of recycling could be maintained. New housing over and above the housing targets set will invariably lead to increased rates of waste, however the impacts are judged to not be significant.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+	+	+	N/+	+	+	This policy would potentially support and sustain an element of the local construction industry. It would also lead to jobs in the health care and service sector within the older people/ supported housing schemes.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N/-	N/-	N/-	N/-	X	N/-	N/-	When compared to the preferred option the policy would not ensure the same good access for those employed to care for the residents of the developments.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key locations?								

Appendix 2 - Policy Matrices

HS7 - Option 3: Include a Provision of Specialist Housing in New Developments >4 Units

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N/+	N/+	N/+	N/+	X	N/+	N/+	The policy has the potential to free up housing for the working age population, which in turn could attract inward investment.
	Will it make efficient use of economic land and property?								
Additional Commentary: The option generally scores positively against the sustainability indicators as the general principles for housing development would be enforced. The option does not score as well against the social and economic indicators as the preferred option.									
Mitigation: For a plan to be considered sound it has to be deliverable, there is no evidence of how viable this option would make development. Therefore, the preferred option is favoured over any mitigation measures.									

Appendix 2 - Policy Matrices

HS8 - Preferred Option: Support for Agricultural Workers Dwellings

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/-	N/-	N/-	-	X	N/-	X/N	There's a risk that the occupants of developments located outside of key and local service centres will be less able to be involved in the democratic process as they can't easily access polling stations etc. There is also a risk such residents will be less involved in decision making at a local level without a strong community spirit.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	-	-/--	-/--	-	N/-	-/--	X/N	Development outside of key and local service centres is likely to have a negative correlation with access to key services and facilities, and increase the need to travel to such.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N	N/+	N	N	X	N	X/N	The policy is likely to have a positive correlation with providing a decent and affordable home for a very specific sector of the community. It will have little effect on the overall range and affordability of housing because development rates are likely to be very low.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/-	N	N	X	N	X/N	It could be perceived that the policy will have a negative correlation with the indicator as developments in locations outside of key and local service centres will have poor access to schools and adult education facilities. With low levels of development likely, it's felt the effect will be very minimal, if at all.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N/-	N/-	N/-	N/-	N	N/-	X/N	There is likely to be a slight negative correlation between the policy and the indicator, as development outside of key and local service centres will mean a need to travel to access health services. Given the small scale of development it is likely that the implications will be minor.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	Will it enhance the inclusiveness of communities?	X/N	X/N	X/N	X/N	X/N	X/N	X/N	There is a direct negative correlation between the policy and the objective as development in rural areas, outside of key and local service centres
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N/-	N/-	N/-	N/-	N	N/-	X/N	There is a potential negative correlation between the policy and the objective, as development in the open countryside is likely to be on land of high biodiversity and conservation value. Part 5 of the policy attempts to mitigate against this by requiring developments to not have any significant impacts on landscape, archaeology or conservation interests.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape	Will it improve the landscape and ecological quality and character of the environment?	N	N/L	N/L	N/L	N/L	N/L	X/N	There is the risk that developing in the open countryside will have negative implications on the landscape quality. In mitigation the policy requires development not to have any significant impacts on landscape, archaeological or conservation interests, and as such each application would be assessed on its merits. There may be limited

Appendix 2 - Policy Matrices

HS8 - Preferred Option: Support for Agricultural Workers Dwellings

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
quality and character for future generations	Will it reduce the amount of derelict, underused or degraded land in the district?	N	N	N	N	N	N	X/N	Would be assessed on its merits. There may be limited trans-boundary implications where development is located on the periphery of the district and effects landscape character outside Eden. The cumulative effect of a number of development over time may have a negative effect on the indicator.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	N	N	N	X	N	X/N	Parts 4 and 5 of the policy aim to mitigate against any detrimental impacts on the built environment, and so the effects are likely to be neutral.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N	N	N	N	N	N	No correlation between policy and objective.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	N/-	N/-	N/-	N/-	N/-	X/N	There is a potential negative correlation between the policy and the indicator as new developments will increase water consumption and are likely to require new supplies in rural locations.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	-	-	-	X	-	X/N	There is a potential negative correlation between the policy and the indicator. Where the development permissible by the policy is on Greenfield land there will be a loss of soil to development, and a change in the condition and use of land.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N/-	N/-	N/-	N/-	N/-	-	N	It is likely that the location of developments covered by this policy will not be within close proximity to recycling facilities. The amount of waste produced will be the responsibility of the occupants, and as such there is a risk of negative implications. The policy does not specify any requirements for energy efficiency/ renewables. There may be wider trans-boundary impacts of this to climate change etc.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+/+	+/+	++	X	++	X	The policy will have a direct positive correlation with retaining, and potentially supporting new rural employment. This is especially important in a rural district such as Eden.
	Will new employment opportunities be created with good access?								
15. To improve	Will it reduce need to travel?								The policy will have a direct positive correlation with improving access to rural jobs. It's impact will be small
	Will it improve accessibility to work?								

