

Appendix 3 – Policy Matrices

LS1 & LS2 – Locational Strategy and Housing Targets and Distribution

	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/A							N/A
	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?	0	+	+	++	0	+	++	Overall the policy is minor positive for access to facilities and services because of the lack of mention of these in the other market towns and rural hubs. Locally and in urban areas the rating is more likely to be a major positive, as this is where the majority of people will access services and facilities. The policy could be improved by referring to key services as well as facilities and ensuring that these are supported and encouraged in all the market towns and key hubs, not just Penrith and appropriate to the scale of the village, as already highlighted in the policy. Cumulatively and synergistically effects will worsen as growth occurs, unless improvements to policy wording are added to safeguard key services and facilities in less populated areas.
	Will it improve access to facilities?	0	+	+	++	0	+	++	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	+	Whilst this policy is about the distribution of new development, it has not been possible to score it as a major positive because the policy does not refer to 'quality' housing. It is strongly recommended that quality is inserted in to the policy. Affordability is only mentioned for the rural areas as an exception policy and the range of housing type is not referred too at all. Whilst the later may not be a locational issue, affordability is. What is in most need in the market towns and rural areas? One bedroom or four bedroom homes, for example. The amount of affordable housing should also be stated in the policy not just in the explanation, to ensure the appropriate policy hook, to secure and give certainty for developers on affordable housing needs. Cumulative impacts could get worse if the quality, affordability and range of housing is not addressed in this locational policy.
	Will it increase the range and affordability of housing for all social groups?	0	+	+	+	0	+	+	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	0	+	+	+	0	+	+	This will only ever be a minor positive outcome because whilst new development, particularly in the rural areas, will help support local schools to remain open, other factors outside of planning influence a child's ability to succeed at school and improve life chances. There are no cumulative or synergistic effects of note.
	Will it improve qualifications and skills of adults?	0	+	+	+	+	+	+	

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
5. To improve the health and sense of well-being of people		0	+	+	+	0	0	+	Similarly to comments on facilities and services, health provision should be considered as part of access to services and facilities, such as hospitals, doctors, dentists, day care centres, and end of life centres. The policy hints to facilities, which might include aspects for health benefits, but the policy needs to be more specific about the locational strategy, for example, is a new hospital needed to cope with the proposed growth and changing demographic, i.e. an increase in elderly people in Eden? Cumulative and synergistic effects could worsen if health services are not considered at this strategic level.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	N/A							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	++	0	+	+	Generally the policy is creating an inclusive community; however this will be improved by taking into account the recommendations for improvements to the policy wording on other SA objectives.
	Will it contribute to cultural identity and crime reduction?	0	+	+	++	0	+	+	Distributing the proposed growth in a way which meets historic growth patterns could be argued to be culturally aware; proof of such an approach would be needed. Crime is something which needs to be considered both for urban and rural areas as the issues will be different, such as fuel theft in rural areas and perhaps anti-social behaviour more readily an issue in urban areas. Both issues can be limited through design and should be considered in a separate design policy in the plan and referred to other development plan documents, such as a design SPD. Consultation with the local police would be useful to understand the main issues and seek their comments on the plan. There are no cumulative or synergistic issues of note.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	-	-	--	-	--	0/-	New developments, which are most likely on Greenfield sites in Eden due to little available derelict land and therefore, will always impact negatively on biodiversity. However, schemes can mitigate this negative by incorporating biodiversity into their landscaping through provision of adequate garden space, allotment provision, contributions to green infrastructure, on and off site, including open space. Cumulative and synergistic effects could worsen if biodiversity is not properly considered at the design and site allocation stage.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	-	-	--	-	--	0/-	Similarly to biodiversity, increases in proposed growth can place increased pressure on our sites of nature conservation interest whether a local, national or international site. New developments should be well sited to minimise such risk of harm and incorporate good landscaping, which will provide micro habitats and contribute to a network of habitats to act as stepping stones to more important designated sites. Cumulative and synergistic effects could worsen if nature conservation is not properly considered at the design and site allocation stage.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	+	+	-	?/-	+	++	Strategically focusing on the market towns and restricting development in smaller villages and open countryside will protect the landscape from inappropriate development. However, increased need in Eden, which has limited Brownfield sites, will always have negative impacts. To mitigate this harm all schemes need to incorporate onsite and/or off site features connected to the landscape and improve ecological value and character of the local environment. Cumulative and synergistic effects could worsen if these aspects are not properly considered at the design and site allocation stage.
	Will it reduce the amount of derelict, underused or degraded land in the district?	-	+	+	+	?/+	+	+	This would ordinarily be a major positive in all areas, however because Eden has a low amount of Brownfield land this means that new development is most likely to occur on Greenfield. Reference could be made in strategic policy with regards to Brownfield site development first, but otherwise developments on Greenfield could help to clean up the environment of underused land through contributions based levies. If land which is derelict remains underused, cumulatively this will continue to cause blight at the local level, including with regards to the contamination of the soil on site.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	?/-	-	?	?	?	?	It is unclear as to how the policy will impact on historical, archaeological and cultural values as the policy does not refer to these values. Consideration needs to be given to how new developments can contribute to these sustainability aspects, perhaps through design, but also through proposed locations. Another alternative to the policy for the distribution of growth may be to investigate the historic growth patterns for the market towns and identify sites for development based on these findings.
	Will it incorporate protection against flooding and inappropriate design?	0	-	-	-	-	-	-	This is generally a minor negative outcome because all new developments will increase hard-standing and influence surface water run-off, which will in turn adversely impact upon areas outside of the district through the network of drainage, rivers and streams. Flood prevention and mitigation schemes have been completed in the district and these along with other measures, such as SUDS in well-designed developments, which take into account water resources, will limit the adverse impacts of flooding. Clearly, site allocations will be vital to avoid high flood risk areas and separate policy on requirements for development that must occur in flood risk areas, should include detailed mitigation measures. This should be guided by the plans SFRA. Cumulative and synergistic impacts could worsen if flooding is not dealt with appropriately at the strategic level.

	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?	0	0/-	0/-	-	0/-	-	0	Emissions from new development are border line neutral to minor negative. New development will increase emissions, but strategy is focusing growth in market towns where need to travel will be reduced. Rural development will most likely however, result in a need to travel by private car. New builds should be as energy efficient as possible and this will help reach a more neutral outcome. Cumulative and synergistic effects will worsen if the issue of GHG emissions is not seriously addressed.
	Will it lead to an improvement in air quality?	0	0/-	0/-	-	0/-	-	0/-	Similar to above, the policy is seeking to locate development in market towns primarily. However, new development will always increase pollution of all types regardless of mitigation measures. The policy and the plan as a whole needs to ensure from construction phase to end use air quality is protected from getting any worse and improvements incorporated into the design. Tree planting will help with filtration of pollutants at a local level and should be intrinsic in design schemes. Cumulative and synergistic effects will worsen if the issue of air quality is not seriously addressed.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	Similar to air quality and GHG emissions, new development will increase demand and supply pressure on water resources. High water saving measures will be needed as part of all designs. Grey water harvesting and recycling is one way in reduce run off and save water. Incorporating water butts into all new homes for occupants to use will also reduce subsequent water use in gardens. Cumulative and synergistic effects will worsen if the issue of water is not seriously addressed.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	0	0	0/-	0	++	-	By focusing development in the market towns the policy is broadly reducing the loss of soils in the rural areas, which are more valuable, for example for agricultural use, the growing of crops. However, as the area has limited derelict land the use of Greenfields on the edge of towns is more likely and will result in loss. Overall this is considered a neutral impact and when site allocations are considered, the agricultural value of the sites should be part of the sites assessment, avoiding the most versatile agricultural land. Cumulative and synergistic effects could occur over a long period of time as places continue to grow and meet the demand for new housing and employment. Mitigation and compensation, and good design will be critical in order to ensure the best soils and land is not lost for ever.
	Will it maintain the present condition and use of land?	0	0	0	0/-	0	++	-	As above. The focus of development to the market towns reduces pressure on existing uses of land, particularly in rural areas. However, limited derelict land etc... same as above.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	-	-	Even with mitigation in place, more people, and more development will equal more waste, from construction through to end user. On site facilities to more easily recycle and compost will be essential, for example every home and business to be provided with a composting bin and a storage area to separate recyclable goods. The use of natural resources from the siting of allocated land to the materials used for construction, all need proper consideration and appropriate policy to encourage appropriate developments and behaviour changes. Cumulative and synergistic effects are likely to get worse if measures are not put in place.

	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 increase waste recovery and recycling?	0	0/+	0/+	0/+	0	0/+	0/+	
	Will it encourage energy efficiency and renewable energies?	0	-	-	-	0	-	-	Currently this policy does not strategically consider energy and renewables. Another policy may address strategic energy requirements as a result of the plans proposals. However, it is obvious that greater levels of development will increase demand and supply of all energy types. Renewable forms of energy should be the primary focus for new developments and where these are not possible, fossil fuel based energy provided. Energy efficiency of new developments will need to be of the highest capability to reduce energy wastage and end user energy costs, especially where renewables are not feasible. Cumulative and synergistic effects are likely to get worse if measures are not put in place.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	++	It is considered that the policy will seek to retain new jobs, as new development is likely to increase the number of people who may be end users of their services. No cumulative or synergistic effects of note have been identified.
	Will new employment opportunities be created with good access?	0	+	+	+	+	+	++	The policy proposes new employment provision and is therefore likely to increase the number of people of working age and bring in new skills into the area, along with new employment opportunities in both rural and urban areas of the district. Accessibility will be better in the urban areas, but the rural economy is essential to support, even though access to these areas may not be good. Provisions of employment land should be based on the economic evidence base to ensure the land is appropriate to secure the type of employment investment needed in the area. Accessibility to these new areas from existing and new developments, such as housing is needed to be taken into account; this will benefit other sustainability criteria, such as reducing the need to travel. No cumulative or synergistic effects of note have been identified.
15. To improve access to jobs	Will it reduce need to travel?	0	+	+	+	+	+	+	Similar to above. New development is focused in the market towns, but it is recognised that a healthy rural economy is essential, which may mean that a reduction in the need to travel in some rural areas will be helped with some small scale growth. Mitigation in terms of impacts on the landscape includes grouping developments together, designating employment zones in rural as well as urban areas. Individual isolated developments in rural areas could cumulatively worsen impacts on the rural landscape. No synergistic impacts were identified.

	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 improve accessibility to work?	0	+	+	+	+	+	+	Similar to above. The policy makes provision for employment, but it is suggested the positive rating could be improved if a quantity of employment provision were to be included in the policy, for example 10 hectares in Penrith at three different sites, one to the north, etc. No cumulative or synergistic effects have been identified.
	Will it reduce the effect of congestion?	0	0/-	0/-	-	+	-	0/-	Increased development is generally accepted to increase congestion. Focusing development in the market towns will possibly reduce the need to travel, but behaviour change is difficult to attain and therefore more cars on roads are likely. Locally, impacts will be minor negative, as some people may walk or cycle more to work with improved facilities for such movement. Transboundary congestion may improve as more job opportunities improve the ability for people to work in the district. However, in rural locations, this improvement is less likely. Cumulative and synergistic impacts could worsen unless excellent design and sustainable modes of travel are well thought out and incorporated into design schemes for all forms of development.
	Will it reduce journey times between key destinations?	0	0/-	0/-	0/-	+	0/-	0/-	For similar reasons to above, journey times will be influenced by the ability for sustainable modes of travel to be incorporated into the strategic growth of places. Focusing growth in the market towns is likely to increase journey times in these areas and if new development will focus on keeping talent in the local area then less migration will occur, improving journey times elsewhere. Without strong sustainable modes of travel, cumulative and synergistic impacts could worsen.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	+	+	+	+	+	++	The policy is seeking to provide new development and therefore could be said to be encouraging investment, in all areas. As most development is provided in the market towns, a major positive impact is likely to be in the urban areas. Cumulative and synergistic impacts could grow more positive over time as business and employment opportunity improves. A minor positive impact dominates because other factors will influence the success of this policy, some of which are outside of the planning system.
	Will it make efficient use of economic land and property?	0	?/++	?/++	?/++	+	?/++	?/++	The policy is not specific about the location of land for economic use. The principle of a focus in the market towns and enabling more rural communities to grow economically will certainly provide a good foundation. The policy could be strengthened by stating more clearly where employment land is promoted and where allocations are to be designated. Cumulative and synergistic impacts could also be improved by increasing the detail in the policy, without this, certainty for developers is reduced and therefore could result in less sustainable economic development coming forward in the district.

Additional Commentary	Policy LS1 is an emerging policy for the distribution of new development. This SA attempts to assess its draft wording to make recommendations on improving its final content and as part of this considers any reasonable alternatives.
Reasonable Alternatives	Option 1: Equal percentage growth across all the market towns based on 70% in towns and 30% in rural areas, i.e. 17.5% growth in each of the market towns of Penrith, Alston, Appleby, and Kirkby Stephen. Option 2: Distribute growth more evenly across urban and rural areas, i.e. 50% in the market towns and 50% in the rural areas. Therefore each of the market towns would grow by 12.5% instead of 17.5% as per option 1. Option 3: Identify sites through investigating the historic growth pattern of the market towns (organic growth), rural villages and hamlets, and allocate land, including percentage development growth, accordingly. In combination with these three alternative options, you should also consider altering the affordable housing percentage to be specific to each market town. An evidence base would be needed to guide this alternative, which is currently unavailable to draw on.
Mitigation/Recommendations	<p>What is meant by 'sustained development appropriate to that of a large town'? It is recommended that a total figure for growth in housing over the plan period is identified, for example as outlined in policy LS2, 70% of the total growth for Eden is proposed in the Market Towns, 50% of which is earmarked for Penrith, the largest Market Town. It is recommended to identify this in policy LS1 to set the context. Consideration to merging these two policies into one should be given. It is also recommended that key services, as well as facilities is mentioned in the policy and that these are supported, and will be improved in the market towns and the key hubs, not just in Penrith. This will ensure that rural communities will have better access to key services like doctors and schools, and in turn improve other sustainability criteria such as, improved wellbeing and education. Affordability of housing needs to mention in the policy and consideration should be given to including the type and/or range of housing needed. Consideration is needed on health provision requirements, a new hospital for example. It is recommended that the police be consulted to understand crime issues in the rural and urban context and consideration be given to addressing crime through a design policy or separate policy document such as a SPD, if found to be a significant issue in Eden. Integrated sustainable modes of travel need to be included into the strategic delivery of the locational strategy. The incorporation of biodiversity; nature conservation; landscape; underused land; areas of historical, archaeological and cultural value, into appropriate policy, development schemes and master-planning of sites will be vital to ensure the success of this strategic policy. Appropriate policies on these topics will be key. Well-designed developments that incorporate SUDS and save water are needed, for example: grey water harvesting and recycling is one way in reduce run off and save water; incorporating water butts into all new homes for occupants to use will also reduce later water use in gardens, an appropriate natural resources policy is recommended. Site allocations should avoid high flood risk areas and a separate policy on requirements for development that must occur in flood risk areas, should be included, guided by the SFRA. New builds should be as energy efficient as possible, with a policy guiding requirements. The policy and the plan as a whole, needs to ensure from construction phase to end use, air quality is protected from getting any worse and improvements incorporated into the design. Tree planting will help with filtration of pollutants at a local level and should be intrinsic in design schemes. Site allocations should consider the agricultural value of the land/soil, avoiding the loss of the best and most versatile land. Mitigation and compensation will be difficult once prime land is lost to development, regardless of how good the design of the site is. Facilities to more easily recycle and compost will be essential, but the use of natural resources from the siting of allocated land to the materials used for construction, all need proper consideration and appropriate policy to ensure appropriate developments and encourage behaviour changes. Renewable forms of energy should be the primary focus for new developments. Energy efficiency of new developments will need to be of the highest capability to reduce energy wastage and end user energy costs, especially where renewables are not feasible. Appropriate policy on energy efficiency and renewable energy is needed. Provisions of employment land should be based on the economic evidence base to ensure the land is appropriate to secure the type of employment investment needed in the area. Accessibility to these new areas from existing and new developments, such as housing is needed to be taken into account; this will benefit other sustainability criteria, such as reducing the need to travel and green infrastructure requirements. Mitigation in terms of impacts on the landscape includes grouping developments together, particularly in rural areas and designating employment zones in urban areas. The policy could be improved by stating the quantity of employment provision required in the policy, for example 10 hectares in Penrith at three different sites, one to the north, etc., for example. Excellent design and sustainable modes of travel need to be well thought out and incorporated into design schemes for all forms of development. The policy could be strengthened by stating more clearly where employment land is promoted and where allocations are to be designated.</p>
Policy wording recommendation	It is not possible to provide a complete policy rewording due to the mitigation and recommendations offered and the possibility of a different approach for the locational strategy as set out by the alternatives. A further SA will be necessary to advise on the final policy wording for LS1.

PEN 1 – A Town Plan for Penrith

	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/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	0	+	++	The policy allocates both housing and employment land in Penrith and land for a primary school and cemetery extension. Providing housing and employment in the main settlement cements services which are available and ensures access to the larger population which live there. No cumulative or synergistic impacts identified.
	Will it improve access to facilities?	0	+	+	+	0	+	++	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	++	0	+	++	The policy allocates land for 1,800 new homes over the lifetime of the Plan and includes for a percentage of affordable units. This is a major positive. It is not expected to have any trans-boundary impacts.
	Will it increase the range and affordability of housing for all social groups?	+	++	++	++	0	0	++	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	0	0	0	0	0	0	0	The requirement to have a new primary school is noted, however, the provision of new educational facilities does not necessarily correlate to improved educational standards or levels of qualifications therefore the policy is scored as neutral.
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	Increasing the population offers greater certainty that existing services such as Penrith Hospital will be retained. This benefits the wider District who will not have to commute to Carlisle for minor treatments.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	0	0	++	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	?	?	?	?	?	?	The policy does not give design guidance on how development should interact with those existing as this is covered within other policies within the plan therefore the outcome is uncertain. However, the use of other policies in consideration of applications under this policy will mitigate effects.
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	0	0	+	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							This has been scored as n/a as it is not included in the policy for consideration as the policy seeks to confirm numbers and requirements for Penrith. However, biodiversity impacts are considered under other policies within the Plan and would ensure due consideration was given to interests
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a							

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?	0	0	0	0	0	0	0	This has been considered neutrally as the policy does not contain any direct references to the landscape or the ecological value and character of the environment. However, these elements are considered within other policies within the Plan which would be part of the decision making process.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	n/a	0	0	Generally the land is Greenfield and therefore this would not have the effect of reducing derelict land. However, this is reflective of the nature of Penrith which is a traditional market town with a tight urban grain and few undeveloped brownfield sites. Where possible, brownfield sites have been included for redevelopment.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	n/a	0	0	There are no indicators for this in the policy which confirms numbers and sites for Penrith. However, it has been scored neutrally as the Plan contains other policies which require consideration of these aspects.
	Will it incorporate protection against flooding and inappropriate design?	n/a							kl
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	n/a	0	-	The policy is concerned with the promotion of development which will have an impact on greenhouse gases and increased energy consumption. Other policies within the Plan consider sustainable building techniques.
	Will it lead to an improvement in air quality?	?	?	?	?	n/a	0	?	There is not sufficient information with which to assess impacts on air quality at this stage. Other policies within the Plan require consideration of air pollution and therefore this is covered separately.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	0	0	-	The policy involves development which will result in additional consumption requirements. In relation to water quality, this is covered under separate policies. The potential exists for trans-boundary impacts on the quality of the River Eden.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	+	+	+	n/a	++	+	The policy allocates brownfield land where possible although it is acknowledged that this is a small, finite supply in Penrith. The location of 1,800 new homes in Penrith will minimise the requirement for greenfield land to be used in more rural locations and therefore the policy scores a major positive in this regard.
	Will it maintain the present condition and use of land?	-	--	--	--	n/a	n/a	--	The policy promotes development which will result in a permanent change to the condition and use of land and therefore scores negatively in this regard.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	n/a	n/a	-	The policy supports the higher distribution policy and therefore provides for additional housing. As a consequence household waste will increase due to increased household numbers.
	Will it increase waste recovery and recycling?	+/-	+/-	+/-	+/-	n/a	n/a	+/-	The increase in households and employment premises provides an opportunity to increase the level of waste recovery and recycling in the District.
	Will it encourage energy efficiency and renewable energies?	n/a							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	++	+	+	0	+	++	The provision of a larger labour market through additional housing and the allocation of employment land will enable positive decisions on investment to be taken locally and retain existing employment levels.
	Will new employment opportunities be created with good access?	+	++	+	+	0	+	++	The policy includes a reference to the improvement of the access to Gilwilly Industrial Estate. In addition, additional employment land is proposed adjacent to the existing estate and further a site with good links to the A66/M6.
15. To improve access to jobs	Will it reduce need to travel?	n/a							kl
	Will it improve accessibility to work?	0	+	+	+	0	+	++	The provision of increased housing in Penrith will assist in accessibility to work as people will be able to access via public transport, cycle or foot with less reliance on the private car. This will have a greater positive impact in Penrith than the rural area. Allocation of land for employment in Penrith may encourage business development which would mean less need for people to travel to Carlisle for work. There are no synergistic effects identified.

	Will it reduce the effect of congestion?	n/a							Whilst this is deemed n/a for this element of the policy, transport implications are considered within other policies which consider impacts of development rather than distribution.
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	+	++	++	++	+	+	++	The provision of allocated sites for housing and employment offers certainty to developers over investment decisions and therefore encourages inward investment. This may have minor negative impacts on investment in adjoining areas.
	Will it make efficient use of economic land and property?	n/a							
Additional Commentary:	The policy builds on LS2 and the distribution strategy by allocating sites for housing and employment development within Penrith. Whilst the policy has potentially negative impacts on landscaping, biodiversity, water quality etc., these elements are separately covered by other Policies within the Plan.								
Reasonable Alternatives:	None identified. Sites have been individually scored for SA purposes and are noted in a different section. It is not considered appropriate to not allocate land as this does not resulting certainty of development for either developers or local residents.								
Mitigation/Recommendations:	The policy will be interpreted alongside other policies within the Local Plan which consider wider issues such as biodiversity, landscaping etc. and it is not considered necessary to repeat these or the links within the policy itself.								
Policy wording recommendation:									

PEN2 – Penrith Masterplans

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	encourage participation in democratic processes
	Will it increase the ability of people to influence decisions?	0	+	+	+	n/a	n/a	+	The policy requires genuine public consultation which enables people to influence decisions made. As the policy relates to Penrith, it does not affect the rural area or have any trans boundary implications
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	++	++	++	n/a	n/a	++	The policy requires that plans take into account the physical and social infrastructure required for the developments, this will improve access to services
	Will it improve access to facilities?	0	++	++	++	n/a	n/a	++	As above
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	++	++	++	n/a	n/a	++	The requirement for masterplans for the strategic housing around Penrith will improve the quality and location of housing in this area
	Will it increase the range and affordability of housing for all social groups?	0	+	+	+	n/a	n/a	+	The policy requires consideration of housing type, mix and tenure this is consistent with a positive effect on housing in Penrith
4. To improve the level of skills, education and training	Will it improve qualifications of children?	0	+	+	+	n/a	n/a	+	The policy requires the provision of education facilities where needed as a result of proposed development.
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	n/a	n/a	+	Health services and the access to such would be considered under the masterplans and as such the policy scores a positive. There are no trans-boundary effects as it only relates to strategic sites in Penrith
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	n/a	n/a	+	Strategic green infrastructure, access to services and the delivery of housing will positively impact upon well-being
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	n/a	n/a	+	The policy seeks to create functional, sustainable places which would interact with the communities around them providing linkages and social infrastructure. This is considered positively. Again the policy only relates to Penrith and therefore there are no trans-boundary issues
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	n/a	n/a	+	contribute to cultural identity and crime reduction
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	+	+	+	n/a	n/a	+	As the policy concentrates the majority of new housing development around the built edges of Penrith which are already influenced by development, it is considered that this has a more positive influence on the wider landscape which has less pressure to accommodate new development.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	--	--	--	n/a	n/a	--	The land required by this policy will be greenfield therefore the policy scores badly in this regard.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	+	+	+	n/a	+	+	The use of greenfield sites where there are no known archaeological constraints will remove pressure for development from more sensitive sites.
	Will it incorporate protection against flooding and inappropriate design?	0	++	++	++	+	n/a	++	The policy requires that the sites are developed holistically, this will ensure appropriate water controls are in place and could have a positive trans boundary effect on waterways such as the Eden
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	n/a	n/a	0	The policy results in increased development within the District and therefore will have an effect on energy consumption
	Will it lead to an improvement in air quality?	0	0	0	0	n/a	0	0	The impacts of air quality as a result of development on this scale will be considered through the development management process. It is considered that assessing the cumulative impacts of the development will ensure that mitigation is put in place to ensure there are no adverse effects on AQMAs. This policy will be used in conjunction with others which consider air pollution.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	-	-	-	-	n/a	n/a	-	The introduction of new houses will require increased water consumption and therefore the scheme scores a minor negative. Water quality can be improved with the use of SUDS.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	-	-	-	-	n/a	n/a	-	The developments are all on greenfield sites therefore the policy scores negatively. However, it does reduce the need for other Greenfield sites to come forward across the District and therefore scores a minor negative.
	Will it maintain the present condition and use of land?	--	--	--	--	n/a	n/a	--	The present condition and use of land will be permanently altered by development therefore this is a major negative.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	n/a	n/a	-	Increased housing units will result in increased levels of household waste, the policy therefore scores negatively
	Will it increase waste recovery and recycling?	?	?	?	?	n/a	n/a	?	The development of new residential units could increase waste recovery and recycling levels but there is not sufficient information on recycling points and provision to make a judgement at this time.
	Will it encourage energy efficiency and renewable energies?	0	+	+	+	n/a	n/a	+	The policy requires sustainable places which includes consideration of energy efficient layouts such as layouts which make use of passive solar gain; this is covered in other policies also.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+	+	+	n/a	n/a	+	The provision of new housing will enable a greater availability of potential employees which will aid in the retention of business and therefore jobs in the District.
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

[illegible]

PEN3 – Newton Rigg Campus

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the range and affordability of housing for all social groups?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	0	+	+	+	+	+	+	The support of the Askam Bryan Newton Rigg campus will not in itself improve the qualifications and skills of adults but it will ensure the continued provision of courses which can aid in the aim of improving qualifications and skills. As the Campus provides a wide range of land-based courses, the effect is trans-boundary as students are from throughout Cumbria and wider.
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	The ability to attend higher education within the area will have a positive effect on people. This is trans boundary due to the wide area over which Newton Rigg attracts students.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it contribute to cultural identity and crime reduction?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	-	-	-	n/a	-	n/a	The development of the campus may lead to loss of habitats where new buildings are constructed as it lies in a more rural location.
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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/a	?	n/a	As it is not known what the potential projects are which could benefit from this policy, it is not possible to determine the impacts on the landscape.
	Will it reduce the amount of derelict, underused or degraded land in the district?	?	?	?	?	n/a	?	n/a	As above, there is insufficient information to determine this impact.
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/a	?	n/a	protect and enhance sites, features and areas of historical, archaeological and cultural value
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	n/a	0	n/a	Whilst flooding is not considered in this policy, it is the subject of other policies within the Plan.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	n/a	?	?	?	n/a	?	n/a	As the sites are unknown, the potential energy levels required are not known either.
	Will it lead to an improvement in air quality?	n/a	?	?	?	n/a	?	n/a	Again as the sites are not known, the air quality impacts cannot be considered at this time. However, other policies in the Plan do consider air pollutions
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	n/a	?	?	Development sites are not identified so this cannot be assessed
	Will it maintain the present condition and use of land?	n/a	-	-	-	n/a	-	-	The policy supports the development of the campus and knowledge based and digital enterprise development where it would benefit from the College.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase waste recovery and recycling?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it encourage energy efficiency and renewable energies?	0	-	-	-	n/a	-	-	The policy does not specifically cover energy efficiency and renewable energy but this is covered in other Plan policies
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+	+	+	n/a	+	+	Support for the campus will enable longer term investment decisions to be taken to aid in the retention of jobs.
	Will new employment opportunities be created with good access?	?	?	?	?	n/a	?	?	new employment opportunities be created with good access

[illegible]

AL1 - A Town Plan for Alston

	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/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	n/a	+	+	Alston is a relatively remote area of the District and provision of additional housing in this location will aid in the support and retention of services that it offers not only for the town but the wider area.
	Will it improve access to facilities?	0	+	+	+	n/a	+	+	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	+	0	0	++	The policy provides for housing within the settlement which will include a proportion of affordable units
	Will it increase the range and affordability of housing for all social groups?	+	++	++	+	0	0	++	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	The provision of housing within Alston will support the services which are already within the settlement but it is unlikely that it will increase the available services
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	0	+	+	The provision of housing and employment will have positive effects on the health and well-being of residents.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	?	?	?	n/a	?	?	The policy does not contain any criteria in relation to design and inclusivity as it is distributing development within the settlement. However, this issue is considered under other policies within the Plan.
	Will it contribute to cultural identity and crime reduction?	n/a							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a							

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	0	0	0	n/a	0	0	The policy has been scored neutrally. The sites picked have been separately scored under Sustainability Criteria. Consideration of landscape impact falls under other policies within the Plan which ensure its consideration but it is important that all policies are correctly applied.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	n/a	0	0	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	n/a	0	0	As above, the policy has been scored neutrally. The sites picked have been separately scored under Sustainability Criteria. Consideration of landscape impact falls under other policies within the Plan which ensure its consideration but it is important that all policies are correctly applied.
	Will it incorporate protection against flooding and inappropriate design?	n/a							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	n/a	0	-	The policy encourages development and therefore will lead to an increase in energy consumption through increased housing units and employment. There is insufficient information to make a judgement on this element. However, there are no issues with air quality in Alston and it is not considered that the level of development would result in significant impacts on air quality.
	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?	0	-	-	-	0	0	-	The policy supports development and will therefore result in greater water consumption. The policy therefore scores a minor negative. It is considered that the policy for increased development could have impacts on water quality which are trans boundary via the River Nent but this is considered to be neutral as other policies within the Plan are concerned with the use of SUDS etc. to prevent water pollution
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	-	-	-	-	n/a	-	-	The policy allocates greenfield land generally which is due to the limited availability of brownfield sites within a small town such as Alston. Wherever possible, brownfield sites have been considered and allocated but development supported but the policy will change the present condition and use of land and therefore scores negatively.
	Will it maintain the present condition and use of land?	--	--	--	--	n/a	--	--	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	n/a	n/a	-	Increasing households will result in increased household waste. However, the units are required to meet the housing needs of the town and therefore necessary.
	Will it increase waste recovery and recycling?	0	+	+	-	n/a	n/a	-	Increased household and businesses will increase opportunities for waste recovery and recycling both kerbside and at larger town facilities. This is considered a minor positive.
	Will it encourage energy efficiency and renewable energies?	n/a							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	n/a	+	+	The support for housing and employment development will provide a positive environment in which the labour pool can be maintained and enlarged, supporting local businesses and maintaining job rates. Due to lower build rates in Alston, this is considered to be neutral in the short term. The relatively self-contained nature of Alston means that trans-boundary impacts are unlikely as are cumulative impacts.
	Will new employment opportunities be created with good access?	0	+	+	+	n/a	+	+	

	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 need to travel?	0	?	?	?	n/a	0	?	The support of employment premises within the town could result in a lower need to travel to other areas for employment. Without knowing whether the employment land will be taken up, it is not possible to assess the implications on travel and accessibility.
	Will it improve accessibility to work?	?	?	?	?	n/a	?	?	
	Will it reduce the effect of congestion?	n/a							
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	+	+	+	n/a	0	+	The plan allocates land and offers certainty and therefore will encourage inward investment
	Will it make efficient use of economic land and property?	n/a							
Additional Commentary:	The policy builds on LS2 and the distribution strategy by allocating sites for housing and employment development within Alston. Whilst the policy has potentially negative impacts on landscaping, biodiversity, water quality etc., these elements are separately covered by other Policies within the Plan and it is important that other policies are referenced in the decision making process								
Reasonable Alternatives:	None identified. Sites have been individually scored for SA purposes and are noted in a different section. It is not considered appropriate to not allocate land as this does not result in certainty of development for either developers or local residents								
Mitigation/Recommendations:	It is important that the policy is used in conjunction with other appropriate policies in the Plan in order to provide sufficient consideration and mitigation of potential impacts. The will need to be monitored to assess the effectiveness of the policy (is carried out through the AMR)								
Policy wording recommendation:	None identified.								

