



Eden Local Plan - Preferred Options
Draft Sustainability Appraisal
July 2014

Contents

1. Introduction	5
Eden Local Plan	5
Habitats Regulations Assessment	6
The S A Report Structure	7
2. Appraisal Methodology	7
Developing Policies and 'Reasonable Alternatives'	8
Appraisal of Policies	8
Cumulative Effects	9
Mitigation Measures	9
Consultation	9
Appraisal Limitations, Assumptions Made	9
3. S A Scoping Stage	10
Overview of the Scoping Process	10
Relationship with Other Plans and Programmes and Baseline Evidence	10
Sustainability Appraisal Framework	10
Comments Received on the SA Scoping Report	12
4. Summary of Findings	13
Local Plan Policies	13
Objectives	19
Table 4: Appraisal of Plan Objectives	20
5. Local Plan Policy Matrices	21
Policy LS1 – Locational Strategy - Preferred Option	23
Policy LS1 – Locational Strategy - Alternative Option 1	24
Policy LS1 – Locational Strategy - Alternative Option 2	25
Policy LS1 – Locational Strategy - Alternative Option 3 (Organic Growth)	26
Policy LS2 – Housing Targets and Distribution – Preferred Option	27
Policy LS2 – Housing Targets and Distribution Alternative Option 1	28
Policy LS2 – Housing Targets and Distribution Alternative Option 2	29
Policy LS2 – Housing Targets and Distribution Alternative Option 3	30
Policy PEN1 – A Town Plan for Penrith	31
Policy PEN2 – Penrith Masterplans	32
Policy PEN3 – Newton Rigg Campus	33
Policy AL1 – A Town Plan for Alston	34
Policy AL2 – Renovation in Alston Moor	35
Policy AP1 – A Town Plan for Appleby	36
Policy KS1 – A Town Plan for Kirkby Stephen	37
Policy RUR1 – Rural Settlements and the Rural Area	38
Policy RUR2 – Re-use of Existing Buildings in Rural Areas	39

Policy RUR3 – Employment Development and Farm Diversification	40
Policy DEV1 – General Approach to New Development	41
Policy DEV2 – Water Management and Flood Risk	42
Policy DEV3 – Transport, Accessibility and Rights of Way	43
Policy DEV4 – Infrastructure and Implementation	44
Policy DEV5 – Design of New Development	45
Policy HS1 – Affordable Housing	46
Policy HS2 – Building Your Own House	47
Policy HS3 – Essential Dwellings for Workers in the Countryside	48
Policy HS4 – Housing Type and Mix	49
Policy HS5 – Housing for Older People and Those in Need of Support	50
Policy HS6 – Community Land Trusts	51
Policy HS7 – Gypsy and Traveller Sites	52
Policy EC1 – Employment Land Provision	53
Policy EC2 – Protection of Employment Sites	54
Policy EC3 – Employment Development at Existing Settlements	55
Policy EC4 – Tourism Accommodation.....	56
Policy EC5 – Advertising/Signposting.....	57
Policy EC6 – Telecommunications Infrastructure	58
Policy EC7 – Town Centres	59
Policy ENV1 – Protection and Enhancements of the Natural Environment, Biodiversity and Geodiversity	60
Policy ENV2 – Protection and Enhancements of Landscapes and Trees	61
Policy ENV3 – The North Pennines Area of Outstanding Natural Beauty	62
Policy ENV4 – Green Infrastructure Networks and Recreational Land	63
Policy ENV5 – Sustainable Buildings	64
Policy ENV6 – Low Carbon Energy Generation	65
Policy ENV7 – Wind Energy Development	66
Policy ENV8 – Air Pollution	67
Policy ENV9 – Land Contamination	68
Policy ENV10 – Other Forms of Pollution	69
Policy ENV11 – The Built (Historic) Environment	70
Policy COM1 – Principles for Services and Facilities	71
Policy COM2 – Open Space, Sport, Leisure and Recreational Facilities	72
Policy COM3 – Education and Health	73
Local Plan Allocations	74
Housing Allocations	75
Penrith (preferred options).....	75
Summary	79
Alston (preferred options)	79
Summary	80

Appleby (preferred options)	80
Summary	82
Kirkby Stephen (preferred options).....	82
Summary	84
Village Hubs (preferred options)	85
Summary.....	91
Employment Allocations	91
Penrith (preferred options)	91
Alston (preferred options).....	92
Appleby (preferred options).....	93
Kirkby Stephen	93
Brough	94
Tebay	94
6. Mitigation of Adverse Effects and Maximising the Beneficial Effects ..	95
7. Next Steps	96
Appendix 1 – Key Sustainability Issues and Indicators.....	97
Appendix 2 – Sustainability Appraisal – Site matrices (separate document.)	
Appendix 3 – Sustainability Appraisal – Policy Matrices (separate document.)	

1. Introduction

- 1.1 Eden District Council is in the process of preparing a Local Plan which, when adopted will guide future development in the District until 2032.
- 1.2 This Draft Sustainability Appraisal accompanies the Preferred Options of the Local Plan. Sustainability Appraisal (SA) is an integral part of developing the Local Plan. It aims to promote sustainability through the integration of consideration of social, environmental and economic elements. It is a mandatory requirement and subject to public consultation.
- 1.3 This SA follows on from the SA Scoping Report which was consulted upon during Feb-March 2014. The responses to the Scoping Report Consultation are considered in Section 3.
- 1.4 The SA process is set out by European and National legislation including:
 - The requirements of European Directive 2001/42/EC (the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of a report which considers the significant environmental effects of a plan or programme. This is supported in UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations);
 - The Planning and Compulsory Purchase Act 2004 which requires SA of emerging Development Plan Documents and Supplementary Planning Documents;
 - The Town and County Planning (Local Planning) (England) Regulations 2012 which highlight SA as a required submission document for local plans; and
 - The National Planning Policy Framework 2012 (NPPF) which requires planning policies to be based upon up-to-date information about the natural environment including a SA which should be an integral part of the plan preparation process and consider all the likely significant effects on the environment, economic and social factors (para 165)
- 1.5 This SA incorporates the requirements of the SEA Directive by combining the more environmentally focussed considerations with wider social and economic effects of the proposed Plan.