Appendix 2 - Policy Matrices

HS8 - Preferred Option: Support for Agricultural Workers Dwellings

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
10. To improve access to jobs	Will it reduce the effect of congestion?	+	+	+	+	N	+ / ++	N	Improving access to rural jobs. It's impact will be small scale though, given the one off nature of development. In rural areas this is still very significant.
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N / -	N / +	N / +	+	X	+	N	The policy will have a direct positive correlation with sustaining and strengthening rural businesses which in turn with diversify the local economy overall. There is a risk that businesses requiring a workers dwellings will be put off setting up in the district as there is a requirement for it to have been in operation for three years prior to development.
	Will it make efficient use of economic land and property?								
Additional Commentary: The policy scores positively against the economic objectives, in particular at the rural scale and in the long term. It is likely the policy will sustain and strengthen rural businesses. The policy scores negatively against the social objectives as the developments it is permitting are likely to be located in rural and sometimes remote areas where the access to services and facilities is poor, and there is less of a sense of community. The policy scores relatively neutrally against the environmental objectives, with the potential for some negative effects, particularly in the long term, if the policy isn't enforced successfully to mitigate against them.									
Mitigation: To mitigate against the potential environmental implications, parts 4 and 5 of the policy have been included. Their successful implementation will be essential.									

Appendix 2 - Policy Matrices

HS8 - Option 2/3: Do Not Include a Policy/Rely Upon Saved 1996 LP Policy HS7

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/-	N/-	N/-	-	X	N/-	X/N	There's a risk that the occupants of developments located outside of key and local service centres will be less able to be involved in the democratic process as they can't easily access polling stations etc. There is also a risk such residents will be less involved in decision making at a local level without a strong community spirit.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	-	-/-	-/-	-	N/-	-/-	X/N	Development outside of key and local service centres is likely to have a negative correlation with access to key services and facilities, and increase the need to travel to such.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N	N/+	N	N	X	N	X/N	The policy is likely to have a positive correlation with providing a decent and affordable home for a very specific sector of the community. It will have little effect on the overall range and affordability of housing because development rates are likely to be very low.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N	N/-	N	N	X	N	X/N	It could be perceived that the policy will have a negative correlation with the indicator as developments in locations outside of key and local service centres will have poor access to schools and adult education facilities. With low levels of development likely, it's felt the effect will be very minimal, if at all.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	N/-	N/-	N/-	N/-	N	N/-	X/N	There is likely to be a slight negative correlation between the policy and the indicator, as development outside of key and local service centres will mean a need to travel to access health services. Given the small scale of development it is likely that the implications will be minor.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	Will it enhance the inclusiveness of communities?	N/-	N/-	N/-	N/-	N/-	N/-	N/-	There is a direct negative correlation between the policy and the objective as development in rural areas, outside of key and local service centres
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	N/-	N/-	N/-	N/-	N	N/-	X/N	There is a potential negative correlation between the policy and the objective, as development in the open countryside is likely to be on land of high biodiversity and conservation value. Part 5 of the policy attempts to mitigate against this by requiring developments to not have any significant impacts on landscape, archaeology or conservation interests.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape	Will it improve the landscape and ecological quality and character of the environment?	N	N/-	N/-	N/-	N/-	N/-	X/N	There is the risk that developing in the open countryside will have negative implications on the landscape quality. In mitigation the policy requires development not to have any significant impacts on landscape, archaeological or conservation interests, and as such each application would be assessed on its merits. There may be limited