AL2 – Renovation in Alston Moor

	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/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	-	-	-	-	n/a	-	n/a	Overall this policy would result in a minor negative. Promoting the re-use of isolated buildings is likely to mean that the eventual occupants will not be nearby to key services and facilities they might require, such as GPs, shops etc. The issue is neutral or not applicable in the trans boundary context or for the urban environment. There are no cumulative or synergistic impacts identified.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	n/a	+	n/a	This policy is designed to deal with the localised historic trend on the Alston Moor. Whilst it will improve the quality of housing, the location is rural, therefore only a minor positive. In terms of affordability and range of housing, these buildings are likely to be expensive self-build / renovation projects for individuals and therefore not necessarily affordable and accessible for all. But it will contribute to the range of dwellings available in the rural areas. Overall, a minor positive for quality and location and a neutral to minor negative for range and affordability. Cumulatively the more dwellings in rural areas which are improved the more positive or negative, depending on the objective question, the results will become. It will be essential to ensure that approvals under this policy are well located, well designed and do not impact adversely upon the local character. There are no synergistic impacts of note.
	Will it increase the range and affordability of housing for all social groups?	0	-	0/-	0/-	n/a	0/-	n/a	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	-	-	-	0	-	0	Overall this is likely to be a minor negative due to the location of redundant buildings being brought back into use and where health services are likely to be located, i.e. the main market towns. Also likely to be over 30 minutes from a hospital. Trans boundary and urban impacts are neutral as the policy will have limited to no impacts on these areas. Cumulatively, the more dwellings in rural areas which are improved the more negative the result will be, i.e. more people housed in these reused dwellings will equal more people further away from health services. There are no synergistic impacts of note. The monitoring of rural health services would be a useful indicator as the plan is implemented, as a local need may be generated and fulfilled, and therefore overcome this minor negative impact for access to health services for a rurally located population.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	n/a							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0/n/a	+	0/-	This policy result depends on who will occupy the refurbished dwellings, which is outside of planning control. . In terms of impacts in urban areas, this is neutral to minor negative because if people are locating to the rural areas, less people will be drawn to the urban areas to contribute to the community there. Cumulatively, this policy result will increase positively, as more people move into rural areas and more property is re-used, more people will contribute to the local community. No synergistic impacts of note have been identified.
	Will it contribute to cultural identity and crime reduction?	0	0/+	0/+	+	0	+	0	Level by re-using dwellings historically present in open countryside and contributing to the cultural identity of the community at the local level. The building itself could be saved as a cultural reminder of what once was, for future generations. Crime in rural areas can be an issue, fuel theft, burglary, anti-social behaviour. However, as a low populated area, even small levels of crime can feel and be a big issue for local people. Bringing buildings back into use will increase the number of people in rural areas, which in itself could be argued to increase opportunities for crime, but occupants can also support each other and 'keep an eye on things'. Designing out crime will be essential and consultation with the

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
									local police is advised for ideas on how this might be possible. Cumulatively impacts could grow proportionately with growth expected. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0/-	0/-	n/a	0/-	n/a	Derelict buildings and land which has been empty for a period time will often be colonised by nature, some of which may be of high value. This does not necessarily prevent development, but should guide how works are undertaken. On balance this is a neutral/minor negative outcome, mitigation will be key. Cumulatively, depending on how effective the mitigation measures are, impacts could seriously damage biodiversity over time, but done properly with mitigation, losses can be limited and reinstated, and improvements to habitats, to benefit local species, could be a biodiversity gain. Similarly, synergistic impacts could be adverse if mitigation is not applied, habitat creation and protection is vital for species to be able to thrive. Piecemeal development can chip away at available habitats, potentially leading to no viable space for nature, mitigation can avoid this loss.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0/-	n/a	0/-	n/a	This policy is not aimed at maintaining or enhancing nature conservation, but refers to ensuring that developments contribute positively to landscape character and do not have a significant impact on local biodiversity. Locally, depending on location of buildings being redeveloped, activities could cause minor negative impacts. Similarly at the rural scale. It is unlikely that development sites would be on a nature conservation site and therefore, overall this is a neutral impact. No cumulative or synergistic impacts of note have been identified.
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?	0	+	+	+	n/a	+	0	The policy is aiming to improve the landscape by reusing and redeveloping redundant rural buildings. This is likely to positively improve the character of the landscape. However, in terms of ecology, these redundant areas have often been colonised by nature and by supporting a diverse range of species. Future development will need to take this into account. No cumulative and synergistic impacts of note have been identified.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	++	++	++	n/a	++	0	This policy is directly aiming to bring back into use derelict, underused or degraded land and buildings, and as such is largely a major positive impact. Cumulative impacts are likely to grow positively as more and more buildings are redeveloped. Synergistic impacts are limited.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	+	+	+	0	+	0	Minor positive impact here. No direct correlation, however, the redevelopment of rural buildings which have fallen into disrepair will help to secure a rural cultural heritage and prolong the importance of the rural landscape in the historical context. Cumulative impacts are likely to grow positively as more and more buildings are redeveloped. Synergistic impacts are limited.
	Will it incorporate protection against flooding and inappropriate design?	0	+	+	+	0	+	0	The policy will assist in aiming for high quality design. Flooding isn't specifically mentioned, but covered by other policy. Flood mitigation can also be seen as a design issue. Therefore across the board the impact of this is minor positive. Cumulatively the more dwellings that are brought back into use the more opportunity there will be for dealing with local flooding issues. No synergistic impacts of note were identified.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	Bringing dwellings back into use will ultimately increase emissions from construction phase right through to end use. These emissions are trans boundary in nature also. However, this is somewhat mitigated by the high quality design required for such developments. A neutral to minor negative has therefore been concluded. Cumulative impacts are likely, but given the design quality required, as mentioned previously, this is likely to remain a similar outcome. Green infrastructure provision such as tree planting will help mitigate negative impacts and is likely to be addressed in a separate policy. No synergistic impacts have been identified.
	Will it lead to an improvement in air quality?	0	0/-	0/-	0/-	0/-	0/-	0/-	Similar to above. The developments resulting from this policy are likely to result in poorer air quality due to emissions. However, high quality design should mitigate this somewhat and in combination with other plan policies should help to mitigate this. Therefore overall this is a neutral to minor negative impact. Cumulative impacts are likely, but can be controlled through design. No synergistic impacts have been identified.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	The policy does not directly refer to water quality and consumption. However, the bringing back into use of redundant buildings is likely to increase pressure on water resources, mitigation of such will only go so far and therefore the overall impact across the board is likely to be neutral to minor negative. Other policies in the plan will need to address water resource for developments to comply with. Cumulative impacts are likely to result in increasing water use etc. as more dwellings start to be lived in again. No synergistic impacts have been identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	+	+	+	+	+	0	The policy is aiming to reuse and bring back into use rundown buildings on the Alston Moor; it will assist in minimising the amount of Greenfield necessary to meet housing needs and thereby reduce losses to soil/land. However this alone won't meet the required housing needs and soils will still be affected by developing pre-existing used sites. Therefore across the board this is minor positive impact. Cumulatively this outcome will be maintained. No synergistic impacts of note have been identified.
	Will it maintain the present condition and use of land?	0	+	+	+	+	+	0	Similar to above, the policy is aiming to reuse and bring back into use run down dwellings and therefore maintaining the present condition and use of the land. Ultimately this policy is enabling development in the open countryside and therefore the land use for this purpose will be affected. Overall the policy is minor positive. Cumulatively impacts are positive as more dwellings and land are brought back into use, making the best use of the land. No synergistic issues of note were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	-	0	On the whole this policy will increase household waste, as it is encouraging the bringing back into use of dwellings for the rural areas. This is therefore a minor negative, as the quantity of buildings this policy will generate is relatively small in scale compared with the whole districts proposed growth. Cumulatively these impacts are likely to increase. No synergistic impacts of note have been identified
	Will it increase waste recovery and recycling?	0	0/+	0/+	0/+	0	0/+	0	Increasing the number of households that generate waste will therefore result in an increase in the amount of waste being recovered and recycled in the rural areas. This is therefore a minor positive as the amount of development in rural areas by this policy will be limited. Cumulatively this policy will contribute to increasing levels of recycling. No synergistic impacts of note have been identified.
	Will it encourage energy efficiency and renewable energies?	0	0/+	0/+	+	0	+	0	The policy refers to high quality sustainable design. Bringing buildings back into use will ultimately use more energy than unoccupied dwellings, but overall this policy is neutral to minor positive. Cumulatively this policy will increase energy use and depending on the uptake of renewables this could be a positive or negative impact. Synergistic impacts of note have not been identified.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	0	The policy is aiming to retain buildings in rural areas and this could assist in helping to retain existing jobs in the rural areas. The price of these redeveloped properties may not be in the reach of the average local working person, due to the funding required to redevelop these particular type dwellings. Therefore, overall this policy impact is minor positive. Cumulative impacts are likely to grow positively, as more dwellings come onto the market to support local communities. No synergistic impacts of note have been identified.
	Will new employment opportunities be created with good access?	0	0	0	0	0	0	0	This policy is not aiming to create rural employment opportunity. However, in an indirect way the provision of homes in rural areas may support those businesses already in the area. Cumulative impacts have the potential to be positive, but dependent on the above. No synergistic impacts of note were identified.
15. To improve access to jobs	Will it reduce need to travel?	0	0	0	0	0	0	0	Whilst dwellings close to where people may work will reduce the need to travel, the need to access other facilities and services is likely to increase due to the rural location. Overall this policy is neutral in its impact here. Cumulatively impacts could get worse, as more people increase the need to travel by car, but this is limited, as the number of dwellings to be renovated is finite. No synergistic impacts were identified.
	Will it improve accessibility to work?	0	0	0	0	0	0	0	Similar to above assessments, this is partly dependant on who will live in the property once renovated, something outside of planning control. Overall this is neutral for accessibility to work. Cumulatively the issues are also likely to be neutral. No synergistic impacts were identified
	Will it reduce the effect of congestion?	0	0	0	-	0	-	0	Development in Alston Moor will increase traffic in the area. Overall, because of the limited nature of this type of development, it is not expected to be a significant issue and therefore impacts have been deemed to be neutral. Cumulatively issues could increase localised congestion. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	n/a							
	Will it make efficient use of economic land and property?	n/a							

Additional Commentary:	none
Reasonable Alternatives:	Option 1: no policy included and rely on the interpretation of the NPPF and isolated buildings in the countryside, how they can be converted. Option 2: Include increased requirements for environmental performance or outstanding design.
Mitigation/Recommendations:	The policy has been subject to change through the SA process and reflects the findings of previous work which sought to introduce consideration of the wider biodiversity impacts rather than just protected species.
Policy wording recommendation:	None recommended.

AP1 – A Town Plan for Appleby

	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/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	++	++	++	n/a	++	++	Appleby is a small market town well related to the A66 and the wider road network including access for more rural communities in the area. The provision of additional housing and employment in this location will aid in the support and retention of services that it offers not only for the town but the wider area.
	Will it improve access to facilities?	0	+	+	+	n/a	+	+	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	+	0	0	++	The policy provides for housing within the settlement which will include a proportion of affordable units
	Will it increase the range and affordability of housing for all social groups?	+	++	++	+	0	0	++	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	The provision of housing within Appleby will support the services which are already within the settlement but it is unlikely that it will increase the available services
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	0	+	+	The provision of well housing and employment will have positive effects on the health and well-being of residents. Reference could be made to well-designed housing developments/ employment sites with green infrastructure links to improve on this
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	?	?	?	n/a	?	?	The policy does not contain any criteria in relation to design and inclusivity as it is distributing development within the settlement. However, this issue is considered under other policies within the Plan.
	Will it contribute to cultural identity and crime reduction?	n/a							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							This is covered by other policies within the Plan
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a							

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	0	0	0	n/a	0	0	The policy has been scored neutrally. The sites picked have been separately scored under Sustainability Criteria. Consideration of landscape impact falls under other policies within the Plan which ensure its consideration but it is important that all policies are correctly applied.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	n/a	0	0	
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	n/a	0	0	As above, the policy has been scored neutrally. The sites picked have been separately scored under Sustainability Criteria. Consideration of landscape impact falls under other policies within the Plan which ensure its consideration but it is important that all policies are correctly applied.
	Will it incorporate protection against flooding and inappropriate design?	n/a							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	n/a	0	-	The policy encourages development and therefore will lead to an increase in energy consumption through increased housing units and employment. There is insufficient information to make a judgement on this element. However, there are no issues with air quality in Appleby and it is not considered that the level of development would result in significant impacts on air quality.
	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?	0	-	-	-	0	0	-	The policy supports development and will therefore result in greater water consumption. The policy therefore scores a minor negative. It is considered that the policy for increased development could have impacts on water quality which are trans boundary via the River Eden but this is considered to be neutral as other policies within the Plan are concerned with the use of SUDS etc. to prevent water pollution
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	-	-	-	-	n/a	-	-	The policy allocates greenfield land generally which is due to the limited availability of brownfield sites within a small town such as Appleby. Wherever possible, brownfield sites have been considered and allocated but development supported but the policy will change the present condition and use of land and therefore scores negatively.
	Will it maintain the present condition and use of land?	--	--	--	--	n/a	--	--	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	n/a	n/a	-	Increasing households will result in increased household waste. However, the units are required to meet the housing needs of the town and therefore necessary.
	Will it increase waste recovery and recycling?	0	+	+	-	n/a	n/a	-	Increased household and businesses will increase opportunities for waste recovery and recycling both kerbside and at larger town facilities. This is considered a minor positive.
	Will it encourage energy efficiency and renewable energies?	n/a							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	+	+	+	The support for housing and employment development will provide a positive environment in which the labour pool can be maintained and enlarged, supporting local businesses and maintaining job rates. Appleby is well related to the A66 which offers access to the wider north-west and north-east. Rail links are also available. Due to the transport links, minor positive trans-boundary effects are identified.
	Will new employment opportunities be created with good access?	0	+	+	+	+	+	+	
15. To improve access to jobs	Will it reduce need to travel?	0	?	?	?	n/a	0	?	The support of employment premises within the town could result in a lower need to travel to other areas for employment. Without knowing whether the employment land will be taken up, it is not possible to assess the implications on travel and accessibility.

	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 improve accessibility to work?	?	?	?	?	n/a	?	?	k
	Will it reduce the effect of congestion?	n/a							
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	n/a	0	++	The plan allocates land and offers certainty and therefore will encourage inward investment
	Will it make efficient use of economic land and property?	n/a							kl
Additional Commentary:	The policy builds on LS2 and the distribution strategy by allocating sites for housing and employment development within Appleby. Whilst the policy has potentially negative impacts on landscaping, biodiversity, water quality etc., these elements are separately covered by other Policies within the Plan and it is important that other policies are referenced in the decision making process								
Reasonable Alternatives:	None identified. Sites have been individually scored for SA purposes and are noted in a different section. It is not considered appropriate to not allocate land as this does not result in certainty of development for either developers or local residents								
Mitigation/Recommendations:	It is important that the policy is used in conjunction with other appropriate policies in the Plan in order to provide sufficient consideration and mitigation of potential impacts. The will need to be monitored to assess the effectiveness of the policy (is carried out through the AMR)								
Policy wording recommendation:	None identified.								

KS1 – A Town Plan for Kirkby Stephen

	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/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	n/a	+	+	Kirkby Stephen is a small market town well related to the A66 and approximately 20 minutes by vehicle to the M6. The provision of additional housing and employment in this location will aid in the support and retention of services that it offers not only for the town but the wider area.
	Will it improve access to facilities?	0	+	+	+	n/a	+	+	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	++	n/a	+	++	The policy provides for housing within the settlement which will include a proportion of affordable units
	Will it increase the range and affordability of housing for all social groups?	+	++	++	++	n/a	+	++	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	0	+	Increased population may support the retention of services but is unlikely to increase services in general
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	0	0	+	The opportunity for access to housing and employment will have a positive effect on people's health and wellbeing. No synergistic or cumulative effects are noted.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	?	?	?	?	?	?	?	This cannot be measured under this policy which builds on specifying numbers and distributing them rather than other policies in the Plan which relate to inclusiveness and design
	Will it contribute to cultural identity and crime reduction?	n/a							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a							

[illegible]

	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 need to travel?	0	?	?	?	0	0	?	The support of employment premises within the town could result in a lower need to travel to other areas for employment. Without knowing whether the employment land will be taken up, it is not possible to assess the implications on travel and accessibility.
	Will it improve accessibility to work?	0	?	?	?	0	0	?	
	Will it reduce the effect of congestion?	n/a							
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	+	+	++	The plan allocates land and offers certainty and therefore will encourage inward investment
	Will it make efficient use of economic land and property?	n/a							
Additional Commentary:	The policy builds on LS2 and the distribution strategy by allocating sites for housing and employment development within Kirkby Stephen. Whilst the policy has potentially negative impacts on landscaping, biodiversity, water quality etc., these elements are separately covered by other Policies within the Plan and it is important that other policies are referenced in the decision making process								
Reasonable Alternatives:	None identified. Sites have been individually scored for SA purposes and are noted in a different section. It is not considered appropriate to not allocate land as this does not result in certainty of development for either developers or local residents								
Mitigation/Recommendations:	It is important that the policy is used in conjunction with other appropriate policies in the Plan in order to provide sufficient consideration and mitigation of potential impacts. The will need to be monitored to assess the effectiveness of the policy (is carried out through the AMR)								
Policy wording recommendation:									

RUR1 – Rural Settlements and the 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?	N/A							
	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?	0	+	+	+	0	++	+	Until developments are completed the positive contribution that new developments can bring to improve services, facilities and access to the countryside and open space will be limited in the short term, improving over the long term. The impact of this will be a minor positive, as service improvements in the rural areas may be more limited due to the sparse distribution of villages and hamlets in the county. There are no cumulative or synergistic impacts of note. Overall, this policy contributes minor positive impacts for sustainability
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	-	The policy allocates new homes in the rural areas to villages with a larger range of services and facilities. This will aid in the delivery of new housing in the rural area. Further the policy requires that a proportion of the housing is affordable either in terms of price, rent or potentially through self-build which will have positive impacts on access to a range of housing.
	Will it increase the range and affordability of housing for all social groups?	0	+	+	+	0	+	0	kl
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N/A							
	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?	0	+	+	+	0	+	0	Placing housing in villages with a greater range of services will enable greater access to the health services therein
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	N/A							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0/NA	+	0	The provision of local employment at Tebay and Brough will enable people to live and work closer to home and their rural communities. The integration and design of both employment and housing sites is covered within other policies in the Plan.

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will it contribute to cultural identity and crime reduction?	0	0/+	+	+	0	+	0	The provision of housing and employment will allow people to stay within their local communities and also new residents and employees to access them. It is considered that this is a minor positive. Crime reduction is not covered within the wording of the policy but is referred to in other policies which would be used in association with this one to determine applications.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	-	-	-	N/A	-	N/A	As the policies propose building on greenfield sites, it is likely that there may be some negative effects on biodiversity. However, this is covered within other policies within the Plan.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0/-	N/A	0/-	N/A	Allocating sites appropriately will result in less pressure for unallocated adhoc developments to be brought forward which may have greater negative impacts on designated sites therefore the policy is considered to be neutral.
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?	0	+	+	+	0	+	0	The policy provides targeted development locations adjacent to, and in some instances, within settlements which has a more beneficial impact on landscape quality by protecting the wider landscape from inappropriate development
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	NA	0	0	The policy allocates largely greenfield sites and will not have a significant impact on the previously used sites in the rural area.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	?	?	?	?	?	?	The policy does not refer to historical features etc. and therefore it's impact cannot be assessed, However, these are subject to consideration under other policies within the Plan which would form part of the decision making process
	Will it incorporate protection against flooding and inappropriate design?	0	+	+	+	+	+	+	Flooding isn't specifically mentioned, but other policies address this. Flood mitigation can also be seen as a design issue. Therefore across the board the impact of this is minor positive. . No synergistic impacts of note were identified.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	Providing housing and employment opportunities in the rural area may result in fewer journeys as people live nearer to friends and families or access work without having to drive to Penrith. Green infrastructure provision such as tree planting will help mitigate negative impacts and is likely to be addressed in a separate policy. No synergistic impacts have been identified.

Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will it lead to an improvement in air quality?	0	0/-	0/-	0/-	0/-	0/-	0/-	Similar to above. The developments resulting from this policy are likely to result in poorer air quality due to emissions. However, high quality design should mitigate this somewhat and in combination with other plan policies should help to mitigate this. Therefore overall this is a neutral to minor negative impact. Cumulative impacts are likely, but can be controlled through design. No synergistic impacts have been identified.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	The policy does not directly refer to water quality and consumption. However, development of housing and employment is likely to increase pressure on water resources, mitigation of such will only go so far and therefore the overall impact across the board is likely to be neutral to minor negative. Other policies in the plan will need to address water resource for developments to comply with. Cumulative impacts are likely to result in increasing water use etc. as more dwellings start to be lived in again. No synergistic impacts have been identified.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	+/-	+/-	+/-	0	+/-	0	The policy promotes uses on some brownfield sites as well as Greenfield and has sought to minimise impacts' However, brownfield alone won't meet the required housing and employment needs and soils will still be affected by developing pre-existing used sites. Therefore across the board this is minor positive impact. Cumulatively this outcome will be maintained. No synergistic impacts of note have been identified.
	Will it maintain the present condition and use of land?	0	+/-	+/-	+/-	0	+/-	0	Similar to above, the policy promotes uses on some brownfield sites as well as Greenfield and has sought to minimise impacts' However, brownfield alone won't meet the required housing and employment needs and soils will still be affected by developing pre-existing used sites. Therefore across the board this is minor positive impact. Cumulatively this outcome will be maintained. No synergistic impacts of note have been identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	-	0	On the whole this policy will increase household waste, as it is encouraging housing development. This is therefore a minor negative. No synergistic impacts of note have been identified.

	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 increase waste recovery and recycling?	0	0/+	0/+	+	0	+	0	Increasing the number of households that generate waste will therefore result in an increase in the amount of waste being recovered and recycled in the rural areas. This is therefore a minor positive as the amount of development in rural areas by this policy will be limited. Cumulatively this policy will contribute to increasing levels of recycling. No synergistic impacts of note have been identified.
	Will it encourage energy efficiency and renewable energies?	0	+	0/+	+	0	+	0	Currently this policy does not strategically consider energy and renewables. Another policy may address strategic energy requirements as a result of the plans proposals. However, it is obvious that greater levels of development will increase demand and supply of all energy types. Renewable forms of energy should be the primary focus for new developments and where these are not possible, fossil fuel based energy provided. Energy efficiency of new developments will need to be of the highest capability to reduce energy wastage and end user energy costs, especially where renewables are not feasible. Cumulative and synergistic effects are likely to get worse if measures are not put in place.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	0	The policy is aiming to support employment and housing in the rural area. Cumulative impacts are likely to grow positively, as more dwellings come onto the market to support local communities, and employment sites are brought forward for development. No synergistic impacts of note have been identified.
	Will new employment opportunities be created with good access?	0	+	+	+	0	+	0	The policy supports employment development on the allocated sites and offers certainty to businesses looking to invest. No synergistic impacts of note were identified.
15. To improve access to jobs	Will it reduce need to travel?	0	0	0	0	0	0	0	Rural housing may result in some lower journeys as people are potentially closer to friends and families but may resulting greater travel to work distances. Overall this policy is neutral in its impact here. Cumulatively impacts could get better, as more people can access more local employment opportunities. No synergistic impacts were identified.
	Will it improve accessibility to work?	0	+/0	+/0	+/0	0	+/0	0	Employments sites are promoted within the policy but both are in the south of the District. It is not known if these opportunities will be realised and monitoring will be needed therefore the policy has been scored as minor positive/neutral.

	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 the effect of congestion?	0	0	0	-	0	-	0	Development in rural areas will increase traffic in these areas. Overall, because of the limited nature of these types of development, it is not expected to be a significant issue and therefore impacts have been deemed to be neutral. Cumulatively issues could increase localised congestion. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	0	0/-	0/-	0/-	0/-	0/-	0/-	The policy unlikely to contribute to reducing journey times between key destinations, as due to the rurality of these developments, movements by the private car are likely to increase, as destinations are likely to be more urban related. However, given these types of developments are limited in nature, the impact is unlikely to be a major negative. Cumulative impacts could worsen, but not significantly. Synergistic impacts are considered unlikely.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	0	++	0	The allocation of land for both employment and housing will offer certainty over investment decisions and encourage inward investment.
	Will it make efficient use of economic land and property?	N/A							
Additional Commentary:	None.								
Reasonable Alternatives:	Option 1: not allocate sites within the rural area and rely on the market and the NPPF to control.								
Mitigation/Recommendations:	None identified due to other policies in the Plan covering areas.								
Policy wording recommendation:									

RUR2 - Re-use of Existing Buildings 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?	N/A							
	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?	0	-	-	-	0	-	0/NA	Overall this policy would result in a minor negative. Promoting the re-use of rural buildings is likely to mean that the eventual occupants will not be nearby to key services and facilities they might require, such as GPs, shops etc. The issue is neutral or not applicable in the trans boundary context or for the urban environment. There are no cumulative or synergistic impacts identified.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	-	This policy is designed to deal with the high number of redundant dwellings that exist in the Eden rural community. Whilst it will improve the quality of housing, the location is rural, therefore only a minor positive. In terms of affordability and range of housing, these buildings are likely to be expensive self-build / renovation projects for individuals and therefore not necessarily affordable and accessible for all. But it will contribute to the range of dwellings available in the rural areas. The policy will not be assisting urban areas in these regards. Overall, a minor positive for quality and location and a neutral to minor negative for range and affordability. Cumulatively the more dwellings in rural areas which are improved the more positive or negative, depending on the objective question, the results will become. It will be essential to ensure that approvals under this policy are well located, well designed and do not impact adversely upon the local character. There are no synergistic impacts of note.
	Will it increase the range and affordability of housing for all social groups?	0	-	0/-	0/-	0/NA	0/-	-	kl
4. To improve the level of skills, education and training	Will it improve qualifications of children?	N/A							
	Will it improve qualifications and skills of adults?								