Eden Local Plan

- 1.6 The Draft Eden Local Plan covers a time period up to 2032. It covers a wide range of issues and identifies the objectives for the plan including:
 - **Development in the right place** – these promote a sustainable pattern of development throughout the District, supporting economic growth and the needs of communities. Also encourage a high quality environment which takes account of climate change, promotes energy efficiency and reduces flood risk;

- **Housing** – To enable the development of a range of housing in a variety of locations to meet both the needs and aspirations of the local communities and also of those wishing to move to the area;
- **Economy** – To create the opportunity for economic growth through the provision of available land, the support of existing businesses which wish to expand and the support of the wider rural economy including tourism development and the infrastructure necessary to support growth;
- **The Environment** – To preserve the natural and built environment of the District, ensuring proposals are sympathetic to the very elements that make Eden a special place;
- **Thriving Communities** – To promote the health and well-being of communities and maximise accessibility to facilities and assist in the ability to make decisions at a community level.

1.7 This Draft Sustainability Report builds on SA information which has been collated throughout the development of the Plan and the consultation responses to the Housing and Employment Land consultations which were carried out during between 22 February and 22 April 2013 and 15 July and 9 September 2013 respectively.

Habitats Regulations Assessment

- 1.8 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitats Regulations Assessment (HRA) of the Plan to be undertaken. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').
- 1.9 The HRA assess the impacts of the Local Plan against the conservation objectives of sites of European importance for nature conservation inside, and potentially outside, the Plan area to ascertain whether it would result in adverse effects on the integrity of any of the sites concerned. These sites, often referred to as European sites, include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites.
- 1.10 Eden District Council has carried out a HRA screening exercise which is available separately. The purpose of the screening was to determine whether the Plan could have significant effects on the conservation objectives of any European Site.
- 1.11 It is important that the SA takes account of the HRA findings in order to give consideration to mitigating any adverse effects. The HRA is an iterative process and will continue to be reviewed and refined as the Plan progresses.

The SA Report Structure

1.12 The Draft SA Report has been designed to be readable and present the information in a concise manner. The remainder of the report is structured as follows:

- Section 2 – methodology of how the appraisal was carried out, including a review of consultation responses;
- Section 3 – an overview of the scoping stage carried out;
- Section 4 – an overview of significant effects, preferred policies and site allocations options to be taken forward, potential mitigation measures and the overall sustainability of the Plan;
- Section 5 – Next steps;
- Appendices – Details of the assessments undertaken

1.13 Following the receipt of any comments on this document, a full SA Report will accompany the Publication Stage of the Local Plan.

2. Appraisal Methodology

2.1 The methodology for this appraisal has been developed in accordance with the following guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM 2005);
- A practical Guide to the Strategic Environmental Assessment (SEA) Directive (ODPM 2005)
- Planning Advisory Service (PAS) Sustainability Appraisal Guidance contained within the Communities and Local Government Plan Making Manual.

2.2 The key stages of the SA of the emerging Eden Local Plan are shown in Table 1 below:

Stage	Link to Plan Preparation	Aim
SA Scoping Report prepared and consulted upon following consultation on options for housing and employment land	Prepared alongside consultation on land allocations options	<ul style="list-style-type: none">- Identify relevant plans and programmes- Establish the baseline- Set the Sustainability Framework, the scope of the appraisal, define objectives and indicators

Stage	Link to Plan Preparation	Aim
Draft SA Report	Prepared alongside the Preferred Options stage of the Local Plan. Consultation Responses to stage one above have been included in this document which will be consulted upon alongside the Preferred Options	Appraise the effects (economic, social and environmental) of the Preferred Options – policies and site allocations – against the Sustainability Framework
Publication Sustainability Appraisal Report	Prepared alongside the publication version of the Local Plan. Consultation will be undertaken concurrently	Appraise any significant change to the plan following consultation undertaken at Stage 2. Develop proposals for monitoring Create a non-technical summary of the SA
Submission SA report	Submitted alongside Eden Local Plan for examination	The SA will be used as an element of testing the robustness of the plan and whether it should be approved

Developing Policies and ‘Reasonable Alternatives’

- 2.3 The SEA Directives requires the assessment of the likely significant effects of implementing the Plan and the ‘reasonable alternatives’. Developing options and alternatives is an integral part of both the plan-making and SA process. The Local Plan includes options put forward as alternatives during the preparation of the Plan. These alternatives are presented separately in an Alternative Options Document.
- 2.4 The Draft SA report records the appraisal of the full range of options. This demonstrates how the SA has contributed to the process of determining what should be taken forward as part of the Preferred Options.

Appraisal of Policies

- 2.5 It is a requirement to assess effects that are likely to be significant only, not all possible effects. The SA predicts the social, environmental and economic effects of all the Local Plan policies. The sustainability objectives are reported in Table 2 and form the bases for the assessment.
- 2.6 Assessment matrices present the findings of the perceived impact of each policy/site on sustainability objectives. Within each matrix, a significance rating ranging from positive impact to negative impact, neutral and n/a is given to each policy against each objective. Where uncertainty exists or where it is

considered that insufficient information has been made available, this has been noted.

- 2.7 This rating system enables a clear comparison between preferred and alternative policy and site options.

Cumulative Effects

- 2.8 The assessment of the Local Plan policies and site allocations may have cumulative effects from the accumulation of multiple smaller and potentially more indirect effects. Consideration of such cumulative effects will be considered further.

Mitigation Measures

- 2.9 Mitigation measures have been considered within the appraisal for each policy. These have been considered as standalone and in conjunction with other policies as appropriate.

Consultation

- 2.10 The Draft SA has been published for formal public consultation alongside the Draft Eden Local Plan 2014-2032 – Preferred Options Document. The consultation includes statutory environmental consultees, (Natural England and the Environment Agency) as required by the SEA Directive alongside a range of other stakeholders and community organisations which have an interest in the SA.

Appraisal Limitations, Assumptions Made

- 2.11 A key issue in undertaking the Sustainability Appraisal for the Local Plan is the strategic nature of the document and the uncertainty as to precisely how the policies contained within it will be implemented and achieved in practice. As a result, it is assumed that the policies within the Local Plan will be fully implemented as written.
- 2.12 Inevitably, a degree of judgement must be taken in undertaking policy appraisals when determining the significance of effects. Sustainability relies on expert judgement guided by knowledge of the likely impacts of the Plan, available baseline data and responses and information provided by consultees and other stakeholders throughout the process.
- 2.13 The inclusion of qualitative information such as proximity to services, open space, employment and areas of flood risk has allowed for a fully informed appraisal.