Appendix 2 - Policy Matrices

HS8 - Option 2/3: Do Not Include a Policy/Rely Upon Saved 1996 LP Policy HS7

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
quality and character for future generations	Will it reduce the amount of derelict, unused or degraded land in the district?	N	N	N	N	N	N	N	would be assessed on its merits. There may be limited trans-boundary implications where development is located on the periphery of the district and effects landscape character outside Eden. The cumulative effect of a number of development over time may have a negative effect on the indicator.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	N	N	N	X	N	X/N	Parts 4 and 5 of the policy aim to mitigate against any detrimental impacts on the built environment, and so the effects are likely to be neutral.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X/N	X/N	X/N	X/N	X/N	X/N	X/N	No apparent correlation.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	N/-	N/-	N/-	N/-	N/-	N/-	X/N	There is a potential negative correlation between the policy and the indicator as new developments will increase water consumption and are likely to require new supplies in rural locations.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/-	-	-	-	X	-	X/N	There is a potential negative correlation between the policy and the indicator. Where the development permissible by the policy is on Greenfield land there will be a loss of soil to development, and a change in the condition and use of land.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?								It is likely that the location of developments covered by this policy will not be within close proximity to recycling facilities. The amount of waste produced will be the responsibility of the occupants, and as such there is a risk of negative implications. The policy does not specify any requirements for energy efficiency/ renewable. There may be wider trans-boundary impacts of this to climate change etc.
	Will it increase waste recovery and recycling?	N/-	N/-	N/-	N/-	N/-	-	N	
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+/++	+/++	++	X	++	X	The policy will have a direct positive correlation with retaining, and potentially supporting new rural employment. This is especially important in a rural district such as Eden.
	Will new employment opportunities be created with good access?								
15. To improve	Will it reduce need to travel?								The policy will have a direct positive correlation with improving access to rural jobs. Its impact will be small
	Will it improve accessibility to work?								

Appendix 2 - Policy Matrices

HS8 - Option 2/3: Do Not Include a Policy/Rely Upon Saved 1996 LP Policy HS7

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
15. To improve access to jobs	Will it reduce the effect of congestion?	+	+	+	+	N	+/++	N	Improving access to rural jobs. Its impact will be small scale though, given the one off nature of development. In rural areas this is still very significant.
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N/-	N/+	N/+	+	X	+	N	The policy will have a direct positive correlation with sustaining and strengthening rural businesses which in turn will diversify the local economy overall. There is a risk that businesses requiring a workers dwellings will be put off setting up in the district as there is a requirement for it to have been in operation for three years prior to development.
	Will it make efficient use of economic land and property?								
Additional Commentary: The policy scores positively against the economic objectives, in particular at the rural scale and in the long term. It is likely the policy will sustain and strengthen rural businesses. The policy scores negatively against the social objectives as the developments it is permitting are likely to be located in rural and sometimes remote areas where the access to services and facilities is poor, and there is less of a sense of community. The policy scores relatively neutrally against the environmental objectives, with the potential for some negative effects, particularly in the long term, if the policy isn't enforced successfully to mitigate against them.									
Mitigation: The preferred option is to include a new policy rather than saving policy HS7 of the local plan. Although in sustainability terms the two options score similarly, it is the Councils intention to have all planning policy in a single document, thus making it more user friendly and accessible.									

Appendix 2 - Policy Matrices

HS9 - Preferred Option: Support for Community Land Trusts & Self Build

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N/+	N/+	?/+	+	X	N/+	X	Whether or not communities decide to go down the route of developing a CLT, it may encourage communities to discuss and understand what issues are important to them, engaging in active collaboration.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	?	?	?	X	?	X	The policy is intended to be applied to rural locations, where housing need outweighs the drive towards sustainable locations. The impacts of this policy cannot be properly assessed until locations for development are brought forward.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	+	?/+	+	X	?/+	?/+	CLTs and self build need to be driven from a need for housing for local individuals or interest group. Though CLTs can often take a long time to deliver their objectives, if successful, they can help deliver substantial numbers of affordable housing.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	CLTs may be used to develop community buildings, which could support child/adult learning, however correlation with this objective is weak.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	X	X	X	X	X	X	X	Though this policy may encourage community cohesion and vitality, there is limited correlation with this objective. All sites need to be following the principles of sustainable development, and therefore should be in suitable locations,
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N/+	+	+	+	X	+	X	Collaboration through a CLT can help develop outcomes to strengthen the inclusivity of communities.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	X	X	X	X	X	X	X	CLTs and self build will need to ensure that they meet normal planning requirements and that local biodiversity is considered in the design of new sites. The effects of this policy are uncertain, and will be need to be determined as planning applications are submitted to the Council.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	X	X	X	X	X	X	X	CLTs and self build will need to ensure that they meet normal planning requirements and ensure that the quality of the built environment is not eroded. The effects of this

Appendix 2 - Policy Matrices

HS9 - Preferred Option: Support for Community Land Trusts & Self Build

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Quality of the built environment	Will it incorporate protection against flooding and inappropriate design?	X	X	X	X	X	X	X	Of the built environment is not created. The effects of this policy are uncertain, and will be need to be determined as planning applications are submitted to the Council.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	Limited correlation with policy
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	+	X	N/+	X	The policy may encourage small developments which would support rural businesses and in particular the construction industry.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	+/-	+/-	+/-	X	+/-	X	The development of CLTs can occur outside of the development hierarchy, but are granted due to exceptional circumstances. CLTs/self build may be identified in areas with employment activity, though could equally be developed in rural areas without adequate access to employment.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N	N	N	N	N	N	This is a grassroots policy which will benefit the rural economy, however it cannot be assured that it will encourage strategic investment within the district.
	Will it make efficient use of economic land and property?								
Additional Commentary: It is difficult to determine the effects of this policy against a number of criterion, particularly the environmental indicators. Positive scores have been awarded against some of the social criteria, but the rural nature of the policy may lead to development in unsustainable locations.									
Mitigation: The policy could be expanded to include both rural and urban settlements.									