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	-	-	-	0	-	0	Overall this is likely to be a minor negative due to the location of redundant buildings being brought back into use and where health services are likely to be located, i.e. the main market towns. Also likely to be over 30 minutes from a hospital. Transboundary and urban impacts are neutral as the policy will have limited to no impacts on these areas. Cumulatively, the more dwellings in rural areas which are improved the more negative the result will be, i.e. more people housed in these reused dwellings will equal more people further away from health services. There are no synergistic impacts of note. The monitoring of rural health services would be a useful indicator as the plan is implemented, as a local need may be generated and fulfilled, and therefore overcome this minor negative impact for access to health services for a rurally located population.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	N/A							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0/NA	+	0/-	This policy result depends on who will occupy the refurbished dwellings, which is outside of planning control. Whether that be a local farmer or someone retiring to the countryside, the community inclusiveness is likely to be minor positive, but in different ways. For instance, farmers will contribute directly to the rural agricultural way of life, whilst others will bring their money to local shops and facilities, the local pub for example, helping to sustain a sense of community. In terms of impacts in urban areas, this is neutral to minor negative because if people are locating to the rural areas, less people will be drawn to the urban areas to contribute to the community there. Cumulatively, this policy result will increase positively, as more people move into rural areas and more property is re-used, more people will contribute to the local community. No synergistic impacts of note have been identified.

	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 contribute to cultural identity and crime reduction?	0	0/+	0/+	+	0	+	0	Re-using dwellings in open countryside will contribute to the cultural identity of the community at the local level. Perhaps reinforcing it as an agricultural area, but this depends on the end occupant, which is outside of planning control. If not agricultural occupancy then cultural identity may be weakened, but through appropriate design, the building itself could be saved as a cultural reminder of what once was, for future generations. Crime in rural areas can be an issue, fuel theft, burglary, anti-social behaviour. However, as a low populated area, even small levels of crime can feel and be a big issue for local people. Bringing buildings back into use will increase the number of people in rural areas, which in itself could be argued to increase opportunities for crime, but occupants can also support each other and 'keep an eye on things'. Designing out crime will be essential and consultation with the local police is advised for ideas on how this might be possible. Cumulatively impacts could grow proportionately with growth expected. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0/-	0/-	N/A	0/-	N/A	Derelict buildings and land which has been empty for a period time will often be colonised by nature, some of which may be of high value. This does not necessarily prevent development, but should guide how works are undertaken, obtaining the appropriate licences as may be necessary, such as a Bat license from Natural England. In terms of policy, a hook is needed to enable developers to know what is needed on a site. The policy refers to 'protected wildlife species' rather than biodiversity, it is recommended that this changed to '...no significant impact on local biodiversity, including protected habitats and species'. On balance this is a neutral/minor negative outcome, mitigation will be key. Cumulatively, depending on how effective the mitigation measures are, impacts could seriously damage biodiversity over time, but done properly with mitigation, losses can be limited and reinstated, and improvements to habitats, to benefit local species, could be a biodiversity gain. Similarly, synergistic impacts could be adverse if mitigation is not applied, habitat creation and protection is vital for species to be able to thrive. Piecemeal development can chip away at available habitats, potentially leading to no viable space for nature, mitigation can avoid this loss.

	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 maintain and enhance sites designated for their nature conservation interests?	0	0	0	0/-	N/A	0/-	N/A	This policy is not aimed at maintaining or enhancing nature conservation, and it only refers to ensuring that developments do not adversely impact on landscape quality and protected species etc., not nature conservation sites, such as local wildlife sites, Sites of Special Scientific Interest, for example. Locally, depending on location of buildings being redeveloped, activities could cause minor negative impacts. Similarly at the rural scale. It is unlikely that development sites would be on a nature conservation site and therefore, overall this is a neutral impact. No cumulative or synergistic impacts of note have been identified.
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?	0	+	+	+	0	+	0	The policy is aiming to improve the landscape by reusing and redeveloping redundant rural buildings. This is likely to positively improve the character of the landscape. However, in terms of ecology, these redundant areas have often been colonised by nature and by supporting a diverse range of species. Future development will need to take this into account. No cumulative and synergistic impacts of note have been identified.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	++	++	++	NA	++	0	This policy is directly aiming to bring back into use derelict, underused or degraded land and buildings, and as such is largely a major positive impact. Cumulative impacts are likely to grow positively as more and more buildings are redeveloped. Synergistic impacts are limited.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	+	+	+	0	+	0	Minor positive impact here. No direct correlation, however, the redevelopment of rural buildings which have fallen into disrepair will help to secure a rural cultural heritage and prolong the importance of the rural landscape in the historical context. Cumulative impacts are likely to grow positively as more and more buildings are redeveloped. Synergistic impacts are limited.
	Will it incorporate protection against flooding and inappropriate design?	0	+	+	+	+	+	+	The policy will assist in aiming for high quality design. Flooding isn't specifically mentioned, but other policy may address this. Flood mitigation can also be seen as a design issue. Therefore across the board the impact of this is minor positive. Cumulatively the more dwellings that are brought back into use the more opportunity there will be for dealing with local flooding issues. No synergistic impacts of note were identified.

	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?	0	0/-	0/-	0/-	0/-	0/-	0/-	Bringing dwellings back into use will ultimately increase emissions from construction phase right through to end use. These emissions are trans boundary in nature also. However, this is somewhat mitigated by the high quality design required for such developments. A neutral to minor negative has therefore been concluded. Cumulative impacts are likely, but given the design quality required, as mentioned previously, this is likely to remain a similar outcome. Green infrastructure provision such as tree planting will help mitigate negative impacts and is likely to be addressed in a separate policy. No synergistic impacts have been identified.
	Will it lead to an improvement in air quality?	0	0/-	0/-	0/-	0/-	0/-	0/-	Similar to above. The developments resulting from this policy are likely to result in poorer air quality due to emissions. However, high quality design should mitigate this somewhat and in combination with other plan policies should help to mitigate this. Therefore overall this is a neutral to minor negative impact. Cumulative impacts are likely, but can be controlled through design. No synergistic impacts have been identified.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	The policy does not directly refer to water quality and consumption. However, the bringing back into use of redundant buildings is likely to increase pressure on water resources, mitigation of such will only go so far and therefore the overall impact across the board is likely to be neutral to minor negative. Other policies in the plan will need to address water resource for developments to comply with. Cumulative impacts are likely to result in increasing water use etc. as more dwellings start to be lived in again. No synergistic impacts have been identified.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	+	+	+	+	+	+	The policy is aiming to reuse and bring back into use run down dwellings in the countryside; it will assist in minimising the amount of Greenfield necessary to meet housing needs and thereby reduce losses to soil/land. However this alone won't meet the required housing needs and soils will still be affected by developing pre-existing used sites. Therefore across the board this is minor positive impact. Cumulatively this outcome will be maintained. No synergistic impacts of note have been identified.
	Will it maintain the present condition and use of land?	0	+	+	+	+	+	+	Similar to above, the policy is aiming to reuse and bring back into use run down dwellings and therefore maintaining the present condition and use of the land. Ultimately this policy is enabling development in the open countryside and therefore the lands use for this purpose will be affected. Overall the policy is minor positive. Cumulatively impacts are positive as more dwellings and land are brought back into use, making the best use of the land. No synergistic issues of note were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	-	0	On the whole this policy will increase household waste, as it is encouraging the bringing back into use of dwellings for the rural areas. This is therefore a minor negative, as the quantity of buildings this policy will generate is relatively small in scale compared with the whole districts proposed growth. Cumulatively these impacts are likely to increase. No synergistic impacts of note have been identified.
	Will it increase waste recovery and recycling?	0	0/+	0/+	+	0	+	0	Increasing the number of households that generate waste will therefore result in an increase in the amount of waste being recovered and recycled in the rural areas. This is therefore a minor positive as the amount of development in rural areas by this policy will be limited. Cumulatively this policy will contribute to increasing levels of recycling. No synergistic impacts of note have been identified.
	Will it encourage energy efficiency and renewable energies?	0	+	0/+	+	0	+	0	The policy refers to high quality design and whilst energy efficiency and renewables are not explicitly mentioned, it is generally accepted this is part of high quality design requirements. Bringing buildings back into use will ultimately use more energy than unoccupied dwellings, but overall this policy is neutral to minor positive. Alternatives to this policy, which incorporate this element, are mentioned below. Cumulatively this policy will increase energy use and depending on the uptake of renewables this could be a positive or negative impact. Synergistic impacts of note have not been identified.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	0	The policy is aiming to retain buildings in rural areas and this could assist in helping to retain existing jobs in the rural areas. The price of these redeveloped properties may not be in the reach of the average local working person, due to the funding required to redevelop these particular type dwellings. Therefore, overall this policy impact is minor positive. Cumulative impacts are likely to grow positively, as more dwellings come onto the market to support local communities. No synergistic impacts of note have been identified.
	Will new employment opportunities be created with good access?	0	0	0	+	0	+	0	This policy is not aiming to create rural employment opportunity. However, in an indirect way the provision of homes in rural areas may support those businesses already in the countryside or looking to relocate to rural areas. This is dependent on the occupiers of the dwellings once renovated, which is outside of planning control. Cumulative impacts have the potential to be positive, but dependent on the above. No synergistic impacts of note were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Mitigation/Recommendations:	<p>The SA of this policy has raised some areas for consideration and mitigation. Developments need to be well located and designed and should not have any adverse impacts on the local character. Rural health services need to be monitored. Policy wording is recommended to reflect occupancy in rural areas to be for those with a local connection, whether they work locally, or have immediate family in that location. Design out crime, consulting local police. Upfront consideration on wildlife, policy required to guide developers on requirements of developments, for example NE licences, appropriate mitigation etc. Policy refers to protected wildlife species, rather than biodiversity, change to: "...no significant impact on local biodiversity, including protected habitats and species." Habitat creation and protection is vital. Flooding policy required, new developments should seek to contribute to improving local flooding issues. Emissions should be sought to be mitigated through the planting of trees and an appropriate policy needs to state this requirement. In terms of design, air quality should be taken into account in this too. Water resource policy is needed.</p>								
Policy wording recommendation:	<p>Based on policy wording as currently presented, it is recommended that clarity be given to point 3 around design and what the specific design requirements may be necessary for such rural locations, as mentioned in the reasonable alternatives section above. Under point 5, include wording around biodiversity, for example: 'It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species'. In addition, policy refers to protected wildlife species, rather than biodiversity, change to: "...no significant impact on local biodiversity, including protected habitats and species."</p>								

RUR3 – Employment Development and Farm Diversification 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?	NA							
	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?	NA							
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	NA							
	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?	NA							
	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?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	0/+	0/+	0/+	0	0/+	0	This is marginally relevant to this policy, which is seeking to improve the rural economy. Successful developments, which sustain local rural communities and offer something for the local area, such as employment opportunity, is likely to increase the sense of wellbeing for some people. Overall this offers a neutral to minor positive impact. Cumulatively developments could offer more in this regard. No synergistic effects were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	0/+	0/+	0/+	0	0/+	0	Marginal relevance with this policy exists. The creation of employment opportunities in existing and new developments in rural locations will help to enhance the inclusiveness of communities in this context. A neutral to minor positive is likely as a result. Cumulatively, this policy could improve community inclusiveness in rural areas. No synergistic issues were identified.
	Will it contribute to cultural identity and crime reduction?	0	0	0	0	0	0	0	Overall this policy is marginally relevant and can be considered to be neutral in its impacts with regards to contributing to cultural identity and crime reduction. Rural crime can be significant in its impact on individuals and businesses. Increasing rural enterprise will increase opportunities for crime; however these can be mitigated, such as designing out crime when developing sites. The policy does address in point 6 the built heritage and in so doing does consider rural cultural identity to some extent. There are not considered to be any significant cumulative or synergistic issues. However, failure to consider crime mitigation in rural developments may make this worse.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0	0	0	0	0	Although the policy is not specific to protecting and enhancing biodiversity, developments could both cause adverse affects or prevent such measures taking place and also contribute to improvements through planning conditions. Other policies in the plan are likely to address this aspect. Overall therefore this is a neutral outcome. Cumulative impacts are also likely to be relatively neutral and synergistic impacts could get worse or better for biodiversity depending on development outcomes.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	Similar to above. In addition, developments are unlikely to be within a local or designated nature conservation site, such as a Local Wildlife Site or Site of Special Scientific Interest and as such developments are unlikely to adversely impact upon them. Overall this is a neutral outcome. Cumulative impacts will depend on location of future developments, which is unknown; if developments were allowed to adversely impact on sites then clearly this would increase adverse impacts. Other policies in the plan and the overall strategic policy on location of development should provide clarity. Similarly with synergistic impacts, adverse impacts on nature conservation sites is likely to result in irreversible negativity and loss of habitats and species as a result. Mitigation and strategic development locational policy is needed to safeguard 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?	0	0	0	0	0	0	0	The policy is not designed specifically to improve the landscape and ecological quality and character of the environment. With this in mind, the outcome of the policy is likely to be neutral since it aims, as part of developing the rural economy, to respect and reinforce local landscape character and built heritage, and not cause harm to the natural environment. It is recommended that developments resulting from this policy, should '...seek to improve and enhance the natural environment' etc., not just 'not cause harm...'. Cumulative impacts could either be positive or negative and is dependent on location and policy implementation, particularly other policies in the local plan. Synergistic impacts could worsen if policies don't enhance these features and maintain them within new and existing developments.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	+	+	+	0	+	0	This policy is seeking to reduce the amount of derelict, underused or degraded land in the district through enabling rural employment opportunity and farm diversification. Overall it's a minor positive as although there are significant numbers of redundant buildings, there is limited derelict land and not all these sites will be appropriate for rural economic growth or even viable or capable of such. Cumulative impacts could improve as more sites get improved, but there are no synergistic impacts of note.

	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?	0	0/?	0/?	0/?	0/?	0/?	0/?	This policy does not specifically refer to protecting and enhancing sites, features and areas of historical, archaeological and cultural value. Although it does state that developments would be supported that would '...respect and reinforce... built heritage...' It is difficult to assess the impact of this policy for these assets as individual developments will expose different archaeological assets for example. It is likely however that other policy in the local plan will better protect these important assets. Cumulative impacts are therefore also difficult to identify and synergistic impacts also are difficult to assess, however losses of such could result in negative outcomes.
	Will it incorporate protection against flooding and inappropriate design?	0	0/?	0/?	0/?	0/?	0/?	0/?	This policy does not specifically refer to incorporating protection against flooding and inappropriate design. Although it does state that developments would be supported that would '...not cause harm to the natural environment'. It is difficult to assess the impact of this policy for these assets as individual development requirements are unknown. It is likely however that other policy in the local plan will cover flooding and water resources. Cumulative impacts are therefore also difficult to identify and synergistic impacts also are difficult to assess, however developments that do not address flooding and inappropriate design could result in negative outcomes.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0/-	0/-	0/-	0/-	0/-	0/-	This policy is not specifically in place to reduce emissions of greenhouse gases by reducing energy consumption. However, as a result of such economic development, it is likely that this type of development will have minor negative impacts on emissions. Mitigation is available to reduce such risks and these may be covered by other plan policies. Cumulative impacts could worsen this negative impact unless they are addressed through mitigation/other policy. No synergistic effects of note were identified.
	Will it lead to an improvement in air quality?	0	0/-	0/-	0/-	0/-	0/-	0/-	Same as above. This policy is neutral to minor negative and cumulatively air quality could get worse without mitigation in place. No synergistic issues of note were identified.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	0	-	0	Developments coming forward as a result of this rural economic policy are likely to reduce water quality and increase consumption and therefore would result in minor negative impacts. Mitigation is required and other plan policies may be proposed to address this issue. Cumulatively impacts are likely to worsen and synergistic impacts could adversely impact too. Mitigation will be key.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	0	0	0	0	0	0	In one respect the policy is aiming to re-use rural buildings, but is also seeking to diversify the economic base and therefore this may require a change in use of the land. In doing this the policy is overall minimising the loss of soils to development, but is considered neutral in its impacts since changes to land use could occur. Cumulative and synergistic impacts could worsen the impacts if inappropriate development and lack of mitigation results in the loss of good agricultural land for example. Once developed, these assets cannot be recovered.
	Will it maintain the present condition and use of land?	0	0	0	0	0	0	0	Similar to above. The policy is seeking to maintain the present condition and use of land; however, it is going beyond this, encouraging appropriate diversification. Overall therefore this is a neutral impact outcome. Cumulative impacts are also likely to be neutral and synergistic impacts are more unknown, once a land use has been changed it is difficult to restore it to its previous condition/use and could lead to negative impacts. Careful consideration is needed when planning for rural enterprise and the balance for economic growth and development with environmental and other assets need to be considered.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA/0/-							Waste from businesses is not categorised as household waste. However, it is important to note that economic premises will generate waste and therefore this is considered a minor negative. Mitigation will be necessary to consider how waste from construction to end user can be reduced, reused and recycled.
	Will it increase waste recovery and recycling?	0	0/-	0/-	0/-	0	0/-	0	Similar to above. Economic development will result in waste and therefore greater possibilities for the recovery and recycling of materials. This should be sought from the construction through to end user and mitigation incorporated, which may be offered by separate local plan policies. Cumulative impacts could worsen the impact unless the mitigation is appropriately applied. No synergistic impacts of note were identified.
	Will it encourage energy efficiency and renewable energies?	0/NA	0/NA	0/NA	0/NA	0/NA	0/NA	0/NA	The policy is not designed to specifically deal with encouraging energy efficiency and renewable energies. As such the policy does not refer to such aspects. However, the local plan will most likely have a policy on renewables, climate change, energy use and design. Therefore, this is considered to a neutral, but also not applicable aspect.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	++	0/-	+	0/-	Largely these have a minor positive impact on retaining existing jobs and creating new employment opportunities with good access. Locally impacts are likely to be more major positive, whilst impacts on trans boundary areas will be neutral to minor negative, as jobs which are available in other locations, will be less likely to be filled by district residents. Similarly in urban areas, employment opportunities here may also be negatively impacted, but given rural economic opportunities are never going to be significant in their numbers, the impacts are not considered to be major negatives or major positives in rural areas for similar reasons. Cumulative impacts could increase, both positive and negative aspects, however given the amount of rural development proposed through the plan, these are not considered to be major issues. No synergistic impacts have been identified.
	Will new employment opportunities be created with good access?	0	+	+	++	0/-	+	0/-	
15. To improve access to jobs	Will it reduce need to travel?	0	0	0	0	0/-	0	0/-	Overall the policy will have a neutral impact on reducing the need to travel. It is considered unlikely that those people in outer areas will be attracted to employment opportunities in the district rural areas; however this is also outside of planning control. Similarly in the urban areas of the district, but people may live here and commute to rural areas for work, increasing the need to travel, again outside of the controls of planning. This will be offset by local rural communities who may currently commute to urban areas for work who may now be able to work more locally, reducing this need to travel. Locally and rurally therefore, this policy is minor positive. Cumulative impacts of developments could improve or worsen these outcomes. No synergistic impacts were identified.
	Will it improve accessibility to work?	0	+	0/+	+	0	+	0/-	This policy will improve accessibility to work at the local level and in rural areas. It is unlikely to impact in areas outside of the district and may create a neutral to a minor negative impact for the urban areas, as some growth is put towards rural areas. However, it is acknowledged that the market towns are proposed to be the focus for development. Given the level of growth in rural areas is limited, due to its countryside location, accessibility is only deemed to be a minor positive. Cumulative impacts, as development occurs, are likely to increase the positive and negative aspects of the policy. No synergistic impacts were identified.

	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 the effect of congestion?	0	0	0	0	0/+	0	0/-	This is similar to reducing the need to travel. The effect of congestion is considered to be largely neutral. Traffic is likely to be generated because people will need to go to urban areas for services and facilities which are not available in rural locations, but commuter congestion is likely to be reduced as people will have greater opportunities to find work more locally. However, where people live and decide to work are acknowledged to be outside the remit of planning control. Cumulative impacts could be increased or worsened but this is largely unknown for the above reason. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	0	-	-	-	-	-	-	It is largely acknowledged that rural areas will not have everything that local communities and businesses need and therefore will require an element of travel to key destinations and therefore this rural economic policy is unlikely to assist in reducing journey times. However, this is marginally off set by creating jobs in rural areas, so that local people don't have to travel to places of work in urban areas or places outside of district. Again this is outside of planning control to some degree. Cumulative impacts could be exacerbated. No synergistic impacts were identified.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	+	+	+	0/-	++	0/-	Due to the rural focus for this policy, although a major positive can be given for encouraging inward investment in these areas, overall it is likely only to be minor positive, as overall proposed growth and development in this particular location won't necessarily fulfil the whole districts requirement for economic development and growth. Transboundary locations investment may be redirected as a result of a focus on some rural enterprise and similarly within urban areas, but only at the minor negative to neutral scale. Cumulative impacts could enhance these impacts, negatively or positively, depending on the level of investment in rural areas, which is currently unknown and down to market forces. No synergistic impacts were identified.
	Will it make efficient use of economic land and property?	0	+	+	+	0	+	0	It is considered that this policy will have a minor positive impact on making efficient use of economic land and property, but given the rural location and the total amount of development coming forward, as a result of this policy in comparison to the urban areas; it is not considered to be a major positive impact. Transboundary and urban aspects are considered unaffected by this objective question. Cumulative impacts could be increased depending on individual schemes coming forward as a result of this policy and therefore unknown at this stage. No synergistic impacts have been identified.

Additional Commentary:	None.
Reasonable Alternatives:	None identified.
Mitigation/Recommendations:	The SA of this policy has raised some areas for consideration and mitigation. Designing out crime. Policy on biodiversity is needed. Site allocations should avoid sites designated for their nature conservation interest and important for their ecological value. A policy on designated sites is needed. Recommend policy wording be strengthened, 'seek to improve and enhance the natural environment' not just 'not cause harm'. Policy on flooding and water resources is needed, covering water quality and consumption. Policy needed on energy efficiency / air quality requirements of developments. Loss of good / best agricultural land should be avoided. Careful consideration is needed when planning for rural enterprise and the balance for economic growth and development with environmental and other assets need to be considered. Consideration on how waste from construction to end user can be reduced, reused and recycled. Separate policy on waste management needed. Policies on renewable energy, climate change, energy use and design are needed.
Policy wording recommendation:	It is suggested that the word design is woven into the policy, perhaps under point 6, at the end, adding '... natural environment, through the use of good design.' Are the points each to be complied with? i.e. 'and' should be inserted after each point; or could a proposal just demonstrate one or more, i.e. 'or' inserted after each point in the policy. Numbering for the second half of the policy needs amending.

DEV1 – General Approach to New Development

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+	+	+	0	+	+	The policy aims to contribute to the creation of sustainable, healthy, active, communities
	Will it improve access to facilities?	+	+	+	+	0	+	+	While the policy in itself does not provide services, it does promote development which is sustainable and available to a number of transport modes therefore this is considered a minor positive
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+	+	+	0	+	+	Whilst the policy does not have a direct impact on the provision of housing, it would allow for sustainable development to come forward which could include for increased housing the policy therefore scores a slight positive
	Will it increase the range and affordability of housing for all social groups?	++	++	++	++	0	++	++	Whilst the policy does not require a specified mix of housing, it is positively encouraging inclusive communities, the policy therefore scores strongly positive
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	0	0	0	0	0	0	The policy could be used to support additional health services but has no direct link
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	+	+	+	+	0	+	+	The policy supports development which contributes to the creation of locally distinctive, sustainable, healthy, active, inclusive and vibrant communities it is considered that this would have a positive effect on people's well-being and therefore scores as a minor positive
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	++	++	++	++	0	++	++	The policy supports development which contributes to inclusive communities the policy therefore scores positively
	Will it contribute to cultural identity and crime reduction?	++	++	++	++	0	++	++	The policy refers to locally distinctive communities therefore the policy is considered positively
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	+	+	+	+	0	+	+	The policy is a presumption in favour of sustainable development, this would include biodiversity considerations
	Will it maintain and enhance sites designated for their nature conservation interests?	+	+	+	+	0	+	+	The policy introduces a presumption in favour of sustainable development, this would include impacts on issues of nature conservation sites

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	+	+	+	+	0	+	+	The policy introduces a presumption in favour of sustainable development this would include considerations of the landscape
	Will it reduce the amount of derelict, underused or degraded land in the district?	++	++	++	++	0	++	++	The policy positively advocates the use of previously developed land or development which would lead to the remediation of historically contaminated land.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	+	+	+	+	0	+	+	The policy introduces a presumption in favour of sustainable development this would include consideration of any affected historical sites
	Will it incorporate protection against flooding and inappropriate design?	++	++	++	++	0	++	++	The presumption in favour of sustainable development would include flooding considerations, the policy also contains a requirement that density, massing and scale of any new development. The policy therefore scores positively
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0	0	0	0	0	0	Whilst the policy is in favour of sustainable development it would not in itself reduced energy consumption, the policy is therefore neutral
	Will it lead to an improvement in air quality?	+	+	+	+	0	+	+	The policy seeks to minimise the need to travel and encourage journeys by sustainable transport modes. It is considered that this would have a slightly beneficial effect on air quality.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	0	0	0	Development must be sustainable to be in accordance with this policy but there is no specific requirement for it to improve water quality or reduce consumption, this is therefore considered to have a neutral effect
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	+	+	+	+	0	+	+	The policy required that development avoids the development of the best and most versatile agricultural land and therefore it is considered that the policy will have a slightly neutral effect
	Will it maintain the present condition and use of land?	-	-	-	-	0	-	-	The policy enables development therefore present condition and use of land are unlikely to remain the same.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	0	-	-	The policy supports sustainable development, it will not therefore reduce household waste but may support the delivery of more housing, the policy therefore scores slightly negatively.
	Will it increase waste recovery and recycling?	-	-	-	-	0	-	-	While the policy promotes sustainable development, this will not by necessity increase waste recovery and recycling therefore the policy scores slightly negatively
	Will it encourage energy efficiency and renewable energies?	++	++	++	++	0	++	++	The policy supports sustainable development it is considered that this encourages both energy efficiency and renewable energy, the policy therefore scores positively
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	+	+	+	+	0	+	+	The policy will allow sustainable new employment opportunities to come forward accessed by a variety of transport modes.

[illegible]

DEV 2 – Water Management and Flood Risk

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	++	++	++	++	0	++	++	The policy seeks to direct new development (including housing) away from land affected by flooding and also to include SUDS. However the requirement for an FRA should be in line with the requirements of the NPPF which require such for sites over 1ha
	Will it increase the range and affordability of housing for all social groups?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it contribute to cultural identity and crime reduction?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	+	+	+	+	0	+	+	The policy requires in the incorporation of SUDS, these features treat surface water at source and have the potential to increase local biodiversity. The policy therefore scores a minor positive
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	The policy deals with surface water on site therefore any nature conservation sites which would be affected by water runoff will be considered in applications and current situations maintained, therefore the scheme scores a minor positive.
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?	0	0	0	0	0	0	0	The policy requires the use of SUDS which could have a beneficial effect on the ecological quality of the land, however, it would have reliable effects on landscape quality and character as part of a scheme and the policy therefore is considered to be neutral.

	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 the amount of derelict, underused or degraded land in the district?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it incorporate protection against flooding and inappropriate design?	++	++	++	++	+	++	++	The policy will require incorporation of protection against flooding where necessary. It potentially has a minor positive trans-boundary on flooding downstream from the District. Overall the policy scores a major positive.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it lead to an improvement in air quality?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	+	+	+	+	0	+	+	The use of SUDS will lead to treatment of water run off on site and improve water quality in this regard. However, the policy does not include a mechanism for reducing consumption.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain the present condition and use of land?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase waste recovery and recycling?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it encourage energy efficiency and renewable energies?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
15. To improve access to jobs	Will it reduce need to travel?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	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 improve accessibility to work?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce the effect of congestion?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce journey times between key destinations?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it make efficient use of economic land and property?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Additional Commentary:	The policy will work to ensure flooding is taken into account as part of the wider environmental effects of development, this policy will be implemented alongside others in order to make sure every element of the environment is taken into account in the decision making process.								
Reasonable Alternatives:	No policy on flood risk and water management within the Plan. This is not considered reasonable as an alternative; however, the policy should reflect national guidance and require an FRA for sites of over 1ha.								
Mitigation/Recommendations:									
Policy wording recommendation:	Removal of 'Major development should be informed by a flood risk assessment, unless the site lies within an area where there if little or no risk of flooding (i.e. the annual probability of flooding is less than 0.1%)' and replacement with - 'All development over 1ha in size is to be accompanied by a Flood Risk Assessment.'								