3. SA Scoping Stage

Overview of the Scoping Process

- 3.1 This stage of the SA involves the compiling of background information needed to inform the SA. It established an evidence base for ongoing appraisal work and culminated in a framework of sustainability objectives and baseline indicators.
- 3.2 Key tasks in this evidence included:
- Identifying relevant policies, plans and programmes;
 - Collecting baseline information;
 - Identifying key sustainability issues in the Plan area;
 - Establishing sustainability objectives.
- 3.3 The key elements of the Scoping Report are described below. The full version which has been previously consulted on can be viewed online in the planning policy sections of the Council's website.

Relationship with Other Plans and Programmes and Baseline Evidence

- 3.4 A thorough review of other relevant plans, policies and programmes was undertaken and presented in the Scoping Report. This met the requirement of the SEA Directive to take account of environmental protection objectives and to gather information which could influence options to be considered in preparation of the Plan.
- 3.5 Baseline information was considered to identify what is currently happening in the District. This provides a baseline for predicting and monitoring effects and aids in the identification of sustainability issues and alternative means of dealing with them.
- 3.6 This enabled the identification of key sustainability issues for Eden District. On the basis of the issues which were identified, a number of sustainability appraisal objectives have been defined with which to test how likely the proposals in the Local Plan (with alternative options where appropriate) are to lead to sustainable outcomes.

Sustainability Appraisal Framework

- 3.6 Following consideration of other plans etc. and the baseline information, a list of sustainability objectives was compiled. These were developed using the agreed set of Cumbrian SA objectives which were agreed between Cumbrian Authorities to meet the requirements of the SEA Directive whilst reflecting the local distinctiveness of the County. The framework has been used consistently to appraise the likely significant effects of the 2010 Eden Core Strategy and earlier versions of the site allocations.

- 3.7 Sustainability appraisal objectives are different in concept and purpose to the objective of the Local Plan although there may be a degree of overlap in terms of key themes. Table 2 below lists the SA objectives and demonstrates how the Framework meets the requirements of the SEA Regulations 2004.

Table 2: Eden District Sustainability Objectives in Relation to the SEA Directive Topic Areas

No	SA Objective	SEA Directive Topic Area
1	To increase the level of participation in the democratic process	Population, Human health
2	To improve access to services, facilities, the open countryside and open spaces	Population, Human health,
3	To provide everyone with a decent home	Population, Human health
4	To improve the level of skills, education and training	Population
5	To improve the health and sense of well-being of people	Population, Human health
6	To create vibrant, active, inclusive, open-minded communities with a strong sense of local history	Population, Human health
7	To protect and enhance biodiversity and geodiversity	Biodiversity, Flora, Fauna
8	To preserve, enhance and manage landscape character and quality for future generations	Land, soil, material assets, Landscape
9	To improve the quality of the built environment	Population, Human health, climatic factors
10	To improve local air quality and reduce greenhouse gas emissions	Air, Human health
11	To improve water quality and resources	Water
12	To restore and protect land and soil	Soil
13	To manage mineral resources sustainably and minimise waste	Soil, climatic factors, material assets
14	To retain existing jobs and create new employment opportunities	Population
15	To improve access to jobs	Population
16	To diversify and strengthen the local economy	Population

Comments Received on the SA Scoping Report

- 3.8 The SA Scoping Report was consulted upon between February and March 2014.
- 3.9 Five responses to the SA Scoping Report were received. Those who commented were: Natural England, English Heritage, Friends of the Lake District (CPRE), Lake District National Park Planning and South Lakeland District Council.
- 3.10 Comments received to the Scoping Report included:
- Clarification over some referencing
 - Comments on some formatting issues
 - Recommended widening of the section on Relationships and Influences on the Local Plan to include references to all protected wildlife and protected/priority species
 - Inclusion of references and potential objective in relation to Green Infrastructure
 - Adding reference to Cumbria Landscape Character Guidance and Toolkit, Wildlife and Countryside Act 1981 and NERC Act S41
 - Incorporate potential for undesignated heritage assets in the baseline
 - Recommendation of some additional monitoring indicators
 - Welcome of inclusion of geodiversity
 - Welcome inclusion of recognition of requirements of NPPF in relation to enhancing and protecting biodiversity, protecting and enhancing public access and most versatile soils
- 3.11 In relation to the comments made regarding Green Infrastructure, Objective 2 includes access to the countryside and open space which are the spaces which make up Green Infrastructure. The Local Plan recognises this with a Green Infrastructure policy with the Preferred Options Document. The Report will continue to be further refined as the Local Plan process progresses.

4. Summary of Findings

- 4.1 The SEA Directive requires that an environmental report includes the 'likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives'; 'an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties...encountered in compiling the required information' and 'the measures envisaged to prevent, reduce and as fully as possible offset any significant effects on the environmental of implementing the plan or programme'.
- 4.2 In order to meet these requirements, options/alternatives for the Local Plan have been appraised and their likely significant effects identified, described and evaluated. The appraisals included an explanation of why different options were chosen and the potential measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects.

Local Plan Policies

- 4.3 In this section, a summary of the results of the preferred options for the policies is presented. Interim stages of the SA process have considered various policy options and alternatives and have informed the decision-making which has resulted in the Preferred Options document. The results in Table 3 below have been produced using the methodology described above.

Table 3: Policy Summary and Results

Policy	Policy Assessment Summary
Policy LS1 – Locational Strategy	<p>The Council will support the delivery of new housing and economic growth distributing new development to the most sustainable settlements and developing key rural hubs.</p> <p>The Policy generally scores well but could be improved upon through wording which is evolving as the Plan process continues.</p>
Policy LS2 – Housing Targets and Distribution	<p>The policy performs generally well although there are some areas which require consideration as the Plan progresses, the policy allows for the distribution of housing and housing to be brought forward where no 5 year supply exists.</p>

Policy	Policy Assessment Summary
Policy PEN1 – A Town Plan for Penrith	The policy distributes development allocated to Penrith in Policy LS1 and 2. It provides allocations for housing and employment. Whilst there are potential negative impacts, these are controlled through other policies within the Plan.
Policy PEN2 – Penrith Masterplans	This policy supports a holistic approach to development impacts and scores well against SA criteria.
Policy PEN3 – Newton Rigg Campus	This policy supports the continued development and success of Newton Rigg and will in turn support investment into the economy and a more knowledge based economy.
Policy AL1 – A Town Plan for Alston	The policy distributes development allocated to Alston in Policy LS1 and 2. It provides allocations for housing and employment. Whilst there are potential negative impacts, these are controlled through other policies within the Plan.
Policy AL2 – Renovation in Alston Moor	This policy will allow for the re-use of traditional rural buildings on Alston Moor which will have negative effects on access to services due to their remote nature but will protect the historic landscape into the future. This scores well in terms of landscape criteria.
Policy AP1 – A Town Plan for Appleby	The policy distributes development allocated to Appleby in Policy LS1 and 2. It provides allocations for housing and employment. Whilst there are potential negative impacts, these are controlled through other policies within the Plan.
Policy KS1 – A Town Plan for Kirkby Stephen	The policy distributes development allocated to Kirkby Stephen in Policy LS1 and 2. It provides allocations for housing and employment. Whilst there are potential negative impacts, these are controlled through other policies within the Plan.