Appendix 2 - Policy Matrices

HS9 - Option 2: Do Not Include Policy

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	N	N	N	N	X	N	X	Community groups will, under the localism act, still be able to apply for CLT status. The policy does encourage CLTs/self build, though the absence will not lead to negative effects.
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	?	?	?	X	?	X	The policy is intended to be applied to rural locations, where housing need outweighs the drive towards sustainable locations. The impacts of this policy cannot be properly assessed until locations for development are brought forward.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N	N	N	N	X	N	X	The lack of a policy does not discourage CLTs from being proposed. As such,
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	CLTs may be used to develop community buildings, which could support child/adult learning, however correlation with this objective is weak.
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	X	X	X	X	X	X	X	Though this policy may encourage community cohesion and vitality, there is limited correlation with this objective. All sites need to be following the principles of sustainable development, and therefore should be in suitable locations,
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N	N	N	N	X	N	X	National legislation is supportive of emerging CLTs. The lack of a policy will not inhibit innovative communities from developing a CLT in their area.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	X	X	X	X	X	X	X	CLTs and self build will need to ensure that they meet normal planning requirements and that local biodiversity is considered in the design of new sites. The effects of this policy are uncertain, and will be need to be determined as planning applications are submitted to the Council.
	Will it maintain and enhance sites designated for their nature conservation interest?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS9 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural interest?	X	X	X	X	X	X	X	CLTs and self build will need to ensure that they meet normal planning requirements and ensure that the quality of the built environment is not eroded. The effects of this policy are uncertain, and will be need to be determined as planning applications are submitted to the Council.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	Limited correlation with policy
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	X	X	X	X	X	X	X	Limited correlation with policy
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N/+	N/+	N/+	+	X	N/+	X	The policy may encourage small developments which would support rural businesses and in particular the construction industry.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	+/-	+/-	+/-	X	+/-	X	The development of CLTs can occur outside of the development hierarchy, but are granted due to exceptional circumstances. CLTs/self build may be identified in areas with employment activity, though could equally be developed in rural areas without adequate access to employment.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N	N	N	N	N	N	This is a grassroots policy which will benefit the rural economy, however it cannot be assured that it will encourage strategic investment within the district.
	Will it make efficient use of economic land and property?								

Appendix 2 - Policy Matrices

HS9 - Option 2: Do Not Include Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Additional Commentary: Even without a policy, the council still has a duty to consider emerging CLTs and assist them through the development process if appropriate. By not promoting CLTs through the policy framework, there may be a lack of awareness of how communities can innovate to meet the needs of their area.									
Mitigation: N/A									

Appendix 2 - Policy Matrices

HS10 - Preferred Option: Conversion of Employment to Housing

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	No correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	N/-	?/-	N/-	X	>	X	The policy is intended to be applied to all settlements in the district, outside of Key Service Centres. As such, it may direct new housing to locations considered unsustainable.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	?/+	?/+	N/+	X	+	X	Though the location of development is not assured, this policy applies to housing where there is genuine identified need, which will increase the variety of housing stock.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	No correlation with objective
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	?	N/-	?/-	N/-	X	N/-	X	There are only a limited number of centres which have good access to health facilities. This policy may direct small amounts of new housing to locations poorly located to health facilities.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	X	X	X	X	X	X	X	No correlation with objective
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?	?/-	?	X	X	?	Disused and vacant buildings can often become positive sites for the growth of new biodiversity. Care should be taken on these sites to ensure that necessary mitigation measures are applied if necessary.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	?	?	?	?	?	?	?	Uncertain relationship with objective
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	N/+	?/+	?/+	X	?/+	X	Depending on the condition of the building, redeveloping disused sites can often enhance the character of the