DEV 3 – Transport, Accessibility and Rights of Way

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+	+	+	0	+	+	The policy seeks to concentrate new development into areas with public transport availability. This is aid in access to key services for developments. This is considered a minor positive as it would not address existing deficiencies.
	Will it improve access to facilities?	+	+	+	+	0	+	+	Situating development in areas with public transport availability will improve access of new developments to facilities.
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+	+	+	0	+	+	Whilst the policy will not impact on the quality of housing delivered, it will improve on locational choice by requiring access to public transport
	Will it increase the range and affordability of housing for all social groups?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	+	+	+	+	0	+	+	The placing of development to ensure access to public transport will offer access to health services which may only be available in other settlements. However, this policy cannot influence the availability of health services and therefore scores a minor positive.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0/+	0/+	0/+	0/+	0/+	0/+	0/+	The access of communities to public transport could potentially enhance inclusiveness as isolated areas are unlikely to receive levels of significant development. Access to public transport can encourage mobility.
	Will it contribute to cultural identity and crime reduction?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce the amount of derelict, underused or degraded land in the district?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it incorporate protection against flooding and inappropriate design?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	+	+	+	+	0	+	+	The placing of development in areas with access to public transport will offer an alternative to travel in the private car; this scores a minor positive as a reduction in car travel would reduce greenhouse gas emissions.
	Will it lead to an improvement in air quality?	+	+	+	+	0	+	+	The consideration of impacts of development on traffic congestion will lead to an indirect positive impact on air quality as AQMAs would be considered as part of this; it is considered that this is a minor positive.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain the present condition and use of land?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase waste recovery and recycling?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it encourage energy efficiency and renewable energies?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	+	+	+	+	0	+	+	The location of new development with access to public transport will offer benefits to employment creation and how people access such.

[illegible]

DEV4 – Infrastructure and Implementation

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the range and affordability of housing for all social groups?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	0	++	++	++	0	+	++	The policy requires that new development has access to acceptable education provision and where this is not available funding is put in place or physical contributions made to ensure appropriate education provision is in place. This is considered to be a major positive.
	Will it improve qualifications and skills of adults?	0	++	++	++	0	+	++	The provision of appropriate education facilities will include access to adult education as appropriate this is considered a major positive
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	++	++	++	0	+	++	increase the access to, and availability of health services
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	0	+	++	As the policy will ensure that infrastructure is in place to support new development it is considered that this will add to the general well-being of residents in these area. AS the majority of development is proposed for the larger settlements, the rural area is considered to have a slight positive impact whilst the more urban areas a more positive impact.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it contribute to cultural identity and crime reduction?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce the amount of derelict, underused or degraded land in the district?	?	?	?	?	n/a	?	?	The policy does not incorporate a brownfield first priority and it will be unknown as to how much development comes forward on previously used land until applications are made.
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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it incorporate protection against flooding and inappropriate design?	0	++	++	++	0	+	++	Waste water treatment, the availability of clean water supplies and the provision of SUDS are all considered infrastructure under the definition of the policy therefore this is considered a major positive/
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	--	--	--	0	-	--	The policy facilitates development coming forward which will generally result in increased emissions due to increased property and employment provision. However, although this is a major negative it is unavoidable to meet the needs of the District and will be mitigated as far as possible by other policies within the Plan.
	Will it lead to an improvement in air quality?	0	?/+	?/+	?/+	0	?/+	?/+	Adequate road infrastructure and improvements to it can potentially have a positive impact on AQMAs in reducing air pollution by better managing traffic. This is unknown at present
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	+/-	+/-	+/-	0	0	+/-	The policy seeks to ensure that sufficient infrastructure is in place to deliver water treatment; clean water supply and that SUDS are put in place which can lead to a betterment of water quality. However, the policy is unlikely to have a positive impact on water consumption and increased development is likely to lead to increased water usage. Therefore the policy scores both negatively and positively.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain the present condition and use of land?	--	--	--	--	n/a	--	--	The policy will result in development and therefore scores a major negative. However, it is recognised that the development needs to accommodate development in order to meet the needs of its residents and other policies seek to minimise impact.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase waste recovery and recycling?								increase waste recovery and recycling
	Will it encourage energy efficiency and renewable energies?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	+	+	+	+	n/a	+	++	Improvements to infrastructure will increase the marketability of the District and therefore employment opportunities
15. To improve access to jobs	Will it reduce need to travel?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve accessibility to work?	0	?/+	?/+	?/+	0	?/+	?/+	Applications for new development or major extensions to employment premises will have to take account of local infrastructure which will include accessibility to the proposed work place. Therefore the policy could have a positive effect on accessibility to work but it is unknown at this time.

	Will it reduce the effect of congestion?	0	0/?	0/?	0/?	0	0	0/?	Appropriate mitigation on the road network will be required for developments where they have an impact but it is unclear as to whether this would have a positive impact or ensure that the development impacts remained neutral
	Will it reduce journey times between key destinations?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it make efficient use of economic land and property?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Additional Commentary:	The policy will be implemented alongside other policies which direct and form development in order to ensure that development is properly mitigated and infrastructure requirements met wherever possible. The impacts will be able to be more adequately assessed once the Infrastructure Delivery Plan is finalised.								
Reasonable Alternatives:	None identified								
Mitigation/Recommendations:	Will be subject to further consideration following the publication of the Infrastructure Delivery Plan								
Policy wording recommendation:	None identified								

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DEV 5 – Design of New Development

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	++	n/a	+	++	The policy proposes the use of Building for Life as a system by which to consider the potential design success of developments. This includes consideration of both quality and location and is considered a major positive.
	Will it increase the range and affordability of housing for all social groups?	+	++	++	++	n/a	+	++	Building for Life includes a consideration of how the development responds to local housing requirements. This is considered to be a major positive.
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	The Building for Life assessment includes assessment of the relationship of the project to facilities and services which would include health services. Whilst it will not in itself increase services, it will consider access to such and how this can be best achieved. Therefore this is considered a minor positive.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	0	+	++	The provision of well located, well designed housing will have a positive impact on people's well-being and therefore this is considered a major positive.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	n/a	+	++	Consideration will be given to integrating new schemes into their surroundings and the wider community. It is considered that this will be a major positive in promoting the inclusivity of communities.
	Will it contribute to cultural identity and crime reduction?	0	++	++	++	n/a	+	++	The policy requires that development shows a clear understanding of the form and character of the District and complements existing development. The policy also provides for consideration of appropriate crime prevention measures to be incorporated. This is considered to be a major positive.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	++	++	++	n/a	+	++	The policy requires that biodiversity is protected and where possible enhanced.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	n/a	0	0	Whilst not specifically mentioned in the policy, it is assumed that any affected nature conservation sites would be considered under the natural environment. Therefore a neutral impact is predicted.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce the amount of derelict, underused or degraded land in the district?	?	?	?	?	?	?	?	As it is not known where development will come forward, the impacts on this element of the SA cannot be predicted.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	+	+	+	0	+	+	The policy requires that development protect features and characteristics of local importance, this would include sites of historical, archaeological and cultural value
	Will it incorporate protection against flooding and inappropriate design?	+	+	+	+	n/a	+	+	The policy basis is to protect against inappropriate design. However, flooding is not mentioned specifically although it is acknowledged that this is covered by other policies within the Plan.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it lead to an improvement in air quality?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain the present condition and use of land?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase waste recovery and recycling?	0	+	+	+	n/a	+	+	Whilst not directly impacting waste recovery and recycling, the policy requires that space is provided for the storage, collection and recycling of waste
	Will it encourage energy efficiency and renewable energies?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	0	+	+	+	n/a	+	+	Access will be considered as part of the design considerations of any planning application under this policy and therefore the policy is considered to be positive.

[illegible]

HS1 – Affordable 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?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the range and affordability of housing for all social groups?	++	++	++	++	+	++	++	The policy aims to deliver affordable housing supporting the objective of increasing the range and affordability of housing. The policy may have some trans-boundary effects where parishes shared boundaries with adjacent planning authority districts
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	n/a	+	+	Providing housing which people are in need of and is affordable is considered to have a positive impact on well-being
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	n/a	++	++	Providing a percentage of affordable housing on site will promote inclusivity and a genuine mixed community
	Will it contribute to cultural identity and crime reduction?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	-	-	-	-	n/a	-	-	This is not referred to within the policy and therefore cannot be assessed positively but it is considered in other policies
	Will it maintain and enhance sites designated for their nature conservation interests?	-	-	-	-	n/a	-	-	This is not referred to within the policy and therefore cannot be assessed positively but it is considered in other policies

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	-	-	-	n/a	-	-	This is not referred to within the policy and therefore cannot be assessed positively but it is considered in other policies
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	n/a	0	0	It is anticipated that some housing would come forward on brownfield sites although these are limited 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?	0	0	0	0	n/a	0	0	The housing brought forward under this policy will generally be as part of a larger scheme (or a financial payment which would not have any impact on landscape). The impacts on sites of archaeological etc. value is considered under other policies within the Plan.
	Will it incorporate protection against flooding and inappropriate design?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	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/a	-	-	As the policy would result in development it will not reduce energy consumption. However, affordable housing is a core strategic priority of Eden District Council.
	Will it lead to an improvement in air quality?	?	?	?	?	n/a	?	?	There is insufficient information on which to comment on this at this time. However, air pollution is considered under a separate policy within the Plan
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	-	-	-	-	n/a	-	-	The policy supports development and therefore would not reduce water consumption. Water quality is dealt with under separate policies within the Plan.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	-	-	-	-	n/a	-	-	The policy supports the development of affordable housing. As Eden has a very limited supply of brownfield land, it is anticipated that these units will generally be delivered on greenfield sites. This therefore results in a negative score. However, the delivery of affordable housing is a core objective of the Plan.
	Will it maintain the present condition and use of land?	-	-	-	-	n/a	-	-	As above, the policy supports the development of affordable housing. As Eden has a very limited supply of brownfield land, it is anticipated that these units will generally be delivered on greenfield sites. This therefore results in a negative score. However, the delivery of affordable housing is a core objective of the Plan
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	n/a	-	-	As the policy facilitates new houses, it will inevitably lead to increased household waste, even if mitigated. Therefore the policy cannot be considered positively in this regard.
	Will it increase waste recovery and recycling?	0	?	?	?	0	?	?	Increased households offer the opportunity to raise waste recovery and recycling compliance rates. However, it is not possible to quantify this at the present time and therefore the effect is unknown.
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	0	0	0	The policy does not specifically refer to these which are considered in other policies within the Plan. Therefore the policy is considered to be neutral in this regard.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	+	The provision of affordable housing will enable the retention of younger people and families within the District. This will have a synergistic relationship with the retention of existing employment levels. It is not anticipated that this will extend to have a trans-boundary effect.
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

[illegible]

HS2 – Housing to Meet Local Needs

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	0	0	0	0	0	0	The policy scores neutrally as it requires that housing is delivered in accordance with the strategic locational strategy.
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	+	Self-build will enable local people who potentially cannot afford to buy on the local market to access housing in a different way which will support the objective of improving quality. Housing will be delivered in accordance with the locational strategy
	Will it increase the range and affordability of housing for all social groups?	0	+	+	+	0	+	+	Allowing access to the housing market in a different way will increase the range and affordability of housing within the District
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	0	0	0	0	0	0	This is considered to be neutral due to the requirement of the proposed units to be in accordance with the locational strategy
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	+	+	+	+	0	+	+	The ability of people to provide housing for themselves in a way which means they might not otherwise be able to access the housing market is considered positively.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0	+	+	The support for self-build will allow local people to access housing in areas they have a connection with, increasing inclusivity within communities and enabling people with a connection to communities to either stay within or return to those areas
	Will it contribute to cultural identity and crime reduction?	+	+	+	+	0	+	+	Allowing local people to build in areas they have a connection with will contribute positively to the retention of cultural identity. As the policy does not consider crime reduction, this score a minor positive
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	-	-	-	-	0	-	-	The policy does not specifically cover biodiversity or geodiversity but this is covered in other policies within the Plan which would be considered as part of the decision making process
	Will it maintain and enhance sites designated for their nature conservation interests?	-	-	-	-	0	-	-	The policy does not specifically cover biodiversity or geodiversity but this is covered in other policies within the Plan which would be considered as part of the decision making process

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	-	-	-	-	0	-	-	The policy does not specifically cover landscape but this is covered in other policies within the Plan which would be considered as part of the decision making process
	Will it reduce the amount of derelict, underused or degraded land in the district?	?	?	?	?	0	?	?	As the policy will generally relate to single plots, it is possible that smaller sites which are previously used will come forward but there is not enough information at present.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	?	?	?	0	?	?	The potential sites are unknown and therefore a comment is unable to be made at this time
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	0	0	0	This is considered to be neutral as the area of flooding is considered by other policies within the Plan
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	0	-	-	As new development is supported, additional energy requirements will be needed however, this supports the strategic objective of ensuring homes for all
	Will it lead to an improvement in air quality?	0	0	0	0	0	0	0	It is considered that the developments will be neutral in terms of air quality
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	0	0	0	As development is supported, consumption is likely to increase although this considered to be a neutral impact as numbers will be limited. Other policies within the Plan are concerned with water quality through the implementation of SUDS
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	0	?	?	As sites for self-build are not promoted through the plan, it is not possible to comment upon this element of the policy.
	Will it maintain the present condition and use of land?	-	-	-	-	0	-	-	As the policy promotes residential development it is unlikely that the present condition and use of land will be maintained.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	0	-	-	Additional households will result in additional household waste. However, this is a minor negative as the numbers coming forward under this policy will not form a significant part of the housing requirement for the District.
	Will it increase waste recovery and recycling?	+	+	+	+	0	+	+	Increased households will offer increased opportunities for recycling
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	0	0	0	The policy does not encourage energy efficiency or renewable energy technology beyond that required by Building Regs, it is considered to be neutral.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	+	+	+	0	+	+	The ability for people to live in communities which they have a connection to can help to retain young families in the District which will have a positive impact on job retention.
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

[illegible]

HS3 – Essential Dwellings for Workers in the Countryside

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	-	-	-	-	0	-	0	The implementation of this policy will result in the provision of housing in the more remote areas of the District where housing would not generally be encouraged as it is needed for a specific requirement. This will have a negative impact in the accessibility to services for these properties. However, they are limited and supported by justification as an exception to general policy.
	Will it improve access to facilities?	-	-	-	-	0	-	0	As above, the housing approved under this policy would be remote and therefore not improve access to facilities but it would be a justified need. It is not anticipated that this would lead to a great increase in housing numbers and therefore the policy is a slight negative.
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	0	0	0	0	+	0	It is considered that the policy will have a limited positive impact on the provision of housing in locations where there is a substantiated for it but due to the low numbers of housing which is likely to come forward under this policy the effect is neutral.
	Will it increase the range and affordability of housing for all social groups?	+	+	+	+	0	+	0	It would enable the provision of housing for rural workers where they are required to be on site but would typically be unable to afford property in the area due to low wage provision
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	0	0	0	0	0	0	The provision of housing in locations typically considered under this application will not have good access to health services. However, the low number of housing to which this policy would relate means that the impact is considered to be largely neutral.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	0	0	+	0	The ability of rural businesses to have workers living on site where required will have a positive effect on the well-being of both employers and employees.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0	+	0	It will enable the continuation of smaller more remote rural communities and community facilities as a consequence
	Will it contribute to cultural identity and crime reduction?	0	0	0	0	0	0	0	The policy will enable traditional rural enterprises such as agricultural to continue to operate. The policy is considered neutral
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0	0	0	0	0	The policy requires that the any development should not have significant impacts upon conservation interests. Further policies within the Plan consider conservation interests also and it is considered that dwellings granted under this policy would have a neutral effect.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	It is likely that dwelling approved under this policy will be on or near to farm holdings and would not affect any nature conservation designations. Other policies within the Plan consider this element of development.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	0	0	0	0	0	0	The provision of housing under this policy will generally be situated in area in which there is already built structures such as agricultural sheds. It is anticipated therefore that the impact upon the wider landscape will be neutral.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	-	-	-	0	-	0	The sites under this policy are likely to typically be situated on greenfield land therefore this scores a slight negative
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	Development is required not to have a significant impact on these interests under the policy. Further policies in the plan consider the issues further. It is considered that this policy would have a neutral effect.
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	0	0	0	The policy contains a ceiling in terms of the provision of secondary agricultural dwellings. This has the positive effect of minimising its impact. Flooding is not considered but this is the subject of a further policy within the Plan.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	0	-	0	The provision of new housing will result in greater energy consumption. Houses approved under this policy are likely to be off grid for gas and require oil tanks for household fuel. The policy relates to a small number of dwellings in terms of provision and therefore scores a minor negative
	Will it lead to an improvement in air quality?	0	0	0	0	0	0	0	Due to the limited numbers of dwellings which would benefit from consent under this policy, it is considered that the impact on air quality in the District would be neutral.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	0	0	0	Again, although the introduction of new development to the District would result in increased water consumption. It is considered that this policy is largely neutral due to the limited numbers of new development that would come forward under the policy.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	?	?	?	0	?	0	As the dwellings would be related existing buildings, this may be on land which has previously has development on it. Therefore, the effects on the amount of soils it would affect are uncertain.
	Will it maintain the present condition and use of land?	0	-	-	-	0	-	0	As the policy supports development, it would necessitate a change in the present condition and use of land. The policy therefore scores a minor negative.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	0	0	0	0	0	0	The policy introduces new development but due to the limited numbers which come forward under such policies, the impact is considered to be neutral
	Will it increase waste recovery and recycling?	0	0	0	0	0	0	0	As above, the policy introduces new development but due to the limited numbers which come forward under such policies, the impact is considered to be neutral
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	0	0	0	The policy does not include a requirement for buildings to be energy efficient or incorporate renewable energy technologies but this is covered under different policies within the Plan. The policy is considered to be neutral.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	0	The policy will allow rural enterprises to retain staff by offering tied accommodation which is considered a positive in the rural economy.
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

[illegible]

HS4 – Housing Type and Mix

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	0	0	0	0	0	0	The policy is not concerned with quality or location but the type and mix of housing. It is considered that the type and mix will have an indirect effect on quality and therefore the policy is scored neutrally.
	Will it increase the range and affordability of housing for all social groups?	0	++	++	++	0	++	++	The policy requires that applications for new housing take into account local needs which would include both the needs of the market and affordable housing. This is considered to be a major positive in ensuring that new development meets the needs of the community and will lead to an increase in the range and pricing of new properties.
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	0	+	+	Housing which meets the needs of the community will have an indirect impact on well-being and healthy communities and the policy scores a minor positive.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	0	+	++	Planning for a range and mix of housing will result in inclusive and mixed communities. This is considered to be a major positive. The effects are greater in the urban areas because of the numbers of housing provided.
	Will it contribute to cultural identity and crime reduction?	0	0	0	0	0	0	0	It is not considered that the policy will have a great impact on cultural identity and crime reduction. The policy is not concerned with appearance of the houses which may have an impact on identity nor on layout which may have an impact on crime. The policy is therefore considered to be neutral.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	0	0	0	As above, the policy does not allocate or influence the location or amount of development and is therefore considered to be neutral
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	The policy does not allocate or influence the location or amount of development therefore its impacts on sites, features and areas of historical, archaeological and cultural value are considered to be neutral.
	Will it incorporate protection against flooding and inappropriate design?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
	Will it lead to an improvement in air quality?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
	Will it maintain the present condition and use of land?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
	Will it increase waste recovery and recycling?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	0	0	0	As the policy does not allocate or influence the location or amount of development, it is considered to be neutral
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	+	The provision of a housing mix which allows for a range of housing across the market will have a positive impact on the employment market and therefore indirectly retain the existing level of jobs provision. The policy therefore scores a minor positive.
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

[illegible]

HS5 – Housing for Older People and Those in Need of Support

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	++	++	++	0	++	++	Access to transport, community, shopping and leisure facilities is to be considered under this policy which will ensure that housing for these particular groups has good access to key services
	Will it improve access to facilities?	0	++	++	++	0	+	++	As above, access to transport, community, shopping and leisure facilities is to be considered under this policy which will ensure that housing for these particular groups has good access to key services. There are no trans-boundary issues which arise.
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	++	++	++	0	+	++	The policy will encourage housing which is adaptive and meets needs in locations where access to services is available and social inclusion promoted. The impact on the rural area is likely to be lower than potential development opportunities in the more urban areas.
	Will it increase the range and affordability of housing for all social groups?	0	+	+	+	0	+	+	The policy is not concerned with affordability and this is considered in other policies within the Plan. The policy does promote the provision of a range of housing to meet specific needs and therefore score positively.
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	0	+	The policy requires that consideration is given to the access to community facilities which would include health. It will not increase the availability of health services and therefore scores a minor positive. Due to the level of potential schemes in the rural area, the policy scores negatively in this regard.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	0	0	++	The provision of housing which meets specific needs of areas of the population will positively affect well-being of those people. This is neutral in the rural area where the amount of development is likely to be less
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	0	0	++	Social inclusion is specifically mentioned in the policy and it is considered that this score a major positive. Again due to the lower development that is likely in the rural area, the policy has been scored neutrally in this regard.
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	0	0	+	The policy requires the minimisation of perceived risks to safety which includes consideration of crime reduction.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0	0	0	0	0	This is not covered specifically within policy but is covered by other policies and is therefore considered to be neutral
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	As above

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	-	-	-	0	0	-	The policy encourages the provision of development and therefore will have a minor negative impact on landscape and the character of the environment. However, other policies within the Plan seek to minimise and control this.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	-	-	-	0	0	-	As there is very limited brownfield land within Eden District, it is assumed that the majority of development will come forward on greenfield sites, this policy therefore scores a negative.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	The policy itself does not contain any controls within the text to protect such sites but consideration of other policies within the Plan will ensure these are taken into account in the decision making process. It is important that monitoring of policies used in decision making are undertaken.
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	0	0	0	Again as above, the policy itself does not contain any controls within the text to protect such sites but consideration of other policies within the Plan will ensure these are taken into account in the decision making process. It is important that monitoring of policies used in decision making are undertaken
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	0	0	-	The policy encourages the provision of development and therefore will have a minor negative impact on energy consumption. However, other policies within the Plan seek to minimise and control this.
	Will it lead to an improvement in air quality?	0	-	-	-	0	0	-	The policy encourages the provision of development and therefore will have a minor negative impact on air quality. However, other policies within the Plan seek to minimise and control this.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	0	-	0	The policy encourages the provision of development and therefore will have a minor negative impact on water consumption. However, other policies within the Plan seek to minimise and control this.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	-	-	-	0	-	0	The policy encourages the provision of development and therefore will have a minor negative impact on loss of soils to development as brownfield sites are limited and unlikely to be brought forward in any number.
	Will it maintain the present condition and use of land?	0	-	-	-	0	-	0	The policy encourages the provision of development and therefore will have a minor negative impact as it will not lead to the maintenance of the present condition and use of land.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	0	-	As the policy is supportive of residential development, it scores a minor negative, this is neutral in the rural area due to the small number of schemes which are likely to come forward.
	Will it increase waste recovery and recycling?	0	+	+	+	0	0	+	Increased households offer the opportunity to increase recycling rates.
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	0	0	0	This is not covered within the policy but it is anticipated that all development under this policy will adhere to Building Regulations and therefore the policy is scored neutrally.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	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 need to travel?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve accessibility to work?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce the effect of congestion?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce journey times between key destinations?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it make efficient use of economic land and property?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Additional Commentary:									
Reasonable Alternatives:	The policy is consistent with the NPPF objective to provide for a mix of housing to meet the needs of the community.								
Mitigation/Recommendations:									
Policy wording recommendation:	Recommend that point 5 be amended to read 'The site encourages social inclusion and is appropriately designed' this removes the criteria for it to be attractive to local people as 'local' is difficult to define as is the concept of attractiveness.								

HS6 - Community Land Trusts

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	0	+	+	+	0	+	0	Community Land Trust developments can aid in getting the community involved in planning decisions and applications. The schemes are more likely to come forward in the rural area therefore the scheme scores neutrally in the urban areas.
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve access to facilities?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	0	The policy will provide the opportunity for housing which is supported by the community to come forward to meet local needs. It is considered that this will have a positive impact on local housing. As schemes are more likely to come forward in the rural area, the policy has been scored neutrally within the urban area.
	Will it increase the range and affordability of housing for all social groups?	0	+	+	+	0	+	0	The policy will provide the opportunity for housing which is supported by the community to come forward to meet local needs in terms of size, types and tenures. It is considered that this will have a positive impact on the range and affordability of local housing. As schemes are more likely to come forward in the rural area, the policy has been scored neutrally within the urban area.
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	0	+	0	The provision of housing to meet community needs is considered to have a positive effect on well-being
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	0	++	0	The input of the community and support for these schemes will enhance the inclusiveness of such. This scores highly positive but neutrally for urban areas where the policy is likely to be less used. It is considered that trans-boundary impacts are likely to be neutral
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	0	+	0	The input of communities into housing in their areas will contribute to the preservation of cultural identity although the policy does not refer to crime reduction. Whilst crime reduction is not referred to, this is covered within other policies within the Plan and it is not considered necessary to repeat these within every policy.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	-	-	-	0	-	0	Although this policy scores negatively as it does not mention biodiversity or geodiversity, these areas are contained within other policies within the Plan which would be used for decision-making.
	Will it maintain and enhance sites designated for their nature conservation interests?	?	?	?	?	?	?	?	As the sites are not allocated, it is not possible to comment on the proposals in terms of the potential effects on designated sites. However, it is anticipated that these would be covered by other policies within the Plan

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	-	-	-	0	-	0	It is difficult to anticipate the impact on the landscape etc. without identified sites, however, as development is supported by the policy it is likely that some impact will occur.
	Will it reduce the amount of derelict, underused or degraded land in the district?	?	?	?	?	?	?	?	As the sites are not allocated, it is not possible to comment on the proposals in terms of the potential effects on derelict or unused land. However, there is a finite amount of such resource within the District and it is probable development is most likely on Greenfield land
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	?	?	?	?	?	?	As the sites are not allocated, it is not possible to comment on the proposals in terms of the potential effects on sites of value. However, other policies in the plan do consider this element.
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	0	0	0	This is considered to be neutral as the area of flooding is considered by other policies within the Plan
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	0	-	-	As new development is supported, additional energy requirements will be needed however, this supports the strategic objective of ensuring homes for all
	Will it lead to an improvement in air quality?	0	0	0	0	0	0	0	This is covered by other policies within the Plan, it is not anticipated that this type of housing will form a large proportion of fulfilling the District's housing requirement.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	0	0	0	As development is supported, consumption is likely to increase although this considered to be a neutral impact as numbers will be limited. Other policies within the Plan are concerned with water quality through the implementation of SUDS
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	0	?	?	As there are no sites put forward for this specific type of residential development therefore it is uncertain as to the impact of this particular policy
	Will it maintain the present condition and use of land?	0	-	-	-	0	-	-	The policy supports residential development therefore the present condition and use of land is likely to be altered.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	-	-	The policy will result in household units and therefore will increase household waste. As the households generated by the policy are likely to be limited, this scores a minor negative.
	Will it increase waste recovery and recycling?	0	+	+	+	0	+	+	Increase households will bring about new opportunities for waste recycling.
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	0	0	0	This is not covered in the policy however, it is subject to consideration under other policies within the Plan and therefore will form part of the overall consideration of any proposal. The policy is therefore considered to be neutral
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	0	0	0	0	0	0	The creation of housing through Community Land Trusts will enable people to stay within the local community but it is not considered that the impact will be so great as to positively affect the level of jobs provided in the District.
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

[illegible]