Policy	Policy Assessment Summary
Policy RUR1 – Land Allocations in Rural Areas	The policy distributes development allocated to the rural area in Policy LS1 and 2. It provides allocations for housing and employment. Whilst there are potential negative impacts, these are controlled through other policies within the Plan.
Policy RUR2 – Re-use of Existing Buildings in Rural Areas	The policy is concerned with the re-use of traditional rural buildings which is considered to have positive impacts in terms of securing the rural landscape in its historical context. The policy is largely neutral in terms of its score in the SA. The limited buildings of a traditional nature which would benefit from this proposal are limited therefore negative impacts are likewise limited.
Policy RUR3 – Employment Development and Farm Diversification in Rural Areas	The policy encourages opportunities for rural diversification and the support of existing rural businesses. There are positive impacts in providing employment opportunities nearer to people in the rural area lessening the need to travel to larger centres. The proposed policy generally scores positively within the SA.
Policy DEV1 – General Approach to New Development	The policy is aimed at supporting sustainable development, it is in accordance with the aims and objectives of the NPPF and therefore the Policy scores generally well against sustainability criteria.
Policy DEV2 – Water Management and Flood Risk	The policy will work to ensure that flooding and water management is taken into account as an element of the environmental effects of development and scores well against these criteria.
Policy DEV3 – Transport, Accessibility and Rights of Way	The policy aims to ensure that development mitigates its transport implications. This should result in, at worse, a neutral effect on AQMAs within the District. The mitigation of the effects of transport and increasing levels of accessibility throughout the District are integral to the successful delivery of new sustainable development.

Policy	Policy Assessment Summary
Policy DEV4 – Infrastructure and Implementation	The policy seeks to ensure that required physical and social infrastructure is delivered to mitigate development impacts. This scores well generally against sustainability criteria.
Policy DEV5 – Design of New Development	The policy looks to improve design standards and ensure new development is well designed and well related to its environment. This scores well in terms of sustainability criteria.
Policy HS1 – Affordable Housing	This policy delivers affordable housing which is a council priority and scores well against objectives which are housing related.
Policy HS2 – Essential Dwelling for Workers in the Countryside	This policy amplifies the criteria which are required to be met for housing which would otherwise not be granted permission. The policy scores badly in a number of areas due to the remote nature of the development which would be approved under it but it is particularly necessary given the rural nature of the District and it is not considered appropriate to rely on the NPPF to guide this type of development.
Policy HS3 – Housing Type and Mix	This policy does not allocate or direct numbers of development therefore scores neutrally against a number of objectives.
Policy HS4 – Housing for Older People and Those in Need of Support	This policy encourages support for housing provision to meet the wider needs of the community and scores well in terms of well-being and housing objectives.
Policy HS5 – Self-Build Housing	The policy encourages different types of housing delivery mechanisms to meet community needs and is a positive policy.
Policy HS6 – Community Land Trusts	As with HS5, this provides support for different delivery mechanisms for housing and is considered positively.

Policy	Policy Assessment Summary
Policy HS7 – Gypsy and Traveller Sites	This policy contributes to accommodating different lifestyles whilst considering wider environmental and landscape issues and scores well against SA objectives.
Policy EC1 – Employment Land Provision	The proposed policy allocates land for employment purposes which scores well against economic criteria within the SA
Policy EC2 – Protection of Employment Sites	The proposed policy aims to protect current employment land unless there is no reasonable prospect that the site can be retained as employment land. This promotes opportunities for investment and it considered to have a generally positive impact in the SA.
Policy EC3 – Employment Development at Existing Settlements	The proposed policy enables employment development to come forward adjacent to existing settlements. Sufficient safeguards are incorporated in regards to transport, accessibility, biodiversity etc. and the policy scores generally positively in SA.
Policy EC4 – Tourism Accommodation	The policy seeks to enable the District to continue to build upon its tourism offer. Tourism is an important factor in the economy of Eden District and the policy scores generally positively within the SA.
Policy EC5 – Advertising/Signposting	This policy seeks to protect the landscape from visual clutter and scores minor positives within the SA.
Policy EC6 – Telecommunications Infrastructure	This policy seeks to provide telecommunications infrastructure subject to acceptable landscape and ecological impacts. This is important in a rural area such as Eden and generally scores positively within the SA.

Policy	Policy Assessment Summary
Policy EC7 – Town Centres	This policy supports the maintenance and enhancing of the hierarchy of major towns and market town centres in the District. The policy contributes towards vibrant and viable town centres and supports a prosperous economy and in this regard scores highly in the SA.
Policy ENV1 – Protection and Enhancement of the Natural Environment	The natural environment is to be protected and wherever possible enhanced through this Policy. A hierarchy of designations is established and protection measures. It allow for wildlife corridor creation and ensures there is a mechanism for development to provide adequate mitigation where required. The policy aims to protect and enhance protect environments and species and scores positively in the SA.
Policy ENV2 – Protection and Enhancements of Landscapes and Trees	This Policy enables the protection and enhancement of landscapes and trees; it scores well in the SA.
Policy ENV3 – The North Pennines Area of Outstanding Natural Beauty	Policy for protecting the landscape quality of the North Pennines AONB and also references the North Pennines Management Plan. It scores positively in the SA.
Policy ENV4 – Green Infrastructure Networks and Recreational Land	The SA Scoping Report consultation responses identified Green Infrastructure as an important element in having an impact on biodiversity, health and well-being, minimising flood and pollution potential. This policy will protect existing Green Infrastructure assets as well allowing the promotion of new assets. The Policy scores well in SA terms.
Policy ENV5 – Sustainable Buildings	This Policy encourages consideration of sustainable building and scores well in the SA.