Appendix 2 - Policy Matrices

HS10 - Preferred Option: Conversion of Employment to Housing

Table 10: Potential Option: Conversion of Employment to Housing									
	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Quality of the built environment	Will it incorporate protection against flooding and inappropriate design?	?	?	?	?	X	?	X	disused sites can often enhance the character of the area.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	?	?	?	?	?	Uncertain relationship with objective
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?	?	?	?	?	?	?	Uncertain relationship with objective
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/+	N/+	N/+	+	X	N/+	N/+	Redevelopment of employment sites may involve remediating contaminated land. This could involve improving the soil quality on sites.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N/?	N/?	N/?	N/?	X	N/?	N/?	Depending on the nature of the employment use, there is unlikely to be any increases in waste usage that would have not been generated already though previous uses.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N	N/+	N	N/+	N	N	N	Instances of conversion are likely to be small rural sites, rather than key employment areas in the towns. As such, there will be a small contribution towards the construction industry.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	+/-	+/-	+/-	X	-	+	The policy is intended to be applied to all settlements in the district, outside of Key Service Centres. As such, it may direct new housing to locations considered unsustainable.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N	N	N	N	N	N	Instances of conversion are likely to be small rural sites, rather than key employment areas in the towns. As such, there will be a small contribution towards the construction industry.
	Will it make efficient use of economic land and property?								
Additional Commentary: This policy is awarded a mix of scores, as it is difficult to understand the locations that may come forward for redevelopment. The policy scores less well against social objectives, as rural employment sites are unlikely to be accessible to a range of services. This policy may encourage the reuse of existing buildings, which would enhance the built environment, and improve environmental conditions in rural areas.									
Mitigation: Policy could enhanced by including permitting development if "there are not strong economic or environmental reasons why it would be inappropriate". This would consider any additions to biodiversity that may have developed on employment sites that have ceased to function.									

Appendix 2 - Policy Matrices

HS10 - Option 2/3: Do Not Include Policy/Align Policy Wording with NPPF

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term		Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	No correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	?	N/-	?/-	N/-	X	-	X	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	?/+	?/+	N/+	X	+	X	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	No correlation with objective
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	?	N/-	?/-	N/-	X	N/-	X	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	X	X	X	X	X	X	X	No correlation with objective
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?	?/-	?	X	X	?	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	?	?	?	?	?	?	?	Uncertain relationship with objective
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS10 - Option 2/3: Do Not Include Policy/Align Policy Wording with NPPF

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural interest?	?	N/+	?/+	?/+	X	?/+	X	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	?	?	?	?	?	Uncertain relationship with objective
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?	?	?	?	?	?	?	Uncertain relationship with objective
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N/+	N/+	N/+	+	X	N/+	N/+	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N/?	N/?	N/?	N/?	X	N/?	N/?	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N	N/+	N	N/+	N	N	N	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	N	+/-	+/-	+/-	X	-	+	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	N	N	N	N	N	N	N	There is an emphasis in the NPPF to redevelop empty buildings used previously for employment. In the absence of a policy, the NPPF (p.51) would be a guiding policy.
	Will it make efficient use of economic land and property?								

Appendix 2 - Policy Matrices

HS10 - Option 2/3: Do Not Include Policy/Align Policy Wording with NPPF

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Additional Commentary: In the absence of up to date policies, the NPPF will be the prevailing policy position. Without this policy, the NPPF would take precedent, leading to the same outcomes on sustainability objectives as there is with a policy. The main difference between the preferred option and this policy is the removal of the 12 month clause for advertising prior to release of land. There are unlikely to be any differences in the potential outcomes of the policy upon sustainable development objectives.									
Mitigation: Policy could enhanced by including permitting development if "there are not strong economic or environmental reasons why it would be inappropriate". This would consider any additions to biodiversity that may have developed on employment sites that have ceased to function.									

Appendix 2 - Policy Matrices

HS11 - Preferred Option: Permit Holiday Accommodation According to Locational Hierarchy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/+	N/+	N/+	N/+	X	N/+	N/+	The current policy does not curtail the locations which are considered suitable for new holiday lets. This policy will, in the main, ensure that new development is focussed on areas which have better access to services and public transport.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	+/?	+/?	+/?	X	+/?	+/?	This policy releases existing holiday units to potentially be used as affordable accommodation. Though this may release new units for those in housing need, historically there have been many holiday homes approved in rural areas outside our development hierarchy. This could be enhanced through a clause which would ensure that conversions to affordable units only occur where they are in areas with adequate service provision.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	?	?	N/+	N/+	X	N/+	N/+	Though this policy directs development to our KSCs and LSCs, the vast majority of our settlements do not have easy access to health services. The policy does however promote a pattern of development through the conversion of these units which is more sustainable than that set in the housing SPD.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	N	N	N	N	X	N	N	The policy will lead to development in more appropriate locations, however the temporary nature of the housing is unlikely to bring any benefits to community cohesion.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?/N	N	N	X	N	N	Regarding the conversion of existing farm buildings, developments will need to consider the implications to local biodiversity. In particular, new developments should compensate for any biodiversity that may be affected on site. This may include the construction of bat boxes, or nesting areas in eaves.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	N	N	N	X	N/+	N	Eden has a number of holiday let properties within the district, in both rural and more urban areas. This policy would promote a more sustainable pattern of development than set in the SPD, which may avoid development of new units in more remote areas with potential landscape considerations.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?/+	N/+	N/+	N/+	X	+	N/+	Farm diversification can provide an opportunity to redevelop traditional buildings. Additional wording in the