HS7 – Gypsy and Traveller Sites

	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/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it increase the ability of people to influence decisions?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	+	+	+	+	0	+	+	The policy requires that key services are accessible to the sites by foot, cycle or public transport. The issues of Traveller sites is trans-boundary but the access to services is considered to be neutral as these will largely be accessed within Eden District and not outside the boundaries.
	Will it improve access to facilities?	0	0	0	0	0	0	0	The policy in itself will not improve access to facilities but will ensure that facilities for these sites are within a reasonable distance for access.
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	+	+	+	The policy will encourage acceptable locations for traveller sites both transitory and for longer stays. This has a positive trans-boundary impact with adjoining authorities.
	Will it increase the range and affordability of housing for all social groups?	+	+	+	+	+	+	+	Whilst this policy does not reflect a range and affordability for all social groups. It scores a minor positive as it reflects the needs of a specific section of the community
4. To improve the level of skills, education and training	Will it improve qualifications of children?	0	+	+	+	+	+	+	The provision of a more settled family life for the children of this section of the community can have a positive effect on their educational outcomes.
	Will it improve qualifications and skills of adults?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	+	+	+	+	0	+	+	Access to community facilities which would include health are to be within a reasonable distance and accessed by foot, cycle or public transport.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	++	++	++	++	+	++	++	The meeting of the needs for this section of the community will reduce the stress of having to illegally occupy sites and enable access to community facilities and is considered to be positive. This is considered at have a minor trans-boundary effect due to the travelling nature of this community.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	+	+	+	+	0	+	+	Sites to accommodate people with different lifestyles will enhance the inclusiveness of communities. It is not considered that this will have any trans-boundary effects.
	Will it contribute to cultural identity and crime reduction?	++	++	++	++	0	++	++	The cultural identity of the Travelling, Gypsy and Show People community is recognised by this policy and facilitating appropriate sites will reduce illegal site therefore having a positive impact on crime reduction.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	+	+	+	+	0	+	+	The requirement to not materially harm nature interests is embedded within the policy. This will protect interests but not necessarily lead to their enhancement therefore the policy scores a minor positive.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	This scores neutrally as it is not anticipated that the sites would be on or near to nature conservation sites and therefore are unlikely to have any effects

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	+	+	+	+	0	+	+	Minimising landscape impact and impacts on the character of the landscape are requirements of the policy. As requirements for improvement are not mentioned this policy scores a minor positive.
	Will it reduce the amount of derelict, underused or degraded land in the district?	?	?	?	?	n/a	?	?	The sites are not yet known therefore it is not possible to comment on this aspect.
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/a	+	+	The requirement to not materially harm historic interests is embedded within the policy. This will protect interests but not necessarily lead to their enhancement therefore the policy scores a minor positive.
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	n/a	0	0	This is not mentioned within the policy but it is considered under other policies within the Plan.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0	0	0	n/a	0	0	As the policy relates to a small number of pitches (41 in total throughout the lifetime of the Plan) it is considered that energy consumption will be neutral
	Will it lead to an improvement in air quality?	0	0	0	0	n/a	0	0	As above, the policy relates to a small community and it is considered that it will be neutral in regards to air quality
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	n/a	0	0	Sites must be served by adequate water and sewerage connections this will have a neutral impact on water quality. The size of the community which the policy affects is small and therefore the impact on water consumption is neutral.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	?	?	?	?	n/a	?	?	Sites are not identified therefore this cannot be comment upon.
	Will it maintain the present condition and use of land?	-	-	-	-	n/a	-	-	The policy supports development and therefore the present condition and use of land will inevitably be changed. As it relates to limited households, the policy scores a minor negative.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	n/a	-	-	The policy supports additional household units and therefore will not reduce household waste. Due to the low number of sites to meet the identified need this scores a minor negative
	Will it increase waste recovery and recycling?	-	-	-	-	n/a	-	-	The policy does not contain any references to waste recovery or recycling.
	Will it encourage energy efficiency and renewable energies?	-	-	-	-	n/a	-	-	The policy does not require consideration of energy efficient buildings. Due to the nature of the homes which are likely to be on sites, it is not considered that this would be appropriate.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will new employment opportunities be created with good access?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

	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 need to travel?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it improve accessibility to work?	+	+	+	+	n/a	+	+	As the policy requires services to be within a reasonable distance of any site and accessible by foot, cycle and public transport, it is considered that this will also offer access to the community on these sites to work opportunities.
	Will it reduce the effect of congestion?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce journey times between key destinations?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it make efficient use of economic land and property?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Additional Commentary:	This policy positively contributes to achieving the provision of traveller pitches to provide sustainable lifestyles with consideration of landscape impact and potential environmental nuisance. It offers some trans-boundary issues due to the travelling nature of the community it is seeking to address								
Reasonable Alternatives:	There are no reasonable alternatives to this policy which is compliant with the NPPF and meets the identified need of this community.								
Mitigation/Recommendations:									
Policy wording recommendation:									

EC1 – Employment Land Provision

	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/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	n/a							
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	n/a							
	Will it increase the range and affordability of housing for all social groups?	n/a							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	0	+	+	+	+	+	+	
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							Indirectly the policy may positively affect the wellbeing of people and thereby reduce the need for health benefits by allocating sites for employment use. It is common knowledge that people in work suffer less with mental health issues and generally feel better about themselves. No cumulative or synergistic impacts of note were identified.
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	+	+	+	The policy allocates employment sites, increasing opportunities for investment in business. This is likely to enhance the inclusiveness of communities, as more opportunities for employment are made available for local people. No cumulative or synergistic impacts of note were identified.
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	+	+	+	There is considered a marginal connection between the policy for allocating employment land and contributing to cultural identity and crime reduction. Employment opportunities are likely to lead to increases in employment rates at the local level, which is also likely to correlate with a reduction in crime. Cultural identity through employment is more difficult to judge. Cumulatively, the more people are provided with employment opportunity, the greater the opportunity to reduce crime and the fear of crime. No synergistic impacts were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							Although considered NA, it is worth recognising that employment sites offer opportunities for wildlife co-existence with people and measures for this to occur should be high on the agenda when protected employment sites come to be developed for employment or any other use under this policy. It is likely that other plan policies will address this requirement. Cumulative impacts would grow positively if more biodiversity was incorporated into development sites. Synergistic impacts have the potential to be negative, unless positive action on biodiversity is taken on every site developed.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	?	?	?	?	?	?	The sites do not directly affect designated sites but further investigation will be needed prior to planning applications being made. Cumulative and synergistic effects have the potential to be negative unless the plan avoids such losses to 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?	0	?	?	?	?	?	?	As above.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	+	+	+	0	+	+	The policy enables the redevelopment of some brownfield land where available (which is limited within Eden), which is likely to reduce the increase in the amount of derelict, underused or degraded land in the district over a period of time. Cumulative impacts are also likely to be positive in this regard. No synergistic impacts of note were identified.
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/a							Although considered n/a indirectly employment sites will need to consider flooding issues and incorporate appropriate design to deal with these issues. These have been used as indicators in the SA of sites choice and are covered by other policies within the Plan
	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?	0	-	-	-	-	-	-	Allocating employment land will ultimately lead to the use of the land, thereby increasing emissions of GHGs. Energy consumption of future developments will be important to take into account and mitigate, as far as possible, including consideration of alternative energy sources. Cumulative issues are likely to worsen impacts as more land is occupied and emissions increase. Synergistic impacts relate to air quality below, where this could worsen if mitigation were not implemented.

	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 lead to an improvement in air quality?	0	-	-	-	-	-	-	As above. In addition, the increases in GHGs will lead to diminishing air quality, restricting improvement opportunities. Mitigation will be essential to combat this important climate change issue. Cumulatively air quality will get worse if GHGs are not tackled effectively. Synergistic impacts are considered to be less relevant or not application here.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	-	-	-	Allocating employment land will ultimately lead to the use of the land, thereby increasing water consumption and potentially worsening water quality. Consumption and quality of water in future developments will be important to take into account and mitigate, as far as possible. Cumulative issues are likely to worsen impacts as more land is occupied and water demand and use increases. Synergistic impacts could worsen if mitigation were not implemented, for both quality and quantity of water available for the future.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	-	-	-	0	0	-	The policy enables the development of land for employment which is likely to result in the loss of soils to development in the district over a period of time. Cumulative impacts are also likely to be positive in this regard. No synergistic impacts of note were identified.
	Will it maintain the present condition and use of land?	0	-	-	-	-	0	-	As above, the policy enables the development of land for employment which is likely to result in the loss of soils to development in the district over a period of time. Cumulative impacts are also likely to be positive in this regard. No synergistic impacts of note were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a							
	Will it increase waste recovery and recycling?	0	0	0	0	0	0	0	This policy does not directly deal with waste recovery and recycling. However the use of the land whether for employment is likely to result in increases of waste and therefore waste recovery and recycling. Developments also have the opportunity to incorporate compost and reduce waste in the first instance, as mitigation to improve sustainability. Cumulative impacts could result in larger amounts of waste and therefore potentially more recycled and recovered waste products. Therefore overall this policy is neutral for impacts on waste. No synergistic impacts were identified.

	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 encourage energy efficiency and renewable energies?	n/a							Although not applicable, it may be worth considering whether employment sites could be used to support and encourage renewable energy supplies, such as installation of a roof level solar photo voltaic scheme. Depending on location this could be a reasonable alternative to be considered for inclusion in the policy.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	0	++	++	The policy is directly aiming to secure land for employment use, which will directly help in retaining existing jobs. Therefore this is a major positive outcome across all areas, with the exception of areas outside of the district, where the plan does not apply. Therefore cumulative impacts are also positive in this in regard. No synergistic impacts of note were identified.
	Will new employment opportunities be created with good access?	0	++	++	++	0	++	++	Sites for employment use have been selected by including taking into account the accessibility of the site. Therefore, this will ensure that new employment opportunities are likely to be created with good access. Overall this policy impact is a major positive.
15. To improve access to jobs	Will it reduce need to travel?	0	?	?	?	-	?	?	The strategy focuses development in Penrith and other Market Towns in Eden and therefore unless people are travelling from out the district to work, people are more likely to live in the Market Towns and work in them too, assisting in reductions in travel. Although it is acknowledged that where people live and work is outside of planning controls. Cumulative impacts are also generally unknown, as other factors influence people behaviour. If more jobs are created it could cause more traffic, but equally, the location of development may influence whether more people can walk and cycle to work than currently do. No synergistic impacts of note were identified.
	Will it improve accessibility to work?	0	++	?/++	?/++	+	+	++	This policy is allocating land deemed suitable for employment use and as such is improving accessibility to work. Therefore a major positive for sustainability. Cumulatively developments will increase this outcome. No synergistic impacts were identified.

	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 the effect of congestion?	0	?	?	?	+	?	?	With a focus in the Market Towns development may increase opportunities for sustainable modes of travel, but equally may increase road traffic, increasing the effect of congestion. Other than in areas out of district where congestion may be reduced as more job opportunities are created in district and people travel less out of county for work. Cumulative impacts are unclear for similar reasons. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	+	++	++	++	0/-	?/+	++	This policy directly aims to encourage inward investment by allocating land for employment use. Therefore this is a major positive impact across the board. With the exception of areas outside of the district under different local plans, which may lose out to economic investment from developments occurring in Eden. Rurally the outcome is likely to be a minor positive, since strategically the majority of development is being focused in Penrith and the Market Towns with small scale economic development in rural areas. Cumulatively the outcome will grow in positivity as more developments and investments take place. No synergistic impacts of note were identified.
	Will it make efficient use of economic land and property?	+	++	++	++	0/-	?/+	++	Same as above, but a major positive impact for making efficient use of economic land and property.
Additional Commentary:									
Reasonable Alternatives:	Option 1: To allow a very flexible policy, which may mean a strategy change, in enabling market forces to decide where different types of development should go. If this Option were considered, locational policy would need to be explicit about which other policies were relevant to developments, for example design, water, energy, access, and so on. However, Option 3 is likely to score as the least sustainable as there would be too many unknowns and therefore risk could not be managed as well as perhaps some other options.								
Mitigation/Recommendations:									
Policy wording recommendation:									

EC2 – Protection of Employment Sites

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+/	+/	+/	NA	+/	+/	Depending on where sites are and if evidence is supported for the change from employment to residential, this policy has the potential to improve the location of housing, quality is omitted from this assessment as an unknown. Cumulatively this policy is likely to contribute very small amounts of housing if a change was granted consent, therefore is considered negligible. No synergistic impacts were identified.
	Will it increase the range and affordability of housing for all social groups?	0	?	?	?	?	?	?	As above.
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	0	+	+	+	+	+	+	This is marginally relevant to / has an indirect positive impact on the policy. Protecting employment sites provides the opportunity for local employment to evolve and expand, which in turn may improve qualifications and skills of adults. Cumulative impacts are considered too negligible to refer to and no synergistic impacts were identified.
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	Indirectly the policy may positively affect the wellbeing of people and thereby reduce the need for health benefits by protecting sites for employment use. It is common knowledge that people in work suffer less with mental health issues and generally feel better about themselves. No cumulative or synergistic impacts of note were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	+	+	+	The policy protects employment sites, increasing opportunities for investment in business. This is likely to enhance the inclusiveness of communities, as more opportunities for employment are made available for local people. No cumulative or synergistic impacts of note were identified.

	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 contribute to cultural identity and crime reduction?	0	+	+	+	+	+	+	There is considered a marginal connection between the policy for safeguarding employment land and contributing to cultural identity and crime reduction. Employment opportunities are likely to lead to increases in employment rates at the local level, which is also likely to correlate with a reduction in crime. Cultural identity through employment is more difficult to judge. Cumulatively, the more people are provided with employment opportunity, the greater the opportunity to reduce crime and the fear of crime. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	NA							Although considered NA, it is worth recognising that employment sites offer opportunities for wildlife co-existence with people and measures for this to occur should be high on the agenda when protected employment sites come to be developed for employment or any other use under this policy. It is likely that other plan policies will address this requirement. Cumulative impacts would grow positively if more biodiversity was incorporated into development sites. Synergistic impacts have the potential to be negative, unless positive action on biodiversity is taken on every site developed.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	?	?	?	?	?	?	It is unknown whether designated nature conservation sites will be maintained and enhanced under this policy, as employment sites are unknown. It is unlikely that the plan will be supporting development of employment sites on designated areas. Cumulative and synergistic effects have the potential to be negative unless the plan avoids such losses to 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?	0	?	?	?	?	?	?	As above.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	+	+	+	0	+	+	The policy enables the redevelopment or re use of land protected for employment where its viability is in question, for example, this means that the policy introduces flexibility, which is likely to reduce the increase in the amount of derelict, underused or degraded land in the district over a period of time. Cumulative impacts are also likely to be positive in this regard. No synergistic impacts of note were identified.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	+	+	+	+	+	+	Indirectly the policy, by protecting sites for employment use, will be protecting and enhancing sites, features and areas of historical, archaeological and cultural value, which could otherwise be vulnerable to development pressure.
	Will it incorporate protection against flooding and inappropriate design?	NA							Although considered NA indirectly employment sites being protected will need to consider flooding issues and incorporate appropriate design to deal with these issues.

	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?	0	-	-	-	-	-	-	Safeguarding employment land will ultimately lead to the use of the land, whether for employment or not, thereby increasing emissions of GHGs. Energy consumption of future developments will be important to take into account and mitigate, as far as possible, including consideration of alternative energy sources. Cumulative issues are likely to worsen impacts as more land is occupied and emissions increase. Synergistic impacts relate to air quality below, where this could worsen if mitigation were not implemented.
	Will it lead to an improvement in air quality?	0	-	-	-	-	-	-	As above. In addition, the increases in GHGs will lead to diminishing air quality, restricting improvement opportunities. Mitigation will be essential to combat this important climate change issue. Cumulatively air quality will get worse if GHGs are not tackled effectively. Synergistic impacts are considered to be less relevant or not application here.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	-	-	-	Safeguarding employment land will ultimately lead to the use of the land, whether for employment or not, thereby increasing water consumption and potentially worsening water quality. Consumption and quality of water in future developments will be important to take into account and mitigate, as far as possible. Cumulative issues are likely to worsen impacts as more land is occupied and water demand and use increases. Synergistic impacts could worsen if mitigation were not implemented, for both quality and quantity of water available for the future.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	+	+	++	0	+	+	The policy enables the redevelopment or re use of land protected for employment where its viability is in question, for example, this means that the policy introduces flexibility, which is likely to minimise the loss of soils to development in the district over a period of time. Cumulative impacts are also likely to be positive in this regard. No synergistic impacts of note were identified.
	Will it maintain the present condition and use of land?	0	+	+	++	+	+	+	The policy enables the redevelopment or re-use of land protected for employment where its viability is in question, for example, but primarily is designed to safeguard sites to be maintained for employment use. This means that the policy is likely to maintain the present condition and use of land. No cumulative or synergistic impacts of note were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	?/-	?/-	?/-	0	?/-	?/-	Depending on whether employment sites are changed to develop housing, this policy has the potential to increase household waste. However, waste of all types should be considered, including that from employment sites, which can be equal to if not greater than that from households. Appropriate measures should be included in development schemes to assist with waste reduction, reuse, recycling and composting, from construction phase to end user. Cumulatively this policy is likely to contribute to increases in waste. Synergistic impacts could worsen if not appropriately addressed.
	Will it increase waste recovery and recycling?	0	0	0	0	0	0	0	This policy does not directly deal with waste recovery and recycling. However the proposed use of the land whether for employment or any other use is likely to result in increases of waste and therefore waste recovery and recycling. Developments also have the opportunity to incorporate compost and reduce waste in the first instance, as mitigation to improve sustainability. Cumulative impacts could result in larger amounts of waste and therefore potentially more recycled and recovered waste products. Therefore overall this policy is neutral for impacts on waste. No synergistic impacts were identified.
	Will it encourage energy efficiency and renewable energies?	NA							Although not applicable, it may be worth considering whether protected employment sites that no longer can support this use could be used to support and encourage renewable energy supplies, such as installation of a ground level solar photo voltaic scheme. Depending on location this could be a reasonable alternative to be considered for inclusion in the policy.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	0	++	++	The policy is directly aiming to secure land for employment use, which will directly help in retaining existing jobs. Therefore this is a major positive outcome across all areas, with the exception of areas outside of the district, where the plan does not apply. However, the need to be mindful of land use change under this policy is needed, but is not considered to alter the significance to a minor positive because the policy also states that any move away from employment use should '...not result in unacceptable impact on the quality and quantity of employment land and premises in the area'. Therefore cumulative impacts are also positive in this in regard. No synergistic impacts of note were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will new employment opportunities be created with good access?	0	++	++	++	0	++	++	Protected sites for employment use will have selected including taking into account the accessibility of the site. Therefore, by safeguarding employment sites this will ensure that new employment opportunities are likely to be created with good access. But were other uses are proven under the criteria of the policy, access needs should also be considered for the new proposed land use. Overall this policy impact is a major positive, but could be enhanced with reference to access in the policy wording.
15. To improve access to jobs	Will it reduce need to travel?	0	?	?	?	-	?	?	The location of employment sites is unknown and as a result it is difficult to assess whether they will reduce the need to travel. However, the strategy focuses development in Penrith and other Market Towns in Eden and therefore unless people are travelling from out the district to work, people are more likely to live in the Market Towns and work in them too, assisting in reductions in travel. Although it is acknowledged that where people live and work is outside of planning controls. Cumulative impacts are also generally unknown, as other factors influence people behaviour. If more jobs are created it could cause more traffic, but equally, the location of development may influence whether more people can walk and cycle to work than currently do. No synergistic impacts of note were identified.
	Will it improve accessibility to work?	0	++	?/++	?/++	+	+	++	This policy is aiming to protect land deemed suitable for employment use and as such is improving accessibility to work. Therefore a major positive for sustainability. Cumulatively developments will increase this outcome. No synergistic impacts were identified.
	Will it reduce the effect of congestion?	0	?	?	?	+	?	?	As the location of the employment sites is currently unknown it is difficult to judge what the impact will be on congestion. Similar to above, with a focus in the Market Towns development may increase opportunities for sustainable modes of travel, but equally may increase road traffic, increasing the effect of congestion. Other than in areas out of district where congestion may be reduced as more job opportunities are created in district and people travel less out of county for work. Cumulative impacts are unclear for similar reasons. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	0	?	?	?	?	?	?	It is unknown where developments will go and therefore it is also difficult to judge whether this will assist in reducing journey times between key destinations. The site appraisals should consider this objective in more detail. Similarly, cumulative and synergistic effects should also be considered at that lower site level.

	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?	+	++	++	++	0/-	?/+	++	This policy directly aims to encourage inward investment by protecting land for employment use. Therefore this is a major positive impact across the board. With the exception of areas outside of the district under different local plans, which may lose out to economic investment from developments occurring in Eden. Rurally the outcome is likely to be a minor positive, since strategically the majority of development is being focused in Penrith and the Market Towns with small scale economic development in rural areas. Cumulatively the outcome will grow in positivity as more developments and investments take place. No synergistic impacts of note were identified.
	Will it make efficient use of economic land and property?	+	++	++	++	0/-	?/+	++	Same as above, but a major positive impact for making efficient use of economic land and property.
Additional Commentary:	The key to the success of this policy is the allocation of the employment land itself. The evidence needs to strongly support the location for the short, medium and long term of the plan. This will reduce the risk of other developments being proposed on these sites through the life time of the plan. Whilst it is recognised that flexibility in policy is needed, for example to deal with another economic downturn and to respond to localised issues, such as the housing crisis. Reference to policy EC3 is needed in this policy.								
Reasonable Alternatives:	Option 1: To not allow any other land use than that proposed for employment. Option 2: Be specific about the land uses that would be considered, for example renewable energy schemes, e.g. solar photo voltaic cell schemes. This may require a different policy for different places and then listing in the policy in order of preference of land use, if employment land is not viable for example. In some places this may be residential first because of a high demand, then recreational, due to a lack of local facilities. Option 3: To allow a very flexible policy, which may mean a strategy change, in enabling market forces to decide where different types of development should go. If Option 3 were considered, locational policy would need to be explicit about which other policies were relevant to developments, for example design, water, energy, access, and so on. However, Option 3 is likely to score as the least sustainable as there would be too many unknowns and therefore risk could not be managed as well as perhaps some other options.								
Mitigation/Recommendations:	The SA of this policy has raised some areas for consideration and mitigation. Additional explanation for point 3 of the policy is needed to better understand, what benefits would be considered acceptable in this context, i.e. benefits that '...outweigh the disbenefits caused by the loss of an employment site.' Include opportunities for wildlife creation / enhancement as part of employment site developments, wildlife co-existence with people. Flooding and design should be considered as part of any employment development. Energy consumption of future developments are important to mitigate, e.g. through using renewable energy and high energy efficiency practices and technologies. This will assist in mitigating climate change (air quality issues). Water consumption and quality policy needed. Waste management policy needed, development requirements on site composting, recycling storage facilities for example. Consideration of alternative uses of non-viable employment ;and e.g. for renewable energy sources, ground level photo voltaic schemes; or the growing of biomass crops. Reference to access in the policy wording is needed. Site allocations should consider journey times and congestion. Reference to policy EC3 is needed in this policy, EC2.								
Policy wording recommendation:	Typo in first line of policy, "...employment use in ' <u>this</u> ' plan...". Strengthen policy wording in the second sentence by adding the word 'only', '...Permission will only be given...'.								

EC3 – Employment Development at Existing Settlements

	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?	NA							
	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?	NA							
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	NA							
	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?	NA							Although not applicable, it could be argued that new employment opportunities may increase local apprenticeships and work opportunities for young people to get qualified while working.
	Will it improve qualifications and skills of adults?	0	+	+	+	+	+	+	This is marginally relevant to / has an indirect positive impact on, the policy. Providing employment opportunity at existing settlements, will provide the opportunity for local employment to evolve and expand, which in turn may improve qualifications and skills of adults. Cumulative impacts are considered too negligible to refer to and no synergistic impacts were identified.
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	Indirectly the policy may positively affect the wellbeing of people and thereby reduce the need for health benefits by enabling employment at existing settlements. It is common knowledge that people in work suffer less with mental health issues and generally feel better about themselves. No cumulative or synergistic impacts of note were identified.

6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	+	+	+	The policy aims to provide for employment in existing settlements, increasing opportunities for investment in business. This is likely to enhance the inclusiveness of communities, as more opportunities for employment are made available for local people. No cumulative or synergistic impacts of note were identified.
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	+	+	+	There is considered a marginal connection between the policy for employment development and contributing to cultural identity and crime reduction. Employment opportunities are likely to lead to increases in employment rates at the local level, which is also likely to correlate with a reduction in crime. Cultural identity through employment is more difficult to judge. Cumulatively, the more people are provided with employment opportunity, the greater the opportunity to reduce crime and the fear of crime. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0	0	0	0	0	The policy includes wording around ensuring that employment developments do not give rise to unacceptable impacts to, for example ecology. Recognising the added value that biodiversity can offer an employment area, will be invaluable when negotiating mitigation measures for proposals. It is likely that other plan policies will address requirements in more detail. Cumulative impacts would grow positively if more biodiversity was incorporated into developments. Importantly the opposite could increase habitat fragmentation and adversely impact upon species too. Synergistic impacts have the potential to be negative, unless positive action on biodiversity is taken on every site developed. Once a habitat or a species is lost, its generally gone for ever or at the very least, very difficult to reinstate. It is easier and the capability exists, to co-exist with nature for the benefit of people and wildlife.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	The policy does not specifically refer to maintaining and enhancing sites designated for their nature conservation value, however it is unlikely that employment development will be located on areas designated as nature conservation sites. The policy does state that developments should show that they would not give rise to any unacceptable impacts in relation to, for example, ecology and other environmental considerations. Cumulative and synergistic impacts have the potential to be negative, unless the plan avoids such losses to nature conservation. Therefore overall this policy aspect is considered to be neutral.
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?	0	0	0	0	0	0	0	Similar to above, but for landscape and ecological quality and character of the environment. The policy requires the scale of developments to be considered in relation to location, no unacceptable impact on landscape, ecology, local amenity. Cumulative and synergistic impacts have the potential to be negative, unless the plan avoids harm to such assets. Therefore overall this policy aspect is considered neutral.

	Will it reduce the amount of derelict, underused or degraded land in the district?	0	?	?	?	?	?	?	The policy aims to set the criteria by which employment development can take place on allocated employment sites or where other proposals, outside these allocations, on land within and on the edge of Penrith, the market towns and local service centres. The policy should refer to Key Hubs instead of LSCs, in order to be consistent with the rural strategic policies. These locations are most likely going to be Greenfield sites, but not necessarily. The use of Greenfield sites is less likely to reduce the amount of derelict, underused or degraded land in the district. Cumulatively therefore negative impacts could grow as Greenfield land is lost and opportunities to reduce derelict, underused or degraded land is reduced. Individual site appraisals should assess this in more detail, including consideration of what the synergistic impacts could be. Overall more information is needed.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	?	?	?	?	?	?	The policy sets out criteria that aims to not give rise to unacceptable impacts on such assets as cultural heritage and therefore, it goes some way to protecting sites, features and areas of historical, archaeological and cultural value. However, the policy does not cover enhancement, which may be covered by another plan policy. Individual site appraisals should assess the impacts in more detail and consider appropriate mitigation, including for the cumulative and synergistic impacts which could worsen if action is not taken when developing sites for employment.
	Will it incorporate protection against flooding and inappropriate design?	NA							Although considered NA, employment developments will need to consider flooding issues and incorporate appropriate design to deal with these issues.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	-	-	-	Employment uses will ultimately lead to increasing emissions of GHGs. Energy consumption of future developments will be important to take into account and mitigate, as far as possible, including consideration of alternative energy sources. Cumulative issues are likely to worsen impacts as more developments take place and emissions increase. Synergistic impacts relate to air quality below, where this could worsen if mitigation were not implemented.
	Will it lead to an improvement in air quality?	0	-	-	-	-	-	-	As above. In addition, the increases in GHGs will lead to diminishing air quality, restricting improvement opportunities. Mitigation will be essential to combat this important climate change issue. Cumulatively air quality will get worse if GHGs are not tackled effectively. Synergistic impacts are considered to be less relevant or not application here.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	-	-	-	Employment uses will ultimately lead to increasing water consumption and potentially worsening water quality. Consumption and quality of water in future developments will be important to take into account and mitigate, as far as possible. Cumulative issues are likely to worsen impacts as more development takes place and water demand and use increases. Synergistic impacts could worsen if mitigation were not implemented, for both quality and quantity of water available for the future. It is worth recognising that depending on the employment use different levels of water consumption may be experienced. Offices will have comparably small levels of use when compared with a manufacturing process for example, e.g. a brewery. Mitigation at site level therefore needs to be fit for purpose.