Policy	Policy Assessment Summary
Policy ENV6 – Low Carbon Energy Generation	This Policy supports the development of low carbon energy projects in the District with the exception of wind turbines which are considered separately. It is in line with the majority of SA objectives.
Policy ENV7 – Wind Energy Development	This Policy has been developed to assist with decision making on turbine development. The Policy includes consideration of local benefits which enables the community voice to be heard. The Policy scores well against SA objectives.
Policy ENV8 – Pollution	This Policy deals with mitigation for potential pollution consequences of developments. It scores well against SA objectives.
Policy ENV9 – The Built (Historic) Environment	This Policy protects the historic environment from inappropriate development and scores well in terms of impacts on well-being and community identity.
Policy COM1 – Principles for Services and Facilities	This Policy aims to support local communities in provision and retention of facilities and services to enable sustainable communities. It scores well against SA objectives.
Policy COM2 – Open Space, Sport, Leisure and Recreation Facilities	The Policy supports the retention of existing services, facilities and open spaces within settlements and scores well in terms of community cohesion and well-being.
Policy COM3 – Education and Health	This Policy supports developments of education and health facilities and scores well against the SA objectives.

Objectives

- 4.4 The Local Plan has a number of objectives which the policies within the Plan aim to achieve for the District throughout the lifetime of the Plan. These objectives are high level aims and have been sustainability assessed, in order to ensure that the Plan has the right focus. The results of the assessment are summarised on the table following:

Table 4: Appraisal of Plan Objectives

	LP objective 1 - Development in the right place	LP objective 2 - Use of previously used land	LP objective 3 - Accessible, sustainable transport system	LP objective 4 - High quality, sustainable, safe design for places and	LP objective 5 - Climate change, reducing emissions and energy	LP objective 6 - Meeting housing needs	LP objective 7 - Providing decent affordable housing	LP objective 8 - Supporting economically sustainable prosperous area	LP objective 9 - Meeting employment needs	LP objective 10 - Promote sustainable tourism	LP objective 11 - Protect and enhance the natural environmental and historic heritage of the District	LP objective 12 - To protect and enhance biodiversity	LP objective 13 - To promote renewable energy sources	LP objective 14 - To promote the heritage and landscape qualities of	LP objective 15 - To improve health and well-being of communities	LP objective 16 - To protect and enhance community facilities	LP objective 17 - To encourage and facilitate sense of community and local decision making
SA Objective																	
1 To increase level of public participation in democratic process	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	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 space	++	n/a	++	n/a	+	+	+	+	+	+	++	++	n/a	n/a	++	++	n/a
3. To provide everyone with a decent home	++	+	n/a	+	++	++	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+
4. To improve the level of skills, education and training	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	+	n/a	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	++	+	n/a	++	0	++	++	++	+	n/a	+	+	n/a	n/a	++	++	+
6. To create vibrant, active, inclusive and open-minded communities with a strong sense of purpose	++	+	+	++	n/a	++	++	++	++	+	+	0	0	n/a	++	++	++
7. To protect and enhance biodiversity and geodiversity	+	+	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	+	++	n/a	+	+	-	-	-	+	0	++	+	+	0	n/a	n/a	n/a
9. To improve the quality of the built environment	+	+	n/a	++	+	0	0	0	+	0	0	n/a	0	n/a	0	0	n/a
10. To improve local air quality and reduce greenhouse gas emissions	+	0	+	n/a	++	-	-	-	0	0	0	n/a	+	n/a	0	0	n/a
11. To improve water quality and water resources	0	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
12. To restore and protect land and soils	+	+	n/a	n/a	n/a	--	--	-	--	0	0	+	-	0	n/a	n/a	n/a
13. To manage mineral resources sustainably and minimise waste	0	+	n/a	n/a	n/a	--	--	-	--	-	0	n/a	0	n/a	n/a	n/a	n/a
14. To retain existing jobs and create new employment opportunities	+	+	+	+	n/a	++	++	++	++	+	0	0	n/a	n/a	n/a	+	n/a
15. To improve access to jobs	+	0	++	0	n/a	+	n/a	++	++	+	0	n/a	n/a	n/a	n/a	+	n/a

5. Local Plan Policy Matrices

- 5.1 The following information demonstrates the assessment which has been carried out in order to predict and evaluate the key potential impacts. This has allowed a general assessment to reflect on how sustainable the Plan is.
- 5.2 The process is iterative and the Local Plan has been amended in places to reflect the findings of the SA at this point. A further SA will be undertaken at the next stage of developing the Plan following the further stage of consultation. Once again the relationship between the SA and the Plan will be iterative to ensure that sustainable objectives are embedded into the document.
- 5.3 With regards to village hubs, these were tested earlier through the Sustainability Appraisal which accompanied the Preferred Housing Options DPD. The appraisal looked at a wider range of 'Local Service Centres' and found there was a mix of scores in the hubs, reflecting the mix of villages with varying service support within the District (although all performed well). The assessment of the 20 village hubs also helped inform site selection (a summary of sustainability assessment of the 20 village hubs is included in an appendix to this report. Regarding the Local Service Centres villages may benefit from a number of services within them but be reliant on public transport for travel. Due to the nature of services within the District, many settlements score poorly in relation to access to secondary school provision and health services which tend to be concentrated in larger settlements.
- 5.4 In regards to the environment, there are varying impacts. Many settlements have historically grown around the River Eden; care therefore has to be taken within regards to cumulative impact on this SAC. Correspondence with United Utilities also highlighted capacity issues at a number of settlements which was reflected in the assessments.
- 5.5 Choices in village hubs may not reflect strictly the best sustainability score but reflect areas where development has already been consented or where development can benefit from proximity to larger settlements with a wider range of services. In addition, hubs which are identified are generally larger and more resilient to change with a greater possibility of land being brought forward to support the strategic objectives of the Plan to meet the needs of the residents.
- 5.6 The following table summarises the local service centre options that were appraised earlier on in the process (2013) and which informed selection of the hubs:

Council's Preferred Locations	Armathwaite, Brough, Clifton, Greystoke, Hackthorpe, High Hesket, Kirkby Thore, Langwathby, Lazonby, Low Hesket, Nenthead, Orton, Plumpton, Ravenstonedale, Shap, Stainton, Tebay, Temple Sowerby, Warcop, Yanwath
-------------------------------	--