Appendix 2 - Policy Matrices

HS11 - Preferred Option: Permit Holiday Accommodation According to Locational Hierarchy

Option 1: Preferred Option: Potential Holiday Accommodation According to Locational Hierarchy									
	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Quality of the built environment	Will it incorporate protection against flooding and inappropriate design?								policy which encourages the reuse of appropriate buildings would enhance this indicator.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	?/+	?/+	N/+	N/+	?	N/+	N	By focussing the potential location of future holiday accommodation to within established settlements, the policy presents more opportunities for residents to utilise alternative modes of transport, which may lead to a reduction in emissions.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	Numbers of potential units are not likely to be significant. Limited correlation with objective.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N	N	N	N	N	N	This policy is unlikely to lead to significant impacts upon local soil quality.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?/+	N/+	N/+	N/+	X	N/+	N	The Core Strategy and Housing SPD allow holiday accommodation in locations outside the locational strategy. This can lead to development away from built up areas, placing a strain on recycle collection facilities. By focussing development in suitable locations, Eden's recycling facilities can continue to operate a door to door service.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N	N	N	N	N	N	N	Though the construction industry will benefit from new development, it is unlikely that the policy will lead to significant benefits.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	X	X	X	X	X	X	X	Principal part of policy relates to new holiday accommodation, which bears little relationship to employment access.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	?/+	?/+	N/+	+	X	+	N	Allowing the conversion of farm buildings to holiday accommodation may be essential to farm diversification. Though numbers are likely to be small, it is important to help sustain the rural economy in Eden
	Will it make efficient use of economic land and property?								
Additional Commentary: This policy represents an improvement on previous policy documents, through encouraging holiday lets, and the conversion of holiday lets to affordable homes in sustainable locations. Following the locational hierarchy set in the Core Strategy will lead to a reduced need to travel, and promote farm diversification outside of the KSCs/LSCs. Though the policy directs holiday lets to more appropriate locations, the opportunity to convert rural units to affordable units may also lead to unsustainable outcomes. What is uncertain is whether there is a demand for holiday accommodation within our current settlement hierarchy, and whether land owners will choose to develop an open market unit if given the choice, as this may be a more profitable enterprise.									
Mitigation/Enhancement: The policy could be enhanced though the following inclusions. a) The reuse of traditional farm buildings is encouraged for holiday accommodation, provided there are not significant ecological reasons for doing so. b) The spread of converted units from holiday to affordable gives greater consideration to sustainable locations. As fuel poverty becomes more of an issue in Eden, conversions of holiday units should consider the end users needs, including accessibility.									

Appendix 2 - Policy Matrices

HS11 - Option 2: Do Not Include a Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N/-	N/-	N/-	N/-	X	N/-	N/-	Without a locational policy new holiday accommodation could be built in areas without suitable access and facilities.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	N	N	N	N	N	N	N	The Housing SPD already facilitates the change of use from holiday let to affordable housing for those in need.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	?	?	N/-	N/-	X	N/-	N/-	Though this policy directs development to our KSCs and LSCs, the vast majority of our settlements do not have easy access to health services. The pattern of development proposed would be less sustainable than the preferred policy.
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	?/N	N	N	X	N	N	Regarding the conversion of existing farm buildings, developments will need to consider the implications to local biodiversity. In particular, new developments should compensate for any biodiversity that may be affected on site. This may include the construction of bat boxes, or nesting areas in eaves.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	N	N	N	N/-	X	N/-	N	In the absence of a policy, isolated developments are more likely to occur, giving rise to cumulative impacts on Eden's landscape quality.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS11 - Option 2: Do Not Include a Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	N	N	N	N	N	N	N	The absence of a policy is unlikely to affect the built environment.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N/-	N/-	N/-	N/-	N/-	N/-	N/-	Proliferating the spread of new holiday accommodation in rural areas will lead to slight negative effects on air quality, as there will be a reliance on private vehicles to access services and facilities.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	X	X	X	X	X	X	X	Numbers of potential units are not likely to be significant. Limited correlation with objective.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	N	N	N	N	N	N	N	This policy is unlikely to lead to significant impacts upon local soil quality.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	N/-	?/-	N/-	N/-	X	N/-	N	Eden has a responsibility to collect recycling and waste from new developments. Without a policy, new holiday accommodation may be built in areas which place additional pressure on recycling facilities.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	N	N	N	N	N	N	N	Though the construction industry will benefit from new development, it is unlikely that the policy will lead to significant benefits.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	X	X	X	X	X	X	X	Principal part of policy relates to new holiday accommodation, which bears little relationship to employment access.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	?/-	?/-	N/-	-	X	-	N	The absence of a policy may be detrimental to rural businesses seeking to diversify.
	Will it make efficient use of economic land and property?								