12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	?/0	?/0	?/0	?/0	?/0	?/0	Depending on the location of developments, the policy may enable the protection of soils from re-using land and buildings with a previous use. However the focus on the edges of Penrith and the market towns and some in the local service centres suggests that sometimes land may be Greenfield. Therefore it is acknowledged that some soil loss may occur, for example through the loss of Greenfield sites. Locations are limited though and whilst sites are also unknown, overall this is uncertain to neutral. Cumulative and synergistic impacts will need to be considered at the site assessment level.
	Will it maintain the present condition and use of land?	0	?/0	?/0	?/0	?/0	?/0	?/0	Similar to above.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							Although this is not applicable, employment uses will generate waste of all types and should be considered. Appropriate measures should be included in development schemes to assist with waste reduction, reuse, recycling and composting, from construction phase to end user. Cumulatively this policy is likely to contribute to increases in waste. There are not considered to be any synergistic impacts of note.
	Will it increase waste recovery and recycling?	NA							Similar to above. This policy does not directly deal with waste recovery and recycling. However the proposed employment uses are likely to result in increases of waste and therefore waste recovery and recycling. Developments also have the opportunity to incorporate compost and reduce waste in the first instance, as mitigation to improve sustainability. Cumulative impacts could result in larger amounts of waste and therefore potentially more recycled and recovered waste products. No synergistic impacts of note were identified.
	Will it encourage energy efficiency and renewable energies?	0	0/+	0/+	0/+	0	0/-	0/+	At the end of the policy reference is made to 'where commercially viable to do so, developers will be encouraged to consider wider sustainability solutions and BREEAM ratings.' It is considered vital in contributing to achieving the UKs commitment to reduce carbon by 80% by 2050 from 1990 levels to be tough on developers incorporation of energy efficiency and renewable technologies. Climate change is real and significant. Without new developments doing their best to improve efficiency and use alternatives to fossil fuels, cumulative and synergistic impacts will only get worse. It is recommended that whilst viability needs to be taken into account, other aspects of developments would be best lost to enable developers to provide a safer, cleaner development.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	0	++	++	The policy relates to employment use, which will directly help in retaining existing jobs. Therefore this is a major positive outcome across all areas, with the exception of areas outside of the district, where the plan does not apply. Cumulative impacts are also positive. No synergistic impacts of note were identified.

	Will new employment opportunities be created with good access?	0	++	++	++	0	++	++	The policy includes measures for taking into account accessibility, infrastructure and parking as part of increasing employment sites. Therefore, new employment opportunities are likely to be created with good access. Overall this policy impact is a major positive. Cumulatively, more employment development with good access will increase the sustainability of this policy.
15. To improve access to jobs	Will it reduce need to travel?	0	?	?	?	-	?	?	The location of employment sites is unknown and as a result it is difficult to assess whether they will reduce the need to travel. However, the strategy focuses development in Penrith and other Market Towns in Eden and therefore unless people are travelling out of the district to work, people are more likely to live in the Market Towns and work in them too, assisting in reductions in travel. Cumulative impacts are also generally unknown, as other factors influence people behaviour. If more jobs are created it could cause more traffic, but equally, the location of development may influence whether more people can walk and cycle to work than currently do. No synergistic impacts of note were identified.
	Will it improve accessibility to work?	0	++	?/++	?/++	+	+	++	This policy is aiming to provide employment development in Penrith, the market towns and the rural service centres with good access, and as such is improving accessibility to work. This is more significant at the local and urban level than in transboundary locations where the plan will not apply and in rural areas where developments are generally limited. There are some uncertainties around location of development. It is generally considered a major positive for sustainability. Cumulatively developments will increase this outcome. Not synergistic impacts were identified.
	Will it reduce the effect of congestion?	0	?	?	?	+	?	?	As the individual location of the employment developments is currently unknown, but recognised to be in Penrith, the market towns and the local service centres (i.e. the Key Hubs), it is difficult to judge what the impact will be on congestion. Similar to above, with a focus in the Market Towns development may increase opportunities for sustainable modes of travel, but equally may increase road traffic, increasing the effect of congestion. Other than in areas out of district where congestion may be reduced as more job opportunities are created in district and people travel less out of county for work. This is recognised to be outside of planning control. Cumulative impacts are unclear for similar reasons. Congestion could remain the same, as whilst more development occurs more people choose to walk and cycle, or it could significantly increase or be somewhere between the two. No synergistic impacts were identified.

[illegible]

EC4 – Tourism Development

[illegible]

	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 positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	Holidays and time spent in beautiful locations are commonly known to help with people's sense of wellbeing, reducing stress and potentially increasing activity levels. The policy is directly providing for the means by which people can experience a good UK holiday in beautiful surroundings, including within the AONB. In terms of the wellbeing of local residents, this is a less certain outcome, as it is likely that those benefiting from this policy will be tourists from outside the District, hence the positive outcome for transboundary areas. Therefore on balance, the overall outcome is likely to be minor positive. No synergistic impacts of note were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0	+	+	Tourism accommodation could assist in enhancing the inclusiveness of communities, by providing a vibrant and active place, which also embraced the local history. However, the large scale schemes are unlikely to be well integrated with the local residents of Eden and the small scale developments would often price out local people from living locally and therefore, restricting a local inclusive community. On balance this is therefore a minor positive. No synergistic impacts were identified.
	Will it contribute to cultural identity and crime reduction?	0	+/?	+/?	+/?	-/?	+/?	+/?	Tourism is a key part of the identity of Eden now that its traditional industry related practices have all but ceased. People, primarily now visit for its beauty and history. This policy would allow a continued growth in this historic cultural identity. With regards to crime, those visiting from outside the District will have slightly more risk of their homes/businesses being victims of crime such as burglary, whilst away and to some extent tourists can also become victims of crime too. Design will play a significant part in terms of reducing crime in new developments, but this policy cannot control anything outside of the District and outside of planning. Although it is uncertain what levels of tourist crime already exist. Overall this is a minor positive with some uncertainty. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	--	--	--	-	--	-	The policy omits wording around biodiversity and given that developments large and small can occur anywhere, negative impacts on biodiversity are likely. The policy requires developments to be well sited, designed and landscaped, but in terms of protecting and enhancing biodiversity, the policy isn't contributing to this. Overall this is a major negative. Cumulative and synergistic impacts are likely to get worse unless effective biodiversity safeguarding measures are integrated, which will also enhance the policies objective for economic growth based on tourism activity.

	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 maintain and enhance sites designated for their nature conservation interests?	0	--	--	--	-	--	-	With the quantity of natural assets in the District and the policies proposal to enable development everywhere, it is possible that future developments will be made on, next to or nearby sites designated for their nature conservation. The policy aims are not related to their maintenance and the policy wording does not suggest that developments will have to enhance such sites. It may be that other policies in the plan will have to be considered when the council receive proposals for tourist accommodation. Therefore, this policy is considered a major negative. Cumulative and synergistic impacts could worsen this situation without the proper consideration and mitigation being put in place.
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?	0	0/+	0/+	0/+	0	0/+	0	The policy wording states that developments that offer the highest possible standards of siting, design and landscaping in relation to its landscape setting will be permitted. However, it does not specifically refer to ecological quality of the environment. Therefore this policy is neutral to positive. Cumulative impacts would cause improvements for landscape if developments were implemented correctly, but could worsen issues for ecology unless this is also integrated into policy and therefore development. Synergistic impacts for ecology have the potential to be negative as a result of fragmentation and harm to assets, unless policy and developments take this asset of the District into account.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	?	?	?	0	?	?/0	This policy has the potential to assist in reducing the amount of derelict, underused or degraded land in the district, but because locations for development are unknown this impact is unknown. Depending on how much development helps in this regard, cumulatively any positives could be enhanced. No synergistic impacts were identified.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	The policy does not specifically mention the protection and enhancement of sites, features and areas of historical, archaeological and cultural value. However it is suggested that tourists are likely to 'take in' / visit these assets the local area has to offer and that other local plan policies will be used to protect and enhance these assets from developments resulting from this policy. Overall therefore this policy is considered neutral. No cumulative or synergistic impacts were identified.

	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 incorporate protection against flooding and inappropriate design?	0	+	+	+	0	+	+	The policy does not specifically refer to incorporating protection against flooding, but does talk about the need for developments to offer the highest possible standards of siting, design and landscaping and therefore this is likely to protect the area from inappropriate design. It could also be argued that in developments considering appropriate siting that this will ensure that developments are not located in flood risk areas and that where necessary flooding issues are mitigated through design implementation. The local plan is also likely to have a separate policy on flooding, which developments coming forward under this policy might also need to comply with. Overall this policy is considered a minor positive. Cumulative and synergistic impacts have the potential to enhance positive outcomes, but if flooding where not to be addressed as part of tourist accommodation developments, flooding issues could be significantly adversely impacted.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	0	-	-	The policy is encouraging and enabling development, sometimes in remote areas, where public transport is likely to be scarce and reliability of the private car increased. However, it is acknowledged that the policy is seeking large scale developments to have arrangements to provide access by means other than the private car. Realistically most tourists will have a car for their trip. The accommodation would also use other energy forms for heating, lighting, cooking and power. The policy asks for developments to be of the highest possible design standards and this would need to include high levels of insulation to reduce heat loss and maximise fuel efficiency. These requirements should be for both large and small developments, whether permanent or removable. Overall the policy is not considered to be contributing to a reduction in emissions of greenhouse gases by reducing energy consumption and is a minor negative. Cumulative impacts could make this outcome worse, if the necessary mitigation were not integrated into developments. Increases in energy consumption will contribute to the effects of climate change and increase associated issues. Similarly, impacts are also likely to increase synergistic impacts at all scales, local, regional and global.
	Will it lead to an improvement in air quality?	0	-	-	-	-	-	-	Same as above. If developments are not appropriately mitigated the increase in GHGs will lead to a worsening of air quality. Cumulative and synergistic impacts are likely to get worse if the issues are not addressed.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	-	-	-	An increase in developments for tourism is most likely to increase demand for water resources, reducing water quality, as a greater volume of waste water will need to be processed. An increase in consumption will also be likely. Design aspects in the policy should include measures to address these issues, including separation of surface and foul water from all developments, to increase capacity at local sewage treatment works and inclusion of water saving technology, for example grey water collection and water butts for watering gardens. Cumulative impacts could increase negative impacts. No synergistic impacts of note were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	-	-	-	0	-	-	The policy encourages large and small developments, including in remote areas, which is considered likely to result in the loss of soils. Other policies in the plan are likely to reduce loss of the best and most versatile land, but loss is still likely to occur. This loss could be a minor negative. Design and landscaping aspects of the policy will go some way to mitigate impacts. Cumulative losses of good soils could increase negative impacts. No synergistic impacts of note were identified.
	Will it maintain the present condition and use of land?	0	-	-	-	0	-	-	Similar to above. The policy is likely to lead to changes in uses of land in order to expand the tourism accommodation offer in the District. The policy does seek developments to be well designed, sited and landscaped. It also requires developments to be in conformity with the locational strategy and where removable, accommodation is to be done so not to damage or materially change the land. These measures will go some way to limit change, but will not necessary maintain the present condition and use of land. Overall, without mitigation this is a minor negative. Cumulative losses of land uses could result in increased adverse impacts. No synergistic impacts of note were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	0	-	-	The policy is encouraging more accommodation, which will result in increasing levels of household waste. Other policies in the plan are likely to deal with waste, but encouraging the reduction, reuse and recycling of waste from tourism accommodation will assist in its overall impact. Cumulative impacts, without mitigation will lead to significant negative impacts. No synergistic impacts of note were identified.
	Will it increase waste recovery and recycling?	0	+	+	+	0	+	+	With developments likely to increase waste, it is also likely that an increase in waste recovery and recycling will occur. Overall this is considered a minor positive. Cumulatively this could increase further. No synergistic impacts were identified.
	Will it encourage energy efficiency and renewable energies?	0	-	-	-	0	-	-	The policy does seek for large scale developments to incorporate high standards of design and this should include energy efficiency and renewable energies. However, other policies in the plan are likely to cover these development requirements more specifically. The policy does not stipulate this requirement for small scale development, which would be advantageous. Overall, the policy is minor negative. No synergistic impacts of note have been identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	+	++	++	Tourism is an important part of the Eden economy and this policy, by encouraging more tourism accommodation, will enable the retention of existing jobs locally and further a field in this industry and supporting industries. Overall the policy is a major positive. No synergistic impacts were identified.
	Will new employment opportunities be created with good access?	0	+	+	+	+	+	+	The policy is seeking tourism accommodation which as assessed above, will contribute to retaining existing jobs. So although not directly connected with creating new employment opportunities, the policy requires developments to be close to the strategic road network; not have unacceptable traffic generation; access by other means than the private car; to have suitable access and car parking. Indirectly this is a minor positive. No synergistic impacts were identified.
15. To improve access to jobs	Will it reduce need to travel?	0	-	-	-	-	-	-	The policy is encouraging and enabling development, sometimes in remote areas, where public transport is likely to be scarce and reliability of the private car increased. Therefore these developments are likely to result in an increase need to travel. However, it is acknowledged that the policy is seeking large scale developments to have arrangements to provide access by means other than the private car. Realistically most tourists will have a car for their trip. Overall the policy is a minor negative. Cumulative impacts could make this outcome worse, if the necessary mitigation were not appropriately integrated or ultimately did not work at reducing the need to travel. No synergistic impacts of note were identified.
	Will it improve accessibility to work?	0	++	++	++	+	++	++	Similar to the objective on retaining existing jobs, this policy is likely to improve accessibility to work in the tourism industry, as more people will be encouraged to the area as more accommodation is made available. Overall this is considered a major positive since the tourism industry is a major part of the local Eden economy. No synergistic impacts were identified.

	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 the effect of congestion?	0	-/--	-/--	-/--	-/--	-/--	-/--	The policy is encouraging large and small scale tourism accommodation development which is likely to lead to increases in visitor traffic and thereby increase the effect of congestion. It is recognised that the policy sets out some measures on how to develop without causing unacceptable problems for the strategic or local road network and for developments to consider ways in which to provide access by other means than the private car. However, it is considered likely that visitors will still come to the area in their private car in order to have flexibility whilst on holiday, especially since the area is so remote from services and facilities. Overall this is a minor negative to major negative. Cumulative impacts could be exacerbated. No synergistic impacts of note were identified.
	Will it reduce journey times between key destinations?	0	-/--	-/--	-/--	-/--	-/--	-/--	With likely increases in traffic as a result of increased people visiting the area, encouraged from growth in tourist accommodation, it is unlikely that a reduction in journey times between key destinations will be achieved. This is likely to be a minor to a major negative impact. No synergistic impacts were identified.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	++	++	++	This policy is likely to contribute to encouraging inward investment, as investors are likely to see the potential in the district and wider area if more availability of tourist accommodation is being made. This is likely to be a major positive. Cumulatively the outcome could be enhanced further as more and more investment comes into the area. No synergistic impacts were identified.
	Will it make efficient use of economic land and property?	0	++	++	++	0	++	++	The policy is seeking to allow farm diversification for the purpose of tourist accommodation and since the tourist industry is a vital part of the local economy in Eden, this is considered an efficient use of economic land and property. Developments unconnected with farms are also allowable where they would have substantial benefits to the district. The policy also stipulates an occupancy condition restricting the use of new accommodation for holiday accommodation only. This is likely to lead to an overall major positive outcome. No synergistic impacts were identified.

Additional Commentary:	The assessment was carried out as if it were for normal housing development, where appropriate. However, it should be noted that tourist accommodation can result in higher house prices, putting local people out of reach of buying a home where they live and work. This needs to be balanced with ensuring affordable homes are built for local people in perpetuity.
Reasonable Alternatives:	Option 1: Large scale tourism development sites should be allocated, so that issues can be considered and addressed up front. Option 2: Sites do not necessarily have to be well connected with the strategic road network. Option 3: Developments have to incorporate a renewable source of energy appropriate to its location. Option 4: No occupancy conditions are needed on new tourism development. Option 5: Occupancy condition to be extended to include, affordable housing for local people.
Mitigation/Recommendations:	Some policy wording below has been recommended to incorporate some minor changes to make some general improvement for sustainability. Other factors the policy may like to consider are: developments should seek to design out crime. Through planning conditions or S106 agreements ensure affordable housing is provided. Include reference to ecology / biodiversity (protecting and enhancing) into policy. Policy on designated sites for nature conservation is needed to ensure developments do not adversely affect them, and contribute to their enhancement and protection. Policy on protecting and enhancing sites, features and areas of historical, archaeological and cultural value is needed to ensure developments do not adversely affect them and contribute to their surroundings / setting. Flooding issues need to be considered as part of considerations for the siting, design and landscaping of developments. High design standards should include requirements for high levels of insulation to reduce heat loss and maximum fuel efficiency. New developments should ensure that surface water is separated from foul to increase capacity at local sewage treatment works. In addition, water saving technologies should be included, e.g. grey water harvesting, water butts for watering gardens. Waste management policy is needed. Energy efficiency / renewable energy policy to cover individual developments is needed.
Policy wording recommendation:	It is considered that some aspects being required of large scale developments could also apply to small scale developments, as the cumulative impacts of lots of small scale developments can add up to similar impacts to that of just one large development. In addition, there are criteria for small scale developments which should also apply to large scale schemes. This rewording of the policy will therefore also reduce repetition within the policy. It is therefore suggested that the policy could be reworded as follows: All tourism proposals will only be permitted if the following criteria are met: 1. They improve the range and quality of tourism accommodation in the locality; 2. They offer substantial economic benefits to the district, appropriate to their location; 3. The development offers the highest possible standards of siting, design and landscaping in relation to its landscape setting, incorporating biodiversity improvements; 4. The traffic generated by the proposal will not have an unacceptable impact on nearby settlements or on the local highway network; 5. Arrangements and consideration have been made to provide access by means other than the private car. 6. The site is screened by existing topography and vegetation or is capable of being well screened with the addition of appropriate landscaping; 7. Suitable access and car parking arrangements are defined; and 8. Occupancy conditions will be applied, restricting the use of new accommodation for holiday accommodation only. Large Scale Proposals - Large scale tourism proposals that would result in substantial increase in visitor pressure, will also only be permitted if 1. The site is close to the strategic road network. Small Scale Proposals - A) Permanent small scale tourism development - Permanent small scale tourism proposals will only be permitted where 1. Structures (e.g. new holiday cottages) are in accordance with the locational strategy set out in policy LS1, or is part of a farm diversification scheme. B) Small scale non permanent proposals (e.g. new caravan, camping and chalet sites) will only be permitted where 1. The development is capable of being removed without damage or material change to the land on which it was sited.

EC5 – Advertising/Signposting

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	0	+	+	There is a weak correlation between advertisements and signposting, and improving accessibility to key services and facilities. It is considered that well designed and placed advertisements can assist local businesses, especially in a remote areas with high levels of tourism. Overall this policy is considered to be a minor positive. Cumulative impacts are also like to be positive. No synergistic impacts were identified.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	NA							
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	NA							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	NA							
	Will it contribute to cultural identity and crime reduction?	NA							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	NA							
	Will it maintain and enhance sites designated for their nature conservation interests?	0	+	+	+	0	+	+	The policy is seeking to ensure that necessary advertising is of the appropriate size, materials and location and not adversely impact on visual amenity, which would include site designated for their nature conservation. However, it is acknowledged the policy is not directly aimed at maintaining and enhancing these sites. Overall this policy outcome is minor positive. Cumulative impacts are likely to be positive and no synergistic impacts of note have been identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	+	+	+	0	+	+	Similar to above, the policy is directly seeking to improve the landscape and ecological quality and character of the environment. However, by controlling developments that require advertising and signposting, issues around illumination, colour, size, siting and materials can assist in the safeguarding of these assets, especially, landscape quality. Overall the policy is a minor positive and cumulative impacts are likely to positively contribute to this outcome. No synergistic impacts of note were identified.
	Will it reduce the amount of derelict, underused or degraded land in the district?	NA							
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	++	++	++	0	++	++	The policy is seeking to protect and enhance sites, features and areas of historical, archaeological and cultural value, and specifically within Conservation Areas, by ensuring that necessary advertising and signposting is appropriate in terms of size, materials, location, visual amenity, and highway safety. Including how the historic aesthetics of a place have been taken into account. Design is also a factor in the policy, as is illumination, reducing clutter and obstructions, and avoiding schemes that detract from the character or appearance of the area, or the architectural features of buildings on which signs may be displayed. It also limited signs in areas outside the main and market towns by only allowing them where they are needed to locate a destination not on a named road or readily identified location and is not illuminated and utilises existing supports for their erection. Overall this is a major positive for the protection of assets. Cumulative impacts are also likely to be positive and no synergistic impacts were identified.
	Will it incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	NA							
	Will it lead to an improvement in air quality?	NA							
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	NA							
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	0	+	+	There is a weak correlation between advertising and signposting, and retaining existing jobs. It is therefore considered a minor positive. No synergistic impacts were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will new employment opportunities be created with good access?	NA							
15. To improve access to jobs	Will it reduce need to travel?	0	+	+	+	0	++	+	There is a weak correlation between advertising and signposting, and reducing the need to travel. Effective use of signs will ensure that people can find their destination more easily and reduce the distance travelled when seeking particular venues and attractions, this is especially the case in more remote rural areas. Overall this is therefore a minor positive. Cumulative impacts are likely to increase this positive outcome. No synergistic impacts of note were identified.
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	NA							
	Will it reduce journey times between key destinations?	0	+	+	+	0	++	+	Same as reduce the need to travel above. If people have good directions and signage, more direct journeys will result and this will contribute to reducing journey times between key destinations. Overall a minor positive, with cumulative impacts being increased as better signage appears throughout the district. No synergistic impacts were identified.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	+	+	+	0	+	+	If businesses are supported by effective and fitting signage and signposting it is likely that it will encourage inward investment. The outcome is minor positive opposed to major because other more significant factors influence economic investment.
	Will it make efficient use of economic land and property?	0	+	+	+	0	+	+	There is a weak correlation between the policy and making efficient use of economic land and property. The policy seeks to ensure that signage and advertising does not adversely impact on architectural features of buildings. Minor positive overall outcome with cumulative impacts likely to improve this. No synergistic impacts were identified.

Additional Commentary:	None.
Reasonable Alternatives:	None identified.

Mitigation/Recommendations:	Mitigation is highlighted through the policy rewording suggestions below.
Policy wording recommendation:	Recommend rewording the policy for clarity. Suggested wording: Applications for consent to display advertisements will be permitted where the size of the sign and the materials to be used are appropriate to the location and will not have an adverse effect on: 1. visual amenity of the locality; or 2. Highway safety, other considerations might include illumination issues and scale of the proposal. Conservation Areas - Proposals for the display of advertisements within Conservation Areas will need to: 1. Demonstrate how the historic aesthetics has been taken into consideration in the design of the advertisement. 2. Proposals of appropriate scale, illumination and material, reduce clutter and obstruction, and distraction from the character or appearance of the Conservation Area, or architectural features of buildings, on which they are displayed, will be permitted/supported. Private Land - Proposals for advance signs on private land outside highways limits, which refer to rural businesses, tourist attractions or accommodation, will be permitted outside the main and market towns where: 1. The sign is required to locate a destination not on a named road, or readily identified location, 2. Identifies the premises only and carries no advertising, and 3. Is not illuminated and utilises existing means of support where possible.

EC6 – Telecommunications Infrastructure

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	0	+	+	Telecommunications could be argued to be a key service /facility and therefore this policy is aiming to improve accessibility to these, presumably in urban and rural areas. Cumulative impacts are likely to improve this positive outcome. No synergistic impacts were identified.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	NA							
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	NA							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	+	++	++	Improving telecommunications will significantly improve the ability for people to have access to internet services, mobile signals and other technology, in an increasing technical world. Rural areas often miss out the most, so this policy will help to redress the balance and enhance the inclusiveness of communities. The overall outcome being a major positive. Cumulative impacts are likely to increase this positive result. No synergistic impacts were identified.
	Will it contribute to cultural identity and crime reduction?	NA							

[illegible]

	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 lead to an improvement in air quality?	NA							
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	NA							
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	+	+	+	Telecommunication developments are likely to assist in retaining existing jobs. Overall this is a minor positive outcome. Cumulative impacts could improve this outcome. No synergistic impacts were identified.
	Will new employment opportunities be created with good access?	0	+	+	+	+	+	+	Similar to above. Telecommunication developments could lead to new employment opportunities being created. Good access is dependent on the location on the proposed telecommunication equipment. Overall, this is a minor positive. Cumulative impacts could improve this outcome. No synergistic impacts were identified.
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	0	+	+	+	+	+	+	Similar to above. Telecommunication developments could lead to improved accessibility to work. Overall, this is a minor positive. Cumulative impacts could improve this outcome. No synergistic impacts were identified.
	Will it reduce the effect of congestion?	NA							
	Will it reduce journey times between key destinations?	NA							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	+	++	++	Improving telecommunications will significantly improve the ability for people to have access to internet services, mobile signals and other technology, in an increasing technical world. Rural areas often miss out the most. This policy will help to encourage inward investment by having good telecommunications which all businesses need in the modern world. The overall outcome being a major positive. Cumulative impacts are likely to increase this positive result. No synergistic impacts were identified.

[illegible]

ENV1 – Protection & Enhancement of the Natural Environment, Biodiversity and Geodiversity.

[illegible]

	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 positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	++	++	++	There are direct links between people's wellbeing and the present of quality biodiversity and geodiversity. Ensuring these assets are protected, maintained and enhanced and new created, will contribute to the health benefits of local and visiting people. This is a major positive. Cumulative impacts will only increase this outcome. No synergistic impacts of note were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	+	++	++	Biodiversity and geodiversity provides opportunities for people to get in touch with nature and will therefore contribute to the inclusiveness of communities in this respect. It provides an identity for local people to relate to their surroundings, giving them a feeling of belonging and sense of place. Overall this is a major positive outcome. Cumulative impacts will improve this outcome. No synergistic impacts were identified.
	Will it contribute to cultural identity and crime reduction?	0	++	++	++	++	++	++	Biodiversity and geodiversity in Eden is likely to contribute to cultural identity, and it could be argued that crime rates are lower in areas of natural beauty. The whole district is characterised by its landscape, much of which is protected in law. Local people are likely to identify with this as their cultural heritage and therefore respect it more. This policy does contribute to this SA objective. Overall it is a major positive. Cumulatively this could be improved. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	++	++	++	++	++	+	The policy is directly aimed at meeting this SA objective to protect and enhance biodiversity, giving it a major positive outcome. Cumulative impacts could increase this outcome. Synergistic impacts are likely to be improved as sites are maintained and enhanced preserving their importance and value to nature and people.

	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 maintain and enhance sites designated for their nature conservation interests?	0	++	++	++	0/+	++	++	The policy sets out the hierarchy of sites to be protected, but could be improved by referencing the names of the sites and providing their location, perhaps by use of an appendix, which lists the sites by name and designation, and provide a map of their locations. It is recognised that naming all 70 SSSIs for example, in the policy wording, would be excessive. It is considered that the policy wording around the Appropriate Assessment requirements of proposals could be clarified to ensure full compliance with the Habitat Regulations Assessment. Suggested wording is provided at the end of this assessment matrix. Overall, the policy is seeking to maintain and enhance sites designated for their nature conservation interests and therefore is a major positive outcome. Cumulative impacts are likely to improve this. Synergistically, if losses to natural assets were to occur, their total loss would be a greater impact than their individual asset loss. Therefore, impacts need to be monitored carefully. Any compensatory or mitigation measures will need to be successful and it should be ensured that losses in natural assets do not lead to fragmentation and total loss of these natural assets, excluding newly created, mitigation or compensatory habitats.
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?	NA							Another policy deals with landscapes and with regards to ecological improvement, it is considered this has been addressed through the above SA objective question.
	Will it reduce the amount of derelict, underused or degraded land in the district?	NA							
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	NA							This objective is more likely going to be addressed by a separate policy for the built environment and its sustainability will be assessed separately.
	Will it incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	NA							Whilst it is recognised that biodiversity and geodiversity have a role to play in protection against flooding and inappropriate design, it is understood another policy on Green Infrastructure reflects more on this SA objective question.