Locations Not Preferred	Bolton, Calthwaite, Croglin, Crosby Ravensworth, Culgaith, Gamblesby, Great Asby, Ivegill, Kings Meaburn, Kirkoswald, Long Marton, Maulds Meaburn, Melmerby, Milburn, Morland, Ousby, Renwick, Skelton, Sockbridge and Tirril
	Brough, Langwathby, Lazonby, Plumpton, Shap, Stainton, Tebay
	Armathwaite, Clifton, Greystoke, Kirkby Thore, Kirkoswald, Nenthead, Orton, Sockbridge & Tirril, Temple Sowerby, Yanwath
	Bolton, Calthwaite, Croglin, Crosby Ravensworth, Culgaith, Gamblesby, Great Asby, Hackthorpe, High Hesket, Ivegill, Kings Meaburn, Milburn, Morland, Ousby, Ravenstonedale, Renwick, Skelton, Warcop

5.8 The next section puts the policies of the draft plan through appraisal.

Key to Following Information

Symbol	Meaning
++	Strongly positive
+	Positive
0	Neutral
-	Negative
--	Strongly negative
?	Uncertain impact

Policy LS1 – Locational Strategy – Preferred Option

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
0	+	+	+	+	+	-	+	-	0/-	0/-	0	-	+	0/1	++
No impact on levels of participation in the democratic process	The policy is minor positive for access to facilities and services but could be improved through the inclusion of references to key services and appropriate to the settlement	The policy is positive but could be improved by the use of 'quality' in terms of defining housing. The affordable housing target is included in distribution and targets policy.	Additional housing will support local schools, particularly in the rural area.	The locational strategy seeks to put housing in areas which have good levels of access to services, facilities and open space all of which contribute positively to well-being	Policy seeks to contribute to communities and sustain local services	New development is generally greenfield due to the nature of the District but in combination with other policies, the effects will be minimised.	The focus of development around and within existing settlement boundaries will protect the wider landscape form from inappropriate development.	Whilst the policy in itself does not contribute to a positive impact on the built environment, other policies within the Local Plan do consider this.	As the policy directs new development it will lead to some increased emissions however, the strategy locates development to minimise travel and air quality is covered in other policies.	As the policy directs new development it will lead to some impact on water requirements, the use of SUDS etc. is required through other policies	Focussed development reduces the impact on soils in the rural area which may be more productive.	Development will inevitably lead to greater levels of waste however, this is minimised and recycling opportunities required in other policies.	New housing and employment opportunities through the Plan will increase both the employment base and opportunities. Therefore, the policy is positive	In urban areas, the impacts are likely to be more positive than rural areas which suffer from a lack of public transport to give access to jobs.	The promotion of economic growth is a major positive.
Summary The policy is wide ranging and the overarching locational strategy for the Local Plan and generally score well against sustainability criteria.															

Policy LS1 – Locational Strategy – Alternative Option 1 (Equal Percentage Growth across All Market Towns Based on 70% Towns and 30% in Rural Areas)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
0	+/0	+	+	0	+	-	0/-	-	-	0/-	-	-	0	-	+
No impact on levels of participation in the democratic process	The policy is minor positive for access to facilities and services but does not allow for the access to additional service which are available in Penrith	The policy is positive but could be improved by the use of 'quality' in terms of defining housing. The affordable housing target is included in distribution and targets policy.	Additional housing will support local schools, particularly in the rural area.	The locational strategy does not recognise the level of services available in Penrith and would be less effective than the Preferred Option	Policy seeks to contribute to communities and sustain local services	New development is generally greenfield due to the nature of the District but in combination with other policies, the effects will be minimised.	Development spread more evenly will require towns such as Kirkby Stephen, Appleby and Alston to accommodate greater development and have more impact on the wider landscape	Whilst the policy in itself does not contribute to a positive impact on the built environment, other policies within the Local Plan do consider this.	As the policy directs new development it will lead to some increased emissions let new housing in Penrith is more likely to result in greater number of journeys to access the jobs and services therein.	As the policy directs new development it will lead to some impact on water requirements, the use of SUDS etc. is required through other policies	Greater development in the towns will increase the impact on soils in the rural area which may be more productive.	Development will inevitably lead to greater levels of waste however, this is minimised and recycling opportunities required in other policies.	New housing and employment opportunities through the Plan will increase both the employment base and opportunities. However, there would be less development in Penrith	In urban areas, the impacts are likely to be more positive than rural areas which suffer from a lack of public transport to give access to jobs. Less focus on Penrith as the main town will increase the need to travel to work	The promotion of economic growth is a positive.
Summary This Policy Option does not recognise Penrith's role as the main town with a greater level of services and job opportunities and would result in more dispersed development and is not considered the best option.															

Policy LS1 – Locational Strategy – Alternative Option 2 (Distribute Growth More Evenly Across Urban and Rural Areas)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
0	0	+	+	0	+	-	-	-	-	0/-	-	-	0	-	+
No impact on levels of participation in the democratic process	The policy would not reflect levels of services and facilities available within settlements and would not improve access to services	The policy is positive but could be improved by the use of 'quality' in terms of defining housing. The affordable housing target is included in distribution and targets policy.	Additional housing will support local schools, particularly in the rural area.	The locational strategy does not recognise the level of services available in Penrith and would be less effective than the Preferred Option	Policy seeks to contribute to communities and sustain local services	Greater development within the rural area will require the use of more greenfield sites potentially nearer areas of biodiversity.	Development spread more evenly rural settlements to accommodate greater development and have more impact on the wider landscape	Whilst the policy in itself does not contribute to a positive impact on the built environment, other policies within the Local Plan do consider this.	As the policy directs new development it will lead to some increased emissions let new housing in Penrith is more likely to result in greater number of journeys to access the jobs and services therein.	As the policy directs new development it will lead to some impact on water requirements, the use of SUDS etc. is required through other policies	Greater development in the rural area will increase the impact on soils in the rural area which may be more productive.	Development will inevitably lead to greater levels of waste however, this is minimised and recycling opportunities required in other policies.	New housing and employment opportunities through the Plan will increase both the employment base and opportunities. However, there would be less development in Penrith	In urban areas, the impacts are likely to be more positive than rural areas which suffer from a lack of public transport to give access to jobs. Less focus on Penrith as the main town will increase the need to travel to work	The promotion of economic growth is a positive.
Summary This Policy Option has greater negative impacts in terms of car travel, impacts on ecology and landscape and impacts on access to employment and services and is not therefore the Preferred Option.															