Appendix 2 - Policy Matrices

HS11 - Option 2: Do Not Include a Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Additional Commentary: This scenario included a mix of positive and negative scores. Whilst the policy would limit development in the rural areas, this may actually impede the delivery of the services that are considered important to the sustainability criteria. Neutral to positive scores were recorded in terms of ecological objectives, which would serve to preserve not enhance the natural environment.									
Mitigation: The policy is quite focussed in its remit, alternative options rather than mitigation would be suitable.									

Appendix 2 - Policy Matrices

HS12 - Preferred Option: Live/Work Units

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N	N/-	?/-	N/-	?	N/-	N	At present, new employment development in the rural areas needs to ensure that it does not have a significant impact on transport. By not defining a scale, it is difficult to understand the impacts of development relating to how many employees may be travelling to a new employment development.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	N/+	N/+	N/+	X	+	?/N	This policy will be beneficial to those who need to live in a particular location due to work constraints, though this policy is unlikely to significantly influence the housing sector.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	+/-	+/-	+/-	X	N	N	Applied in settlements, this policy may help to keep a mix of uses within villages, and retail employment locally. Depending on the use, this may be favourable with local residents, or be decisive if the end use is disruptive. Outside of settlements, this policy will not contribute towards community cohesion.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	N/?	N/?	N/?	X	N	N	Policy CS14 presents a wider view of rural employment and requires that new development does not lead to negative effects on the natural environment. The policy could further suggest that enhancements are made within new developments to support and enhance biodiversity.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	?	N	N/?	N/?	?	N/?	N	Policy CS14 presents a wider view of rural employment and requires that new development respects local landscape character. Development is limited to small scale operations that are unlikely to lead to significant impacts.
	Will it reduce the amount of derelict, underused or degraded land in the district?								
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	N/?	N/?	N/?	X	N	N	Policy CS14 presents a wider view of rural employment and requires that new development is sympathetic to the

Appendix 2 - Policy Matrices

HS12 - Preferred Option: Live/Work Units

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Quality of the built environment	Will it incorporate protection against flooding and inappropriate design?								built environment. Reiteration of the reuse of existing buildings would strengthen this policy.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N/-	N/-	-	?	N/-	N	The locations affected through this policy are likely to be rural, and as such will not have significant issues with air quality. New development in rural areas will, however, lead to increased levels of transportation to and from the place of work that may not have access to any public transport. On this basis, slight negative scores are awarded.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?/-	N/-	N/-	-	?	N/-	N	Depending on the employment use, there could be a low to moderate impact on water resources as part of new development.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?/-	N/-	N/-	-	?	N/-	N	To reduce the impact of new development, policy CS14 advocates the reuse of traditional buildings where possible.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?/-	?/-	?/-	X	?/-	N	Depending on the employment use, there could be additional waste generated from the development. Significant effects are not anticipated, however there may be slight negative impacts from additional development.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	?	?/+	?/+	?/+	?	?/+	?	The policy has the potential to create new opportunities for rural development, though it does not assure that they will be in suitable locations.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	?	N/-	-	-	X	-	N	The policy may encourage new employment development in areas not considered sustainable. Whilst this will bring benefits to the local economy and job market, there should not be significant development in poorly related areas. Mitigation measures suggested below.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	?	N/+	N/+	N/+	X	+	X	Presenting opportunities for new/existing businesses to expand or relocate will strengthen the rural economy, though it is unlikely to result in more strategic inward investment.
	Will it make efficient use of economic land and property?								
Additional Commentary: This policy ensures that small scale employers can establish or expand operations, reflecting the rural nature of the district. Many of the indicators are judged on sustainability impacts including accessibility. On this basis, the policy is awarded a number of slight negative scores.									
Mitigation/Enhancement: The following inclusions would improve the sustainability of the policy a) If located in a rural area, developers need to demonstrate why the needs of the business cannot be met in a more sustainable area. b) Small scale live/work developments will be permitted in KSC/LSCs, however in rural areas, new businesses will be limited to owner occupiers. This would ensure that SMEs establish businesses not in inaccessible rural areas, but locations which encourage sustainable transport.									