	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 lead to an improvement in air quality?	0	+	+	+	0/+	+	0/+	Biodiversity and our natural environment has its role to play in improving air quality. These assets are our carbon sinks and these should be protected, maintained and enhanced for these assets to be able to function in this way, along with their conventional function for wildlife and diversity in our places. This policy scores a minor positive, as other aspects more directly relate to this SA objective question. Cumulatively the outcomes could be improved, depending on other factors such as, how visitor management and access it maintained and how improvements to the sites themselves contribute to carbon capture. No synergistic impacts of note were identified.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	++	++	++	0/+	++	++	The policy is about seeking to protect, enhance and maintain the natural environment and this ultimately includes their important soils, geology and therefore it is considered that the policy will assist in minimising the loss of soils to development. Overall a major positive. Cumulative impacts are likely to be improved, so long as the policy objective is met and developments do not lead to great losses. No synergistic impacts of note were identified.
	Will it maintain the present condition and use of land?	0	++	++	++	0	++	++	This policy is seeking to maintain the present condition and use of land, as the natural environment, i.e. with biodiversity and geodiversity functions. Therefore it performs very well in sustainability terms, with a major positive outcome. Cumulatively this is likely to be continued with the effective application of the policy. No synergistic impacts of note were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	+	+	+	There is only a marginal connection between the protection and enhancement of the natural environment policy and retaining existing jobs. But there are jobs which rely on these habitats, conservation and tourism based jobs for example. Therefore not directly connected, but considered a minor positive outcome. Cumulatively this is likely to be maintained or improved, if more jobs could be created through the protection and enhancement of the assets over the plan period. No synergistic impacts were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will new employment opportunities be created with good access?	0	?/0	?/0	?/0	?/0	?/0	?/0	Similar to above, but given some of the remote natural and wilderness of Eden, the types of new employment opportunities that may be created, may not have the good access called for in this SA Objective question. Overall a little uncertain here to a neutral impact. Cumulatively, new job opportunities could increase, but access will always remain an issue in these locations. No synergistic impacts were identified.
15. To improve access to jobs	Will it reduce need to travel?	NA							This objective is not particularly relevant to the objective to reduce the need to travel. But given the comments on jobs above, it could be argued that any increases in jobs made available through the policy to protect, enhance and maintain the natural environment and the lack of access that the use of vehicles is likely to increase. So whilst not directly related, this could be argued to be a minor negative. Cumulatively, this is likely to remain consistent, as there is only a finite number of jobs which could be created in such an area. No synergistic impacts were identified.
	Will it improve accessibility to work?	NA							Indirectly, there may be some merit in arguing that protection, maintenance and enhancement of the natural environment will improve accessibility to work, but this is limited and therefore generally considered not applicable.
	Will it reduce the effect of congestion?	0	-	-	--	-	-	-	By protecting and enhancing the natural environment, this is likely to maintain and potentially increase the number of visitors to these beautiful locations and since these are quite remote areas it is unlikely that a reduction in the effect of congestion will result from more people being on roads. Mitigation can only go so far. Designated parking areas from which walkers and hikers to start their day trips, so that transport is managed to some extent. Consideration of working with local pubs to free up spaces for walkers to use as a meeting place and parking area. These solutions to the congestion are wider than planning, but need to be shared with the appropriate department or authority to assist in the plans successful outcome. Cumulative impacts could result in worsening of congestion if ineffective mitigation results, the issue would need monitoring and acting upon if adverse effects were arising. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	NA							

[illegible]

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
Policy wording recommendation:	<p>Policy ENV1 – Protection & Enhancement of the Natural Environment, Biodiversity & Geodiversity</p> <p>Eden's biodiversity and geodiversity natural assets will be safeguarded and enhanced through the planning process. New development will be required to avoid any net loss of biodiversity and geodiversity, and where possible, enhance existing assets. Should emerging proposals identify potential impacts upon designated sites, regard should be given to the objectives for each of the hierarchy of designated sites. There are three tiers of designated site, European, National and Local.</p> <p>European Sites*</p> <p>The following designations are of international importance and will be afforded the highest level of protection:</p> <ol style="list-style-type: none"> 1. Special Areas of Conservation (SAC) 2. Special Protection Areas (SPA) 3. Candidate SACs or SPAs 4. Ramsar sites <ul style="list-style-type: none"> • Plans or proposals will need to demonstrate that they avoid harm to European Sites and will be required to submit sufficient information for the Local Authority to carry out a Habitat Regulations Assessment Screening Opinion to confirm this conclusion; or • Where harm cannot be avoided, will only be permitted where mitigation measures would result in no significant harm being caused. Proposals will be required to submit sufficient information for the Local Authority to carry out a Habitat Regulations Assessment Screening Opinion to confirm this conclusion; or • Where the proposal cannot rule out likely significant effects, an Appropriate Assessment will be required from the applicant to demonstrate that adverse impacts on the features of integrity on the site(s) can be resolved through mitigation measures; or • Where the proposal is deemed of overriding public need, an Appropriate Assessment will be required to demonstrate adequate compensation and or mitigation measures can be put in place to avoid impacts upon the interest features of the site(s). <p>National Sites*</p> <p>The following areas are of national importance to the promotion and protection of biodiversity and geodiversity:</p> <ol style="list-style-type: none"> 5. Sites of Special Scientific Interest (SSSI) 6. National Nature Reserves (NNR) <p>Protection of these sites will be given significant weight when determining planning applications. Proposals which either directly or indirectly impacts on the integrity of the sites, will only be permitted in exceptional circumstances, where alternative sites have been ruled out and significant benefits have been identified, which outweigh the impacts on the ecological network.</p> <p>Local Sites*</p> <p>The following areas are considered of local importance to the promotion and protection of biodiversity:</p> <ol style="list-style-type: none"> 1. Local Wildlife Sites (LWS) 2. Regionally Important Geological Sites (RIGS) 3. Local Nature Reserves (LNR) 4. Limestone Pavement Orders (LPOs) 5. Habitats & Species in the Cumbria Biodiversity Action Plan (BAP) <p>Development which directly or indirectly affects these sites, should only be permitted in circumstances where there is an identified need for development in that location. The benefits derived from development should significantly outweigh the harm and loss to species and habitats.</p>								

ENV2 – Protection and Enhancements of Landscapes and Trees

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?	NA							
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	NA							
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	This policy is seeking to protect and enhance landscapes and trees, and this is likely to assist in positively affecting the wellbeing of people, and in so doing reduce the need for health benefits. Other factors contribute to health and therefore this is a minor positive rather than a major one. Cumulative impacts could increase as more people benefit from the protected landscapes. No synergistic impacts of note were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	NA							
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	+	+	+	It would be a fair assessment to suggest that the landscape quality of Cumbria, and thus Eden, contribute to the cultural identity of their place. Crime reduction is not relevant for this policy context. Overall, this is a minor positive, as other more direct factors influence cultural identity. Cumulative impacts could enhance this positive outcome, if the area recognises its landscape as a cultural asset more proactively. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	++	++	++	++	++	++	This policy, in seeking to protect and enhance landscapes and trees, will also protect and enhance the biodiversity associated with them, providing a major positive outcome. Cumulatively outcomes are likely to increase. Synergistic impacts are likely to be supported, as networks and sites are protected and enhanced, offering associated support to a wide variety of biodiversity.

[illegible]

	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 lead to an improvement in air quality?	0	+	+	+	+	+	+	The policy is aiming to plant more trees and this is likely to assist in improvements in air quality, as they absorb carbon dioxide and store it. The outcome is a minor positive opposed to a major as many other aspects affect air quality improvement. Cumulatively, the more trees that are planted, especially when clustered together, the greater the benefits are likely to be. Synergistic impacts are similar, individual trees and their improvement to air quality is one level of improvement, but the collective improvement of all landscape and tree improvements will be bigger than the individual parts in terms of the benefits to air quality and health.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	++	++	++	0/+	++	++	The policy is seeking to protect and enhance landscape and plant more trees. This objective is mostly likely to contribute to minimising the loss of soils to development through direct action by binding soils and preventing erosion and through indirect spatial planning, by preserving the landscape etc. and preventing inappropriate development in sensitive locations. Cumulatively, this overall outcome of major positive, can increase its effectiveness through not just planting trees, but ensuring the location of such plantation is the most appropriate, for example clustering of trees to assist in the process of soil binding. No synergistic impacts of note were identified.

[illegible]

Additional Commentary:	
Reasonable Alternatives:	None identified.
Mitigation/Recommendations:	Make reference to flooding in policy wording or ensure a separate policy on this issue to recognise importance of landscape approach to flood prevention and mitigation.
Policy wording recommendation:	<p>It is recommended that the policy is written in a positive context and that some simple lay out and word ordering is changed to add clarity to the policy. The policy could thus be worded as follows: Policy ENV2 – Protection and Enhancements of Landscapes and Trees</p> <p>New development will only be permitted where it contributes to the protection and enhancement of distinctive elements of landscape character.</p> <p>Proposals should take account of and complement the:</p> <ol style="list-style-type: none"> 1. Distribution and form of settlements and buildings within their landscape setting; 2. Local styles and materials of buildings within the settlement; 3. Natural elements such as hedgerows, woodland, and local topography; and 4. Any visually sensitive skylines or hill and valley sides. <p>The impact of potential new development will be assessed against the criteria within the Cumbrian Landscape Assessment Toolkit (or successor documents) with regard to particular Character Area's key characteristics, local distinctiveness and capacity for change.</p> <p>Development should support and enhance the creation of new hedgerows and plantation of trees. Loss of ancient woodland and significant/veteran trees, will not be permitted, unless it can be demonstrated that there is an overriding need for the development, which outweighs their loss.</p>

ENV3 – The North Pennines Area of Outstanding Natural Beauty

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?	NA							
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	NA							
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	NA							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	+	++	++	There are communities who live within the AONB and this policy will help to assist in their inclusivity. Overall a major positive outcome. Cumulatively communities are likely to continue to be inclusive in their surroundings as the policy takes effect, protecting and enhancing the AONB. No synergistic impacts of note were identified.
	Will it contribute to cultural identity and crime reduction?	0	+	+	+	0	+	+	Marginal correlation between the AONB and contributing to cultural identity as the landscape quality of the area can be argued to be part of the areas cultural identity. (Crime reduction is not applicable here). Minor positive outcome, as other more direct relationships with other policies exist with this SA objective question. Cumulative impacts could assist in improving the positive outcome, with its continued protection and enhancement. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	++	++	++	0	++	++	The policy does seek to protect and enhance biodiversity, as the AONB has important habitat and species, which it is seeking to protect through controlling development and ensuring any development in the AONB assists in enhancing its natural beauty. Overall it has a major positive outcome. Cumulative impacts will need to be carefully monitored. Whilst development may enable enhancement, too much development could adversely impact on biodiversity. No synergistic impacts were identified.

	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 maintain and enhance sites designated for their nature conservation interests?	0	++	++	++	+	++	++	The policy does seek to maintain and enhance sites designated for their nature conservation interests, as the AONB has important habitat and species which it is seeking to protect through controlling development and ensuring any development in the AONB assists in enhancing its natural beauty. Overall it has a major positive outcome. Cumulative impacts will need to be carefully monitored. Whilst development may enable enhancement, too much development could detract from the areas natural beauty. No synergistic impacts were identified.
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?	0	++	++	++	+	++	++	The North Pennines AONB is key to the areas landscape quality and therefore this policy is directly seeking to improve the landscape and ecological quality and character of the environment by controlling development in this area and using any development schemes to enhance its designation. Overall this policy is a major positive. Cumulative impacts will need to be carefully monitored. Whilst development may enable enhancement, too much development could detract from the areas natural beauty. No synergistic impacts were identified.
	Will it reduce the amount of derelict, underused or degraded land in the district?	NA							
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	++	++	++	+	++	++	This North Pennines AONB policy does seek to protect and enhance sites, features and areas of historical, archaeological and cultural value, as the area has features and aspects which are relate to these SA objectives, for example the mining industry legacy. Overall this is a major positive outcome. Cumulative impacts are likely to enhance this outcome with continued protection and enhancement. No synergistic impacts of note were identified.
	Will it incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	NA							
	Will it lead to an improvement in air quality?	NA							
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	++	++	++	0	++	0/-	The policy seeks to safeguard and enhance the AONB and this will assist in minimising the loss of soils to development. Overall a major positive impact. Development therefore is most likely to be focused in the urban areas, where some losses of soils may occur. Cumulatively, impacts are likely to remain strong as the most sensitive land is protected from inappropriate development. No synergistic impacts were identified.

	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 maintain the present condition and use of land?	0	++	++	++	0	++	0/-	Policy will seek to directly protect the AONB from inappropriate development and therefore maintain the present condition and use of land as a designated AONB. Overall this is a major positive. Development therefore is most likely to be focused in the urban areas, where some changes to the present condition and use of land may occur. Cumulatively, impacts are likely to remain strong as the most sensitive land is protected from inappropriate development. No synergistic impacts were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	NA							
	Will new employment opportunities be created with good access?	NA							
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	NA							
	Will it reduce journey times between key destinations?	NA							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	NA							
	Will it make efficient use of economic land and property?	NA							
Additional Commentary:	It is important to recognise why the AONB is designated. The AONB website - http://www.northpennines.org.uk/Pages/Home.aspx explains that "This is one of England's most special places - a stunning landscape of open heather moors and peatlands, attractive dales and hay meadows, tumbling upland rivers, wonderful woods, welcoming communities, intriguing imprints of a mining and industrial past, distinctive birds, animals and plants and much, much more. In recognition of its special qualities the area has been designated as an Area of Outstanding Natural Beauty (AONB). The North Pennines is also a European and Global Geopark - highlighting its globally important Earth heritage." Note that reference to recreational activity is not particularly referenced. It may be appropriate to include this extract in the policy background text.								
Reasonable Alternatives:	There are no reasonable alternatives to this policy, but some changes to the ordering of the policy wording is recommended below to add clarity and to provide a level of importance of requirements.								
Mitigation/Recommendations:	Cumulative impacts of development will need to be effectively monitored to ensure adverse impacts are avoided.								
Policy wording recommendation:	<p>Within the North Pennines AONB development proposals will only be permitted where they can demonstrate that they:</p> <ol style="list-style-type: none"> 1. Adhere to the principles of the North Pennines AONB Planning Guidelines (Management Plan) and Building Design Guide (2011) or subsequent documents; 2. Enhance the natural beauty of the designated area; and 3. Developments do not cause harm to or lessen the distinctive character of the area. <p>In addition, major developments will only be permitted except where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. Other locations outside the AONB are not suitable; 2. They are in the long term public interest; 3. Contribute to the wider local economy; and 4. Go as far as possible in minimising any change to the local landscape. 								

ENV 4 – Green Infrastructure Networks and Recreational Land

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	++	++	++	+	++	++	GI by its nature should be multi-functional and this includes it being used as sustainable routes to destinations such as facilities and services, improving accessibility to key services. Overall this is a major positive outcome. Cumulative impacts depend on the appropriate design and location of newly created and enhanced GI. Considerable thought should be given to the best locations and which GI assets would best connect people with place. No synergistic impacts were identified.
	Will it improve access to facilities?								
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	+	GI can have a marginal role to play in improving the quality and location of housing through the creation of pleasant environments in which housing developments will be set in or be close by and also used to connect them with other destinations, for example key facilities and services; employment and retail locations for example. Overall a minor positive outcome. Cumulative impacts are likely to improve this outcome as more developments get better GI provision. No synergistic impacts were identified.
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	+	+	+	GI can be argued to positively affect the wellbeing of people through providing an environment which can be enjoyed, quietly appreciated or played in formally and informally. Improvements in a sense of wellbeing and encouragement to exercise could assist in reducing the need for health benefits. Overall a minor positive, as other issues affect health. Cumulative impacts could help to improve this outcome, as more people get involved and use their GI in their local area. The strategic location and type of GI created should be carefully considered and carried out to ensure benefits are maximised. No synergistic impacts were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	+	+	+	GI includes aspects which are likely to increase and encourage sporting activities and provide venues for events, which are likely to enhance the inclusiveness of communities. As above, careful design and location of GI will be important to maximise these outcomes. Overall this is a minor positive, as other things will influence community inclusiveness and behaviour change is difficult to achieve and cannot be forced. Cumulatively this outcome could be improved with good design consideration for linking people to place through GI provision. No synergistic impacts were identified.
	Will it contribute to cultural identity and crime reduction?	NA							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	++	++	++	+	++	++	The provision of GI is likely to include habitats and species which will protect and enhance biodiversity. Overall this is a major positive outcome. New plantations should be of native species to ensure that local and national habitats and species are well supported and assist in appropriate links between GI and designated protected sites. GI can act as the link for species and habitats to migrate and this should be encouraged and supported. Cumulative impacts could assist in improving this outcome. Done inappropriately and biodiversity could be adversely impacted, for example through non-native species taking over more important native species and habitats, even increasing invasive species, if appropriate selection of plants are not made. Synergistic impacts in this regard could be very significant, leading to total losses of species and habitats and potentially damaging the important designated sites. Native species use is vital in the design of GI.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	++	++	++	+	++	++	The network of GI in Eden is likely to include designated sites and as such the policy is seeking to manage and enhance existing and new GI and thus will assist in maintaining and enhancing sites designated for their nature conservation interests. Overall this is a major positive outcome. Cumulatively impacts are likely to improve as more sites get linked up through GI and new development. Synergistically, care is needed to ensure that designated sites are not over managed, or over maintained. These activities need to be appropriate to each aspect of GI and particularly when dealing with designated sites.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
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?	0	++	++	++	+	++	++	The GI policy recognises the different types of GI in its supporting text, although some improvement could be made. The policy will lead to improvements in the landscape and ecological quality and character of the environment through managing and enhancing new and existing assets that make up the network of GI in Eden. Cumulatively this overall outcome of major positive will be improved. Synergistically, care is needed to ensure that assets are not over managed, or over maintained. These activities need to be appropriate to each aspect of GI and particularly when dealing with the Eden's landscape and ecological features and general character of the environment.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	+	+	+	0	+	+	Depending on what GI is created and what Brownfield site opportunities there are in Eden, this policy may be able to contribute slightly to reducing the amount of derelict, underused or degraded land in the district. Examples include renovating disused rail tracks into new cycle ways lined with a linear network of trees, which include fruit trees and shrubs. Old mining sites preserved as geological areas of interest for people to visit and learn the areas heritage. Overall a minor positive, as Eden has limited derelict land etc. Cumulatively outcomes could be improved as more opportunities are found and created. There were no synergistic impacts identified.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	+	+	+	+	+	+	There could be links between GI and history, archaeology and culture. These should be carefully considered and appropriately connected through the creation of new GI and in maintaining new. This will assist in protecting and enhancing sites, features and areas of historical, archaeological and cultural value. Overall a minor positive outcome. Cumulatively this outcome could be improved. No synergistic impacts were identified.
	Will it incorporate protection against flooding and inappropriate design?	0	++	++	++	+	++	++	GI should be designed to be a multi-functional space. Therefore, in those appropriate areas of GI, such as open space and playing fields, which could be engineered to flood in times of high rainfall, which may also be part of a sustainable urban drainage system (as mentioned in the policy wording), the incorporation of wetlands and tree plantations of Willow and Alder (they like to be inundated with water and prefer their roots to be wet) will assist with flooding. These carefully considered GI assets can assist in incorporating protection against flooding and inappropriate design. The management of these assets for flooding will be vital to ensure they continue to function as intended. Overall a major positive outcome. Cumulatively, this outcome could be improved as GI assets work strategically together in the fight against flooding and inappropriate design. No synergistic impacts were identified.

[illegible]

[illegible]

ENV5 – Sustainable Buildings

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?	NA							
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	++	++	++	0	++	++	This policy is seeking to increase the energy efficiency of properties and therefore this is also likely to contribute to the improvement in the quality of housing, but less influential in terms of location. Overall a major positive outcome. Cumulatively the outcome is likely to improve as standards increase over the period of the plan, particularly in the first few years as building regulations then take over from planning policy. No synergistic effects were identified. It is recommended that consideration be given to including retrofit of energy saving aspects into existing developments. Perhaps achieved through developer contributions. This would increase the sustainability scoring.
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	NA							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0	+	+	There is a marginal connection between enhancing the inclusiveness of communities and sustainable buildings. If buildings were powered by a community renewable energy source, the sense of satisfaction and reward for the local community, whether new or existing, would assist in bringing local people together. Overall a minor positive outcome. Cumulatively, if more communities got on board with social renewable energy projects this outcome is likely to improve. No synergistic impacts were identified.
	Will it contribute to cultural identity and crime reduction?	NA							

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	+	+	+	0/+	+	+	The policy refers to BREEAM standards for commercial buildings and the Code for Sustainable Homes, which both incorporate biodiversity as one of their 9 key elements (Source: https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes and http://www.breeam.org/about.jsp?id=66). Both BREEAM and CfSH, through embedding climate change adaptation into developments, will be indirectly assisting to protect and enhance biodiversity. Overall this is a minor positive outcome. No synergistic impacts of note were identified.
	Will it maintain and enhance sites designated for their nature conservation interests?	NA							
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?	0	++	++	++	0	++	++	It is considered that the policy will improve the landscape and ecological quality and character of the environment through its requirements for development to be energy efficient and mitigate against climate change. Similar to above, BREEAM standards for commercial buildings include aspects on landscape and biodiversity. Developments that incorporate high levels of sustainability are likely to result in quality developments which add value to their local environment. Overall this outcome is a major positive. Cumulatively as more developments incorporate energy saving measures and mitigate climate change this outcome will be enhanced. No synergistic impacts of note were identified.
	Will it reduce the amount of derelict, underused or degraded land in the district?	NA							Marginal connection depending on whether community district heating and power developments are planned and located on sites which are also derelict, underused or degraded. This is possible, but given the limited amount of Brownfield land in Eden and the amount of growth needed, combining locations to fulfil this is remote. Where opportunities exist, they should be fully considered, which will improve this SA rating.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	NA							
	Will it incorporate protection against flooding and inappropriate design?	0	++	++	++	0	++	++	Part of the requirements of the Code for Sustainable Homes and BREEAM is about water use and waste and the policy does include reference to associated aspects, such as flooding and the use of permeable paving and anticipation of increased rainfall. These will assist in incorporating protection against flooding and inappropriate design. Overall a major positive outcome. Cumulatively, as more developments are built to these high standards, this outcome will be enhanced. No synergistic impacts were identified.

	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?	0	++	++	++	0	++	++	This policy aims to reduce emissions of GHGs by reducing energy consumption through design of buildings, both residential and commercial. Overall this is a major positive outcome. As more developments accord with this policy the cumulative outcome is likely to improve. No synergistic impacts were identified.
	Will it lead to an improvement in air quality?	0	0	0/+	0/+	0	0/+	0/+	Domestic properties contribute to the pollution emitted in the district. Whilst this policy is unable to assist in improving the existing housing stock, as it is currently worded, the policy will prevent the situation from getting any worse. All developments will result in emissions and therefore this policy is seeking to ensure that any new developments do not contribute to further air quality issues. Therefore whilst initially this objective would appear to be a major positive, it is in fact a neutral to minor positive. The policy could be improved by requiring developer contributions to assist in improving the energy efficiency of the existing property stock and this would enable the rating to move up to a minor positive for leading to an improvement in air quality. Cumulatively, this policy will maintain the status quo, as currently worded and could move towards improving this if developer contributions could be incorporated into policy wording. Synergistically air quality improvement is important for health and well-being of local people and visitors, on its own developments will only have a minor contribution, but collectively they have a much bigger contribution to a serious issue, which needs to be addressed.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	++	++	++	+	++	++	This sustainable building policy includes aspects on water quality and consumption, for example requiring developments to consider conservation and recycling of grey water; and innovatively the inclusion of monitoring systems for end users to understand how much they are using and how to control their carbon footprint. These measures are likely to assist in improving water quality and aid reductions in consumption. Overall a major positive outcome. Cumulatively the more developments incorporate these good practice guidelines the more water quality can be improved and consumption can be reduced. No synergistic impacts of note were identified.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	0	++	++	++	0	++	++	It is considered that this policy is more likely to improve the present condition and use of land, not just maintain it. Overall a major positive outcome. Cumulatively developments displaying these high standards of sustainable design will enhance this outcome. No synergistic impacts were identified.

[illegible]

[illegible]

ENV6 – Low Carbon Energy Generation

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?	NA							
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	+	+	+	0	+	+	New housing developments which incorporate low carbon energy schemes into their build will assist in improving the quality of housing. Overall a minor positive outcome. Cumulatively as more developments incorporate renewable energy schemes into their proposals the more energy efficient builds will become. No synergistic impacts were identified.
	Will it increase the range and affordability of housing for all social groups?	0	0/+	-	-	0	-	-	Low carbon energy schemes may impact negatively on the affordability of housing if associated with a residential development. Overall a minor negative outcome. Cumulatively, this outcome is likely to improve, because the more developments incorporate these technologies, the cheaper they will become over time. No synergistic impacts were identified.
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	NA							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	0	++	++	Renewable energy schemes which are based at the neighbourhood scale, where the whole community benefit from the low carbon energy generation development, this is likely to enhance the inclusiveness of communities. Overall a major positive outcome. Cumulatively this is likely to support other green activities in the community and encourage other communities to take up similar initiatives. No synergistic impacts were identified.

	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 contribute to cultural identity and crime reduction?	0	+	+	+	0	+	+	Although the resulting schemes are unlikely to directly contribute to cultural identity (crime reduction NA), the policy does aim to respect its built environment. And renewable energy schemes of today could become the cultural identity of the future, as we embrace the changes necessary to adapt to climate change. Overall a minor positive outcome. Cumulative impacts could increase these impacts over time. No synergistic impacts were identified.
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	NA							
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	The policy does not aim to maintain and enhance sites designated for their nature conservation interests, however it will seek to ensure the renewable energy schemes do not adversely affect them. Overall a neutral outcome. Cumulative impacts could result in a slow degradation of sites if appropriate opportunities to enhance sites for their nature conservation interest are not maximised. It is recommended that the policy wording is strengthened to reflect this. Synergistic impacts without this change could result in site interest degradation over time, leading to total and irreplaceable loss. These mitigation measures could prevent this.
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?	0	0	0	0	0	0	0	Similar to above, the policy does not aim to improve the landscape and ecological quality and character of the environment, but it does seek to ensure developments can be incorporated within local landscapes without leading to unacceptable visual impact. Overall a neutral outcome. Cumulative impacts could result in a slow degradation of landscape and environmental quality if appropriate opportunities to enhance such assets are not maximised. It is recommended that the policy wording is strengthened to reflect this. No synergistic impacts of note were identified.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	?	?	?	0	?	?	Depending on the location of schemes, if developments were proposed on areas of land which were derelict, underused or degraded then a reduction in these areas would be achieved. But this is an unknown factor as site allocations for renewable energy generation is currently not proposed. Cumulative and synergistic impacts are also unknown.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	Similar to above, the policy does not aim to protect and enhance sites, features and areas of historical, archaeological and cultural value, but it does seek to respect the form of the built environment, including settlement character and historic assets. Overall a neutral outcome. Cumulative impacts could result in a slow degradation of the historic, archaeological and cultural value of places if appropriate opportunities to enhance such assets are not maximised. It is recommended that the policy wording is strengthened to reflect this. No synergistic impacts were identified.

	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 incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	++	++	++	+	++	++	This policy is specifically developed to assist in reducing emissions of GHGs by reducing energy consumption, through the development of low carbon energy generation. Overall a major positive outcome. Cumulatively, this outcome will improve as more schemes come on line. No synergistic impacts were identified.
	Will it lead to an improvement in air quality?	0	++	++	++	+	++	++	As above. Developing more low carbon energy generation will lead to an improvement in air quality. Overall a major positive outcome. Cumulatively this is likely to improve as more low carbon generation is introduced. No synergistic impacts were identified.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	0	++	++	++	0	++	++	The policy is seeking to maintain the present condition and use of land, for example it seeks to incorporate development so not to have unacceptable visual impacts on the landscape; ensure the local road network can accommodate the development; proposals respect the built and natural environment; that tourism and recreational activities are considered and that waste is minimised. All these factors will assist in maintaining the present condition and use of the land. But the policy could go further, enhancing the current use of the land. This is addressed under the relevant SA objectives. Overall a major positive outcome. Cumulatively this is likely to be supported and continued through the appropriate application of this policy. No synergistic impacts were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	++	+/++	++	0	++	++	This policy is not about households and their waste, but waste is covered by this policy. It proposes to ensure that waste created as a result of low carbon energy generation developments is minimised and as such this is considered a major positive outcome. Cumulatively this is likely to improve as more waste is reduced from more developments. However, it should be acknowledged that all new developments will produce waste from construction stage through to end user and therefore, in the long term, a major positive impact is unlikely to be sustained. No synergistic impacts were identified.
	Will it increase waste recovery and recycling?	0	++	+/++	++	0	++	++	Similar to above, but cumulatively it should be acknowledged that all developments will produce waste and it is likely that not all this waste can be reasonably recovered and recycled.

	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 encourage energy efficiency and renewable energies?	0	++	++	++	0	++	++	This policy could be considered to support rather than encourage energy efficiency and renewable energies, but it is necessary, in spatial planning terms, to ensure that all developments, including those that benefit sustainability objectives, to protect our built and natural environment. This policy therefore sets out the criteria to ensure that renewable energy developments are not only sustainable in terms of appropriate energy generation but also in fitting into their wider context. Overall a major positive outcome. Cumulatively, this outcome is likely to improve as more developments incorporate renewables and safeguard the local context in which they sit. No synergistic impacts were identified.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	++	++	++	There may be existing industries in Eden and the wider county, which will support the building and maintenance of renewable energy schemes, helping to retain existing jobs. However, where key skills are missing locally, the policy will also assist in helping to broaden the local high tech skills of local people or encourage inward migration of those people with the necessary skills. Overall a major positive impact. Cumulatively this outcome is likely to improve. No synergistic impacts were identified.
	Will new employment opportunities be created with good access?	0	++	++	++	++	++	++	Similar to above. The creation of a low carbon industry in Eden and the county is likely to assist with new employment opportunities being created. In addition, developments are proposed to be located with good access, therefore this will also benefit employment accessibility. Overall a major positive outcome. Cumulatively this outcome is likely to improve. No synergistic impacts were identified.
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	0	+	0/+	+	0	+	+	The policy itself has little to do with reducing the effect of congestion, but it does recognise that developments which come forward as a result of this policy could increase vehicle movements and as such has a criteria which requires development impact upon the local road network to be satisfactorily accommodated. Overall a minor positive outcome. Cumulatively, this policy is likely to maintain the existing road network in terms of congestion, so long as the policy is properly administered. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	NA							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	+	++	++	The creation of renewable energy schemes is likely to encourage inward investment to support the construction and running of schemes. Overall a major positive outcome. Cumulative impacts are likely to improve this outcome. No synergistic impacts were identified.