Policy LS1 – Locational Strategy – Alternative Option 3 (Organic Growth)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
0	0	+	+	0	+	-	-	-	-	0/-	-	-	0	-	+
No impact on levels of participation in the democratic process	The policy would not reflect levels of services and facilities available within settlements and would not improve access to services	The policy is positive but could be improved by the use of 'quality' in terms of defining housing. The affordable housing target is included in distribution and targets policy.	Additional housing will support local schools, particularly in the rural area.	The locational strategy does not recognise the level of services available in Penrith and would be less effective than the Preferred Option	Policy seeks to contribute to communities and sustain local services	Greater development within the rural area will require the use of more greenfield sites potentially nearer areas of biodiversity.	Development spread more evenly rural settlements to accommodate greater development and have more impact on the wider landscape	Whilst the policy in itself does not contribute to a positive impact on the built environment, other policies within the Local Plan do consider this.	As the policy directs new development it will lead to some increased emissions let new housing in Penrith is more likely to result in greater number of journeys to access the jobs and services therein.	As the policy directs new development it will lead to some impact on water requirements, the use of SUDS etc. is required through other policies	Greater development in the rural area will increase the impact on soils in the rural area which may be more productive.	Development will inevitably lead to greater levels of waste however, this is minimised and recycling opportunities required in other policies.	New housing and employment opportunities through the Plan will increase both the employment base and opportunities. However, there would be less development in Penrith	In urban areas, the impacts are likely to be more positive than rural areas which suffer from a lack of public transport to give access to jobs. Less focus on Penrith as the main town will increase the need to travel to work	The promotion of economic growth is a positive.
Summary This Policy Option has greater negative impacts in terms of car travel, impacts on ecology and landscape and impacts on access to employment and services and is not therefore the Preferred Option.															

Policy LS2 – Housing Targets and Distribution – Preferred Option

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
-	++	++	n/a	++	n/a	+	+	?/-	0/-	0/-	?/-	n/a	++	0/-	n/a
The policy previously had a reference to neighbourhood planning and it was considered that re-inserting this reference would make the policy positive. This is now contained within LS1	Growth is focussed on urban centres and larger settlements but allows for some growth in rural areas	This policy is concerned with providing new homes throughout the District and scores a major positive		Concentrating services will allow for more and better quality services to be delivered.		Concentrating development into urban areas will make it less likely that there will be any significant impacts on protected areas	Eden has limited brownfield sites therefore there will inevitably by some impact but focussing on larger settlements will minimise this	It is unclear through this policy alone but other policies within the plan aim to improve quality	Increased development will increase emissions but the locational strategy will lessen the impact	Similar to impacts on air quality	Eden's lack of brownfield sites will require the use of greenfield but the locational strategy will ensure this is predominantly on land at the edge of settlements		New development will increase the employee base and also the amount of people wanting to access services and facilities	Access to jobs via modes other than the private car will be important	
Summary The policy is generally beneficial in promoting the growth needed throughout the District to support the local economy and communities.															

Policy LS2 – Housing Targets and Distribution Alternative Option 1 – Proportional Growth

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
-	+	+	n/a	0/+	n/a	-	--	?/-	-	-	-/-	n/a	++	0/-	n/a
The policy should refer to neighbourhood plans	Because fewer units are proposed in larger centres, access to services is a minor positive	The approach relies on windfall growth which gives less certainty to communities and developers and may result in less housing overall		As housing would be coming forward in smaller settlements, access to health facilities would be more restricted		As more housing would be in more rural areas, it is anticipated that this would have a greater impact on conservation sites	As a greater proportion of development would be in the rural area, this would have a wider landscape impact	It is unclear through this policy alone but other policies within the plan aim to improve quality	More housing in the rural areas will lead to greater reliance on the private car and therefore increase impacts on greenhouse gas emission	As with greenhouse gas emissions	Focussing development between urban and rural areas is likely to result in increased loss of soils		New development will increase the employee base and also the amount of people wanting to access services and facilities	Access to jobs may be worsened by increased living in rural areas which may also increase congestion through increased use of the private car	
Summary This option proposes more of an even split of development between the rural and urban areas which performs more poorly in terms of accessing services and facilities, impacts on landscape, biodiversity and loss of soils. The preferred option is therefore preferential.															

Policy LS2 – Housing Targets and Distribution Alternative Option 2 – Retain Existing Criterion

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
-	+	+ / ++	n/a	+	n/a	+ / ++	+ / ++	? / -	0 / -	0 / -	? / -	n/a	++	+	n/a
The policy previously had a reference to neighbourhood planning and it was considered that re-inserting this reference would make the policy positive. This is now contained within LS1	Because fewer units are proposed in larger centres, access to services is a minor positive	Past trends show that smaller scale rural housing is an important element of the housing supply		Less concentration on larger towns and villages would require greater travel to access health facilities		Rural development is reduced and therefore impacts on nature conservation are considered to be lessened	Focussing growth in the urban areas will reduce the overall impact on landscape quality	It is unclear through this policy alone but other policies within the plan aim to improve quality	Increased development will increase emissions but the locational strategy will lessen the impact	Similar to impacts on air quality	Focussing development in urban areas will lessen impacts but it is likely that greenfield sites next to settlements will be lost		New development will increase the employee base and also the amount of people wanting to access services and facilities	Development in larger towns may lessen the need to travel and development in key hubs can lessen this further	
Summary Option 3 performs well and focusses growth in Penrith and market towns, however this has not been shown historically to deliver development in Penrith and continuing to require 60% of development to take place in Penrith is no longer considered viable as an option.															

Policy LS2 – Housing Targets and Distribution Alternative Option 3 – In line with Past Trends

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
-	0	-	n/a	0	n/a	-	-	?/-	-	-	-/-	n/a	++	0/-	n/a
The policy previously had a reference to neighbourhood planning and it was considered that re-inserting this reference would make the policy positive. This is now contained within LS1	A greater spread of development can lessen the viability of services and result in loss although a greater proportion of development in rural areas proposed under this option could retain some services, overall neutral	Opportunity for affordable housing in the larger settlements with better access to services and facilities would be lessened under this policy		As with access to services, a more dispersed pattern of development would be neutral in terms of access to health		As more housing would be in more rural areas, it is anticipated that this would have a greater impact on conservation sites	As a greater proportion of development would be in the rural areas, this would have a wider landscape impact	It is unclear through this policy alone but other policies within the plan aim to improve quality	Larger numbers in the rural area are likely to lead to an increased need to travel by private car	Increased development will demand an increase in water resources	Focussing development between urban and rural areas is likely to result in increased loss of soils		New development will increase the employee base and also the amount of people wanting to access services and facilities	Increased rural development will result in an increase in the need to travel however, there may be a corresponding lesser need to travel as far	
Summary Option 3 performs poorly in terms of housing, biodiversity, landscape quality and soil protection and is not considered to represent the most sustainable pattern of development. It is not therefore the preferred option.															