Appendix 2 - Policy Matrices

HS12 - Option 2: Do Not Include a Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it increase the ability of people to influence decisions?								
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	N	N+	?/+	N/+	?	N/+	N	Locations proposed may not necessarily be in areas considered accessible to key services. Without a policy, live work units may still be permitted in Key or Local Service Centres, in a more sustainable pattern of development.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	?	+/-	+/-	N/-	X	+	?/N	There may be circumstances where there is a genuine need for individuals to live in the same premises as their place of work which is not covered through the agricultural workers policy. Without a policy, suitable housing may be difficult.
	Will it increase the range and affordability of housing for all social groups?								
4. To improve the level of skills, education and training	Will it improve qualifications of children?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it improve qualifications and skills of adults?								
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	X	X	X	X	X	X	X	Limited correlation with objective
	Will it positively affect the wellbeing of people? Will it reduce the need for health services?								
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	+/-	+/-	+/-	X	N	N	Applied in settlements, this policy may help to keep a mix of uses within villages, and retail employment locally. Depending on the use, this may be favourable with local residents, or be decisive if the end use is disruptive.
	Will it contribute to cultural identity and crime reduction?								
7. To protect and enhance biodiversity	Will it protect and enhance biodiversity?	?	N/?	N/?	N/?	X	N	N	Policy CS14 presents a wider view of rural employment and requires that new development does not lead to negative effects on the natural environment. The policy could further suggest that enhancements are made within new developments to support and enhance biodiversity.
	Will it maintain and enhance sites designated for their nature conservation interests?								
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	?	N	N/?	N/?	?	N/?	N	Policy CS14 presents a wider view of rural employment and requires that new development respects local landscape character. Development is limited to small scale operations that are unlikely to lead to significant impacts.
	Will it reduce the amount of derelict, underused or degraded land in the district?								

Appendix 2 - Policy Matrices

HS12 - Option 2: Do Not Include a Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	N/?	N/?	N/?	X	N	N	Policy CS14 presents a wider view of rural employment and requires that new development is sympathetic to the built environment. Reiteration of the reuse of existing buildings would strengthen this policy.
	Will it incorporate protection against flooding and inappropriate design?								
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	N	N/-	N/-	-	?	N	N/-	Most new development will generate levels of air pollution, even if insignificant. Without this policy there is likely to be similar issues, however they will be directed more towards Key or Local Service Centres.
	Will it lead to an improvement in air quality?								
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	?/-	N/-	N/-	-	?	N/-	N	Depending on the employment use, there could be a low to moderate impact on water resources as part of new development.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?/-	N/-	N/-	-	?	N/-	N	To reduce the impact of new development, policy CS14 advocates the reuse of traditional buildings where possible.
	Will it maintain the present condition and use of land?								
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	?	?/-	?/-	?/-	X	N	N/-	Depending on the employment use, there could be additional waste generated from the development. Significant effects are not anticipated, however there may be slight negative impacts from additional development.
	Will it increase waste recovery and recycling?								
	Will it encourage energy efficiency and renewable energies?								
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	?	?/+	?/+	?/+	?	N	?/+	The policy has the potential to create new opportunities for development in local service centres, which should by definition have reasonable accessibility.
	Will new employment opportunities be created with good access?								
15. To improve access to jobs	Will it reduce need to travel?	?	N/+	N/+	N/+	X	N/+	N/+	The lack of a policy would inhibit additional rural development, ensuring that new enterprise is positioned in a resilient and sustainable location.
	Will it improve accessibility to work?								
	Will it reduce the effect of congestion?								
	Will it reduce journey times between key destinations?								
16. To diversify and strengthen the local economy	Will it encourage inward investment?	?	N/+	N/+	N/+	X	+	X	Presenting opportunities for new/existing businesses to expand or relocate will strengthen the rural economy, though it is unlikely to result in more strategic inward investment.
	Will it make efficient use of economic land and property?								

Appendix 2 - Policy Matrices

HS12 - Option 2: Do Not Include a Policy

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Additional Commentary: The Council do not currently have a policy on live work units. Without a policy, all live work proposals are judged solely against policy CS14 of the Core Strategy and policy HS7 of the 1996 Local Plan. This policy option has been awarded more positive scores than the preferred option, as it limits the spread of live work units to locations that are able to access services, and do not rely upon workers travelling to unsustainable locations.									
Mitigation/Enhancement: If the preferred option incorporated the enhancements presented by the SA, it would become a more sustainable and proactive in bringing forward development. It would however seek to prevent inappropriate development in areas which cannot be accessed by the workforce other than private vehicle.									