	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 make efficient use of economic land and property?	0	?	?	?	?	?	?	It is not clear what land will be used for renewable energy schemes, and as it is unclear it is difficult to assess whether developments will make efficient use of economic land and property. Such developments could occur on employment land as well as in residential areas. Overall this is an unknown outcome. Cumulative impacts are also unknown, but synergistic impacts are unlikely.
Additional Commentary:	None.								
Reasonable Alternatives:	The policy could be more explicit about what types of renewable energy will be supported in the county. It is noted that policy ENV 7 is about wind energy developments, but the area may be suitable for other forms of renewables, such as solar, water powered and biomass.								
Mitigation/Recommendations:	No specific mitigation measures recommended. See policy wording recommendations below.								
Policy wording recommendation:	<p>Renewable and low carbon energy generation schemes will be supported where:</p> <ol style="list-style-type: none"> 1. Proposals can be incorporated within local landscapes without leading to unacceptable visual impacts and where possible schemes should seek to enhance the local landscape. 2. The operational use of the development will not affect the amenity of local residents. 3. The impacts upon the local road network can satisfactorily accommodate the development. 4. Proposals respect the form of the built environment, including settlement character and historic assets, enhancing assets where possible. 5. It can be demonstrated that the natural environment, including designated sites will not be adversely affected by proposed renewable energy development and where possible schemes should enhance the natural environment including local biodiversity. 6. Consideration is given to limiting impacts on tourism or recreational facilities which may be affected as a result of development. 7. The cumulative impact of renewable strategies are considered. 8. Waste created as a result of development is first minimised and recovered and recycled wherever possible. 								

ENV7 – Wind Energy Development

[illegible]

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	0	++	++	++	0	++	++	The policy states one of its criteria is for developments to demonstrate potential local benefits which can be derived for the community. This local level aspect to the policy is likely to enhance the inclusiveness of communities. Overall a major positive outcome. Cumulatively this is likely to support other green activities in the community and encourage other communities to take up similar initiatives. No synergistic impacts were identified.
	Will it contribute to cultural identity and crime reduction?	NA							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	++	++	++	0	++	++	The policy does seek to protect biodiversity, by requiring developments to demonstrate that proposals do not impact on migratory routes of protected avian species; and developments affecting International Sites will usually be resisted. It also suggested that unless there are ecological reasons for doing so, redundant or decommissioned turbines should be removed along with concrete foundations, to ensure the amelioration of the landscape towards its previous state. It is suggested that the wording should have read "unless there are ecological reasons for not doing so..." this wording better protects any biodiversity which may have colonised a site during the active use of the turbine. Overall this policy is a major positive outcome. Cumulatively the outcome could be improved by recognition that such developments also provide an opportunity to enhance biodiversity. Changes in policy wording should reflect this. Synergistic impacts relate to whether total loss of habitats and species are likely as a result of this policy and it is considered this is unlikely with the policy wording recommended, including the necessary changes.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	++	++	++	0	++	++	As above.
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?	0	++	++	++	0	++	++	As above. In addition, the policy refers to the singular or cumulative impact upon the character and value of landscapes in Eden including the North Pennines AONB. This will assist in protecting, but not necessarily improving the landscape character of the environment. It is recommended that the policy wording is strengthened to reflect this.
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	?	?	?	0	?	?	Depending on the location of schemes, if developments were proposed on areas of land which where derelict, underused or degraded then a reduction in these areas would be achieved. But this is an unknown factor as site allocations for wind energy developments is currently not proposed. Cumulative and synergistic impacts are also unknown.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	++	++	++	0	++	++	As for landscapes above. Cumulative impacts, the policy could go further and recommend developments enhance these assets. No synergistic impacts were identified.

	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 incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	++	++	++	+	++	++	Wind energy developments will assist in reducing emissions of GHGs, but not necessarily by reducing energy consumption per sa. It will reduce energy consumption from unsustainable sources however. Overall a major positive outcome. Cumulatively this outcome will improve as more wind energy developments come on stream. No synergistic impacts were identified.
	Will it lead to an improvement in air quality?	0	++	++	++	+	++	++	As above. This policy will lead to an improvement in air quality.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	++	++	++	0	++	++	The policy is explicit in minimising the loss of soils to development, particularly the deep peat, which is of local significance. The policy also requires developments to meet other criteria relating to soils, such as not adversely impacting on designated sites. Overall a major positive outcome. Cumulatively, this policy is likely to maintain the protection of soils whilst enabling much needed sustainable (wind) energy developments. No synergistic impacts were identified.
	Will it maintain the present condition and use of land?	0	++	++	++	0	++	++	Similar to above. The policy seeks to ensure that wind energy developments only occur in the most appropriate places. This will maintain the present condition and use of land. Overall a major positive outcome. Cumulatively this policy will assist in maintaining this outcome. No synergistic impacts were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	0	++	++	++	0	++	++	This policy is directly seeking to encourage energy efficiency and renewable energies through promoting wind energy development. Overall a major positive outcome. Cumulatively the more development that takes place the better the outcome will be. No synergistic impacts were identified.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	++	++	++	There may be existing industries in Eden and the wider county, which will support the building and maintenance of wind energy schemes, helping to retain existing jobs. However, where key skills are missing locally, the policy will also assist in helping to broaden the local high tech skills of local people or encourage inward migration of those people with the necessary skills. Overall a major positive impact. Cumulatively this outcome is likely to improve. No synergistic impacts were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
	Will new employment opportunities be created with good access?	0	+	+	+	+	+	+	Similar to above. The creation of wind energy development in Eden is likely to assist with new employment opportunities being created. Accessibility to these developments is not considered in the policy wording, unlike policy ENV 6 and therefore it is difficult to assess whether developments will be located with good access, with benefits for employment accessibility. Overall a minor positive outcome. Cumulatively this outcome is likely to improve. Especially if the policy wording is amended to reflect accessibility requirements. No synergistic impacts were identified.
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	0	-	-	-	-	-	-	The policy itself has little to do with reducing the effect of congestion, but it should recognise that developments which come forward as a result of this policy could increase vehicle movements. Unlike Policy ENV 6 this policy does not have a criteria which requires development impact upon the local road network to be satisfactorily accommodated. This is recommended. However, it is recognised it refers to demonstrating feasibility in the creation of suitable access arrangements, but it is unclear whether this relates to the second half of the point, which refers to the wider electrical infrastructure. Clarity is needed and a separate point in the criteria is recommended on the road network. Overall a minor negative outcome. Cumulatively, this policy, without the amendment to policy wording, is likely to result in increased congestion, particularly around the construction phase of wind energy developments. Planning applications will need to take account of the routes to be taken to ensure proper access and minimal congestion issues for local communities. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	NA							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	++	++	++	+	++	++	The creation of wind energy developments is likely to encourage inward investment to support the construction and running of schemes. Overall a major positive outcome. Cumulative impacts are likely to improve this outcome. No synergistic impacts were identified.

	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 make efficient use of economic land and property?	0	?	?	?	?	?	?	It is not clear what land will be used for wind energy developments, and as it is unclear it is difficult to assess whether developments will make efficient use of economic land and property. Such developments could occur on employment land as well as in residential areas. Overall this is an unknown outcome. Cumulative impacts are also unknown, but synergistic impacts are unlikely.
Additional Commentary:	None.								
Reasonable Alternatives:	There is a policy on low carbon energy generation and then this policy on wind energy developments. But there is not a separate policy proposed for other types of renewables. Options include: Option 1: One policy to guide all types of renewable energy developments; Option 2: Overall strategic policy on renewable energy, naming each type deemed suitable for the Eden and then referring the reader to a separate criteria based policy on each type, solar, wind, water power etc.								
Mitigation/Recommendations:	Planning applications will need to take account of the routes to be taken to ensure proper access and minimal congestion issues for local communities.								
Policy wording recommendation:	<p>The creation of wind turbines at a community and commercial scale will be supported where developments result in positive outcomes on the following criteria:</p> <ol style="list-style-type: none"> 1. The siting and design of the scheme. Commercial turbines should take into account the sequential test, to identify areas of lesser sensitivity. 2. Singular or cumulative impacts upon the character and value of landscapes in Eden including the North Pennines AONB. Proposals should take into account the North Pennines AONB Management Plan. 3. The amenity of local residents, including visual amenity, noise and shadow flicker. 4. The local road network and necessary infrastructure. 5. Ecological impacts, including migratory routes of protected avian species (bats and birds). Developments should not adversely impact upon International Sites, such as SACs and SPAs. 6. Mineral resources, including areas of deep peat. 7. Historic assets, including their setting. 8. The local tourist and recreational economy. 9. Military aviation systems and telecommunications infrastructure. 10. Direct benefits to the local community. This includes, community led wind schemes, which will be supported where opportunities are presented that promote decentralised energy creation. <p>Mitigation</p> <p>Where developments result in adverse impacts, proposals will need to demonstrate that the impacts outweigh the benefits of the scheme in the public interest and incorporate compensatory and or mitigation measures. In addition, opportunities to enhance the above criteria should be maximised through development, where possible.</p> <p>Proposals will need to demonstrate feasibility in the creation of suitable access arrangements and the ability to connect to wider electrical infrastructure.</p> <p>Decommissioning</p> <p>Unless there are ecological reasons for not doing so, redundant or decommissioned turbines should be removed along with concrete foundations, to ensure the amelioration of the landscape towards its previous or improved state.</p>								

ENV 8 – Air Pollution

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?	NA							
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	++	++	++	+	++	++	This policy is seeking to ensure that future developments are well sited with access to established public transport links and maximising opportunities for walking and cycling. Therefore it is considered that where these developments are for residential, this will improve the quality and location of housing. Overall a major positive outcome. Cumulatively this policy is likely to continue to strengthen this outcome ensuring appropriately located and mitigated developments for pollution. Synergistic impacts are also likely to be sustained, as unchecked pollution could adversely harm both human health and the natural environment.
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	+	++	++	This policy is seeking to reduce air pollution and ensure that new and existing developments are safeguarded. These improvements are likely to positively affect the wellbeing of people; and reduce the need for health benefits. Overall a major positive outcome. Cumulatively this is likely to be enhanced over time as more pollution improvements are made through developments. No synergistic impacts were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	NA							
	Will it contribute to cultural identity and crime reduction?	NA							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	+	+	+	0/+	+	+	Indirectly and directly, the improving of air pollution through this policy will assist in protecting, but not necessarily enhancing biodiversity. Overall a minor positive outcome..

[illegible]

	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 the effect of congestion?	0	++	++	++	0	++	++	The policy deals with air pollution and as such it is seeking to reduce the effect of congestion. It proposes this through locating developments within easy reach of an established public transport route; maximising cycling and pedestrian facilities; improving the highway network where developments are considered to adversely affect congestion; and requiring developments near AQMAs to be fully assessed for their impacts, incorporating mitigation measures as necessary. Overall a major positive outcome. Cumulatively all these aspects are likely to improve this outcome. No synergistic impacts were identified.
	Will it reduce journey times between key destinations?	0	++	++	++	+	++	++	The above assessment is relevant here. Dealing with congestion in the ways described will also assist in reducing journey times between key destinations. Overall a major positive outcome. Cumulatively this outcome is likely to improve as more people walk and cycle and use public transport, especially when developments are appropriately located to make these travel choices easier. No synergistic impacts were identified.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	NA							
	Will it make efficient use of economic land and property?	NA							
Additional Commentary:	None.								
Reasonable Alternatives:									
Mitigation/Recommendations:									
Policy wording recommendation:	<p>Air Pollution</p> <p>All major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by:</p> <ol style="list-style-type: none"> 1. Ensuring the development is located within easy reach of established public transport routes; 2. Maximising provision for cycling and pedestrian facilities; 3. Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points and; 4. Contributing towards the improvement of the highway network, where the development is predicted to result in increased congestion on local roads. <p>Development proposed nearby any Air Quality Management Area (AQMA) declared within the district, will require an air quality assessment to identify likely impacts of development upon the designated area. Permission will only be granted if the individual and cumulative impact of the proposed development on air quality is acceptable and appropriate mitigation measures are applied. Contributions towards measures identified to deliver the Air Quality Action Plan will be required as part of development.</p> <p>Noise Pollution, Vibration and Contamination</p>								

ENV9 – Land Contamination

	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?	NA							
	Will it increase the ability of people to influence decisions?	NA							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	NA							
	Will it improve access to facilities?	NA							
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	++	++	++	+	++	++	This policy is seeking to ensure that future developments are well sited and is not adversely affected by previous uses. Therefore it is considered that where these developments are for residential, consideration of a land contamination and ensuring remediation, will improve the quality and location of housing. Overall a major positive outcome. Cumulatively this policy is likely to continue to strengthen this outcome ensuring appropriately located and mitigated developments for pollution. Synergistic impacts are also likely to be sustained, as unchecked pollution could adversely harm both human health and the natural environment.
	Will it increase the range and affordability of housing for all social groups?	NA							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	NA							
	Will it improve qualifications and skills of adults?	NA							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	NA							
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	++	++	++	+	++	++	This policy is seeking to quality of land and ensure that new and existing developments are safeguarded. These improvements are likely to positively affect the wellbeing of people; and reduce the need for health benefits. Overall a major positive outcome. Cumulatively this is likely to be enhanced over time as more pollution improvements are made through developments. No synergistic impacts were identified.
6. To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Will it enhance the inclusiveness of communities?	NA							
	Will it contribute to cultural identity and crime reduction?	NA							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	+	+	+	0/+	+	+	Indirectly and directly the remediation of sites through this policy will assist in protecting, but not necessarily enhancing biodiversity. Overall a minor positive outcome.
	Will it maintain and enhance sites designated for their nature conservation interests?	0	+	+	+	0/+	+	+	As above. The policy is likely to assist in maintaining, but not necessarily enhancing 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?	NA							

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
generations	Will it reduce the amount of derelict, underused or degraded land in the district?	NA							
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	NA							
	Will it incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it lead to an improvement in air quality?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	+	+	+	+	0/+	+	+	Improving contaminated land can improve waterways with a direct pathway link, this could have trans-boundary positive impacts in terms of water quality also+
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	+	+	+	+	0	+	+	The policy will support the remediation of land to an improved condition this is consider to be positive. There are no trans-boundary effects expected.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	NA							
	Will new employment opportunities be created with good access?	NA							
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce journey times between key destinations?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	NA							
	Will it make efficient use of economic land and property?	NA							
Additional Commentary:	None.								
Reasonable Alternatives:	There are no reasonable options as it is considered necessary to amplify the NPPF stance								
Mitigation/Recommendations:									
Policy wording recommendation:									

ENV10 – Other Forms of Pollution

[illegible]

	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 incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0	0	0	0	0	0	The policy does not have an impact on air pollution and is considered to be neutral in this respect.
	Will it lead to an improvement in air quality?	0	0	0	0	0	0	0	The policy does not consider air pollution as this is covered by another policy within the Plan. Therefore it is considered neutral.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	++	++	++	0/+	++	++	The policy does address improvements in water quality, but not reducing consumption. A separate policy on natural resources where water usage is addressed would be recommended. This pollution policy seeks to ensure that future developments do not adversely impact on ground or surface water quality. Groundwater Source Protection Zones are addressed, safeguarding these sensitive areas, particularly from leakage of sewage systems. Overall a major positive outcome. Cumulatively this outcome is likely to improve as more developments incorporate the latest water protection measures and reduce risks for the future with up to date technology installed. No synergistic impacts of note were identified.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	NA							
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	NA							
	Will new employment opportunities be created with good access?	NA							
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	0	++	++	++	0	++	++	There is an element of this pollution policy which deals with air pollution and as such it is seeking to reduce the effect of congestion. It proposes this through locating developments within easy reach of an established public transport route; maximising cycling and pedestrian facilities; improving the highway network where developments are considered to adversely affect congestion; and requiring developments near AQMAs to be fully assessed for their impacts, incorporating mitigation measures as necessary. Overall a major positive outcome. Cumulatively all these aspects are likely to improve this outcome. No synergistic impacts were identified.

	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?	0	++	++	++	+	++	++	The above assessment is relevant here. Dealing with congestion in the ways described will also assist in reducing journey times between key destinations. Overall a major positive outcome. Cumulatively this outcome is likely to improve as more people walk and cycle and use public transport, especially when developments are appropriately located to make these travel choices easier. No synergistic impacts were identified.
16. To diversify and strengthen the local economy	Will it encourage inward investment?	NA							
	Will it make efficient use of economic land and property?	NA							
Additional Commentary:	None.								
Reasonable Alternatives:	Consider having separate policies for each pollution type, setting out what development will need to achieve, provide in terms of evidence and what mitigation measures would be appropriate for any adverse impacts that do result from proposed development.								
Mitigation/Recommendations:	The assessment has highlighted that the policy needs to consider addressing the enhancement of biodiversity and sites designated for their nature conservation interest. A separate policy is also recommended on natural resources where water consumption can be addressed, this policy only addresses water quality.								
Policy wording recommendation:	<p>Air Pollution All major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by:</p> <ol style="list-style-type: none"> 1. Ensuring the development is located within easy reach of established public transport routes; 2. Maximising provision for cycling and pedestrian facilities; 3. Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points and; 4. Contributing towards the improvement of the highway network, where the development is predicted to result in increased congestion on local roads. <p>Development proposed nearby any Air Quality Management Area (AQMA) declared within the district, will require an air quality assessment to identify likely impacts of development upon the designated area. Permission will only be granted if the individual and cumulative impact of the proposed development on air quality is acceptable and appropriate mitigation measures are applied. Contributions towards measures identified to deliver the Air Quality Action Plan will be required as part of development.</p> <p>Noise Pollution, Vibration and Contamination Development proposals for residential development likely to experience noise or vibration from road, rail or air, or other sources, or be affected by contamination, must be supported by:</p> <ol style="list-style-type: none"> 1. A noise exposure category (NEC) assessment, including an assessment on vibration and designed to ensure that residents will not be adversely affected by noise or vibration; 2. A contaminated land assessment to assess risks and ensure appropriate remediation, as required, to ensure that residents will not be adversely affected by contaminants. 3. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future. <p>To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise and contamination sensitive development, proposals will need to demonstrate:</p> <ol style="list-style-type: none"> 1. High levels of noise will not occur throughout the night, especially during the hours when people are normally sleeping; 2. There is no or limited likelihood of complaints about noise from industrial, commercial, leisure or sporting development. 3. Contamination issues can be remediated to a level fit for purpose. <p>Development proposals for industrial and commercial uses will need to be supported by:</p> <ol style="list-style-type: none"> 1. Evidence to demonstrate that there are no suitable alternative locations for the development; 2. A noise and vibration report, which provides accurate information about the existing noise and vibration environment, and the likely impact of the proposed development upon noise and vibration levels and how these might affect existing nearby land uses. The report must also demonstrate that the development meets appropriate national and local standards for noise; 3. A contaminated land report, which provides accurate information about the existing contamination on site and the likely impacts of the proposed development upon contaminants and how these might affect the development of the site. The report must also demonstrate that the development can remediate and mitigate any contamination found, to a level fit for the proposed scheme; and 4. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity. <p>Water Quality Development will only be permitted where it would not generate, either in the construction or operation stages, adverse impacts on the quality of ground or surface water. Development within Groundwater Source Protection Zones 1 and 2 will only be permitted where it can be demonstrated that adequate safeguards to prevent contamination of the water supply will be put in place. Within Source Protection Zone 1, pipe-work and site design will be expected to adhere to a high specification to ensure that leakage from sewerage systems is avoided.</p> <p>Light and Dust Development will only be permitted where it does not give rise to significant levels of light or dust pollution.</p> <p>Odour Agricultural developments involving intensive livestock will only be permitted where it can demonstrate that ammonia concentrations on surrounding properties are in accordance with Environment Agency levels, and international wildlife designations, which may be impacted as a result of development are safeguarded.</p>								

ENV11 – The Built (Historic) Environment

[illegible]

10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it lead to an improvement in air quality?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	NA							
	Will it maintain the present condition and use of land?	+	+	+	+	0	+	+	The policy seeks to retain development where it contributes to the character and appearance of the area and therefore will result in the maintenance of the present condition of land, use may change and therefore the policy scores a minor positive.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	NA							
j	Will new employment opportunities be created with good access?	NA							
15. To improve access to jobs	Will it reduce need to travel?	NA							
	Will it improve accessibility to work?	NA							
	Will it reduce the effect of congestion?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it reduce journey times between key destinations?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	+	+	+	+	n/a	+	+	Attractive environments will assist in attracting inward investment and promoting the District. It is not considered that this will result in any trans-boundary issues
	Will it make efficient use of economic land and property?	+	+	+	+	n/a	+	+	The policy allows for consideration of viability and economic impact of historic buildings and it is considered that this will have a positive impact in the re-use of these buildings
Additional Commentary:	The policy supports community well-being and also cultural identity. It is also important to provide an attractive built environment to support and attract inward investment and it is considered that the policy will have a positive economic impact.								
Reasonable Alternatives:									
Mitigation/Recommendations:	None identified								
Policy wording recommendation:									

COM1 – Principles for Services and Facilities

[illegible]

[illegible]

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	-/?	-/?	-/?	0	-/?	-/?	It is unknown where developments will take place, but it is possible that they will take place on edge of settlements, associated with new strategic growth and as such may result in the loss of soils, for example prime agricultural land. This should be avoided through appropriate site selection of new developments, as assessed in the strategic housing options SA matrix, housing distribution options. The most versatile and productive land should be protected and an appropriate policy be created, as may be necessary. Overall a negative/unknown outcome. Cumulative impacts are also likely to be negative but unknown. Synergistic impacts are considered unlikely. But cumulatively losses of important soils could result in negative impacts that are greater than the sums of the individual losses.
	Will it maintain the present condition and use of land?	0	?	?	?	0	?	?	Similar to above. It is unknown where developments will take place therefore unknown whether the maintenance of the present condition and use of land will be achieved. Cumulative impacts are also unknown. No synergistic impacts were identified.
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	NA							
	Will it increase waste recovery and recycling?	NA							
	Will it encourage energy efficiency and renewable energies?	NA							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	0	++	++	This policy is seeking to set out the principles for key services and facilities and in so doing will be encouraging these types of development, which will assist in retaining existing jobs. Overall a major positive outcome. Cumulatively, the more developments that occur to support the proposed level of growth, the more jobs will be retained and strengthened. No synergistic impacts were identified.
	Will new employment opportunities be created with good access?	0	++	++	++	0	++	++	Similar to above but with respect to creating new employment opportunities with good access. Key services and facilities are going to be associated with the main market towns and key rural hubs and therefore these are considered accessible locations. Overall a major positive outcome. Cumulatively, the more developments that occur to support proposed growth, the more jobs are likely to be created. No synergistic impacts were identified.
15. To improve access to jobs	Will it reduce need to travel?	0	++	++	++	0	++	++	The broad location of proposed services and facilities are likely to be associated with the market towns and 20 key rural hubs and as such will be located where the majority of people live and work. This will assist in reducing the need to travel. Overall a major positive outcome. Cumulatively as more people use the services and facilities provided close to them the more people will be reducing the need to travel to other destinations. No synergistic impacts were identified.

[illegible]

COM2 – Open Space, Sport, Leisure and Recreation Facilities

[illegible]

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	NA							
	Will it maintain and enhance sites designated for their nature conservation interests?	NA							
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?	NA							
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	?	?	?	0	?	?	It is unclear where developments will take place for this policy and therefore it is unknown whether developments will lead to a reduction in the amount of derelict, underused or degraded land in the district. Cumulative impacts are also unknown. No synergistic impacts have been identified.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	NA							
	Will it incorporate protection against flooding and inappropriate design?	0	++	++	++	0/+	++	++	The policy on green infrastructure, ENV 4, highlighted the following aspect. These assets, places of open space and recreation, should be considered as strategically important when dealing with local flooding issues and how to mitigate impacts on properties and businesses. Developments should consider the design of new spaces to incorporate protection against flooding. This could lead to a major positive outcome if implemented appropriately. A separate design policy and flooding policy is needed to ensure this achieved. Cumulative impacts are also likely to be positive as more developments incorporate design features into new developments to assist with flood prevention, alleviation and mitigation. No synergistic impacts of note were identified.
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	NA							
	Will it lead to an improvement in air quality?	NA							
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	NA							

[illegible]

[illegible]

COM3 – Education and Health

[illegible]

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
generations	Will it reduce the amount of derelict, underused or degraded land in the district?	0	?	?	?	0	?	?	The location of developments under this policy are unknown and therefore it is also unknown whether they would reduce the amount of derelict, underused or degraded land in the district. Cumulative impacts are also known. No synergistic impacts were identified.
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	NA							
	Will it incorporate protection against flooding and inappropriate design?	NA							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	--	--	--	-	--	--	New developments will be using energy and therefore it is unlikely that a reduction in emissions of GHGs by reducing energy consumption will be achieved. High levels of design in new developments to reduce energy efficiency and mitigate effects as far as possible should be encouraged and a separate policy required to assist in achieving this. Overall a major negative outcome. Cumulatively impacts are likely to remain negative unless mitigation and design can be incorporated into proposals. Synergistically emissions could increase and negatively influence the objective on air quality below.
	Will it lead to an improvement in air quality?	0	--	--	--	-	--	--	As above. Developments are unlikely to lead to an improvement in air quality. Mitigation, as above is needed. Same assessment outcome.
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	--	--	--	-	--	--	Similar to above, new developments will be using water resources and therefore it is unlikely that an improvement in water quality and reduction in consumption will be achieved. High levels of design in new developments is required and a separate policy should be written to assist in achieving water quality improvement and reductions in consumption. Overall a major negative outcome. Cumulatively impacts are likely to remain negative unless mitigation and design can be incorporated into proposals. No synergistic impacts of note were identified.
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	?	?	?	0	?	?	The location of developments are unknown and therefore it is also unknown whether the loss of soils to development will be minimised. Cumulative impacts are also unknown. No synergistic impacts were identified.
	Will it maintain the present condition and use of land?	0	?	?	?	0	?	?	As above, with the location of developments being unknown, it is unknown whether they will maintain the present condition and use of land. Cumulative impacts are also unknown. No synergistic impacts were identified.

	Questions	Timescale		Impact	Scale				Commentary (including cumulative and synergistic impacts)
Sustainable Development Objectives		Short term	Long term	Severity	Local	Trans-boundary	Rural	Urban	
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	--	--	--	0	--	--	Waste can be created by all types of development, not just households. This policy is likely to lead to development which will increase waste production and therefore this is a major negative outcome. Developments should be designed to ensure that waste disposal is considered from construction stage to end user. Providing sufficient space in developments, within buildings and outside, for example, for the storage of recyclable goods and composting of waste material. Cumulatively these negative impacts could be exacerbated unless mitigation is ensured. A separate policy on waste management is needed. No synergistic impacts were identified.
	Will it increase waste recovery and recycling?	0	--	--	--	0	--	--	As above, but for waste recovery and recycling.
	Will it encourage energy efficiency and renewable energies?	0	NA/--	NA/--	NA/-	0	NA/-	NA/-	This policy does not state what the energy efficiency and renewable energy provisions of new education and health developments will be. It is recognised that a separate policy is likely, which will determine this. However, new developments should be required to consider renewable energy sources to assist with meeting climate change adaptation requirements and high energy efficiency ratings. Overall not applicable to major negative outcome. Cumulatively impacts could be made worse unless mitigation and other policies aim to address this issue. No synergistic impacts were identified.
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	++	++	++	0	++	++	New developments in education and health are likely to retain existing jobs. Overall a major positive outcome. Cumulatively this is likely to be maintained. No synergistic impacts were identified.
	Will new employment opportunities be created with good access?	0	++	++	++	0	++	++	As above, but with regards to creating new employment opportunities with good access.
15. To improve access to jobs	Will it reduce need to travel?	0	--	--	--	0	--	--	It is unlikely that with the creation of new education and health facilities that a reduction in the need to travel can be achieved. Overall a major negative outcome. Cumulatively this outcome is likely to get worse. No synergistic impacts were identified. Mitigation and good design will be critical to ensure that the siting of developments have good access to public transport routes, and well-connected cycling and walking routes. The policy also proposes developments to have adequate car parking and this in itself will increase the likelihood that people will choose to drive rather than opt for alternative modes of travel. However, it is accepted that especially for access to health services, driving will be most appropriate for patients. Sufficient parking will also be important to ensure the highway network is not adversely impacted from new developments.

[illegible]