Policy PEN1 – A Town Plan for Penrith

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	++	0	++	?/+	n/a	0	0	-/?	-	+/-	-	+	+	++
	The provision of housing in Penrith recognises the range of services available and will support these	The policy makes provision for 1,800 new homes of which a proportion will be affordable	The policy notes the requirement for an additional school	The provision of new homes and opportunities for new employment will have a positive impact on health and well-being	The policy does not include design principles which are covered in other policies but increased housing and employment will have a positive impact on the locality	Covered by other policies	Not covered by the policy but covered by other policies within the Plan so considered to be neutral	Not covered by the policy but covered by other policies within the Plan so considered to be neutral	Involves development therefore will lead to an increase	Increased development will result in increased water consumption. Water quality is considered under other policies	The policy allocated brownfield land where possible but permanent changes will be made to land condition and use	Increased development will lead to increased waste	Employment land is allocated as part of the policy	Access to Gilwilly is considered, new sites have good access to A66/M6	Allocations will support new housing and employment development
Summary 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.															

Policy PEN2 – Penrith Masterplans

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
+	++	++	+	+	+	n/a	-	+	0/-	-	-	-/+	+	n/a	+
The requirement for genuine public consultation on masterplans will enable people to have a say in the process of design.	The provision of major housing development within Penrith and the requirement to consider social and physical infrastructure will improve access to service	The masterplan process seeks to facilitate well planned and attractive developments for a mix of house types and tenures	The policy does not have a direct effect on improve skills but requires that educational needs are taken into consideration thereby providing the blocks for a good education	Strategic green infrastructure and well-planned development will increase people's sense of well-being	The policy seeks to create functional well connected places which are 'of Penrith' this scores positively		The policy requires the release of greenfield land and therefore scores negatively, however, the sites are peripheral to Penrith and therefore already influenced by built development	The use of larger greenfield sites will reduce pressure on smaller sites which may be more sensitive	Additional housing will bring increased traffic however, impacts of development of this scale will take account of impacts on designated AQMAs to manage at minimum a neutral effect	The introduction of new houses will require greater water consumption. Impacts on quality can be mitigated through the use of SUDS which is required through other policies within the Plan	As the policy refers to development on Greenfield sites, this scores negatively	The policy enables housing development which will result in higher levels of household waste, however development is required to be sustainable	The availability of new housing will enable a greater pool of available employees which will aid in retaining the levels of jobs in the District		The provision of new housing, enabling a greater population will provide a greater employee base and support the local economy
Summary The policy aims to plan release strategic housing sites in Penrith to take account of the wider infrastructure needed to support them. This generally scores well.															

Policy PEN3 – Newton Rigg Campus

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	+	+	n/a	-	?	?	?	n/a	-	-	+	?	+
			Supporting the continued provision of higher education facilities will enable skill and education to improve in the District	The ability to access local higher education and achieve qualifications till have a positive impact on well-being		The policy does not contain a requirement to consider biodiversity or geodiversity but this is considered in other policies within the Plan	There are no specific projects or sites identified within the Plan it is therefore not possible to assess this element	There are no specific projects or sites identified within the Plan it is therefore not possible to assess this element	There are no specific projects or sites identified within the Plan it is therefore not possible to assess this element		The policy support development therefore is anticipated that land would be necessary and the policy therefore scores negatively	The policy does not refer to energy efficiency and renewable energy specifically but this is covered in other policies within the Plan	Stated support for Newton Rigg and support for industries which would benefit from its expertise will support existing jobs	This is unknown at this time as projects are no identified	The location of Newton Rigg within the District and the opportunities for local young people offered by it serves to strengthen the local economic base
Summary The policy enables continued development at Newton Rigg and the continued provision of higher education opportunities and linked knowledge based and digital jobs strengthens the local economy.															

Policy AL1 – A Town Plan for Alston

1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services		Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+		++	n/a	+	?	n/a	0	o	-	-	--	0	+	?	++
	The provision of housing will contribute to the support of existing services		The policy provides for housing to be delivered in Alston with a proportion of affordable housing.		The support for new housing and employment opportunities will have positive effects on well-being	This is covered by other policies within the Plan	Covered by other policies within the Plan	This has been scored neutrally because whilst not referred to explicitly within the Plan does contain policies separately which cover the area	This has been scored neutrally because whilst not referred to explicitly within the Plan does contain policies separately which cover the area	Involves development therefore will lead to an increase	Increased development will result in increased water consumption. Water quality is considered under other policies	The policy allocated brownfield land where possible but permanent changes will be made to land condition and use	Whilst increased development will increase waste, it also offers opportunities to better recycling and waste recovery rates. The policy is therefore considered to be over all neutral	Employment land is allocated as part of the policy and the support for new housing will aid in the retention of a labour force to maintain jobs	Alston has not traditionally seen a lot of development despite the size of it as a larger settlement and it is unknown how quickly allocations will be taken up therefore this is uncertain	Allocations will support new housing and employment development
Summary 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.																

Policy AL2 – Renovation in Alston Moor

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	-	0	n/a	-	+	0/-	+ /++	+	0/-	0/-	+	0/+	+ /0	0	n/a
	Isolated rural conversions will not have good access to services	Additional housing will be provided but it is unlikely to provide any meaningful supply or addition to the range of homes		It is unlikely that the dwellings approved under this policy will have good access to health services	Re-use of these redundant buildings will reflect the cultural history of Alston Moor	Run-down rural buildings can provide homes for many different species and the loss of this could fragment habitats	The conversion of these buildings, if carried out correctly, will preserve the historic environment	The restoration of these buildings will preserve the historic built environment as well as the landscape	Increased emissions will be caused but due to the limited amount of dwellings, these would be neutral	Increased dwellings will result in increased water consumption	Re-using existing buildings will be positive in this regard	Household waste and recycling will be slightly increased but buildings reused.	Building works may offer opportunities to local trades	The low level of dwellings which would come forward under this policy is considered to have a neutral effect	Allocations in this popular market town will support new housing and employment development
Summary This policy will allow for the re-use of traditional rural buildings on Alston Moor which will have negative effects on access to services due to their remote nature but will protect the historic landscape into the future.															

Policy AP1 – A Town Plan for Appleby

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	++	++	n/a	+	?	n/a	0	0	-	-	-/--	0/+	+	+	++
	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 policy provides for housing to be delivered in Appleby with a proportion of affordable housing.		The provision of well housing and employment will have positive effects on the health and well-being of residents	This is covered by other policies within the Plan	This is covered by other policies within the Plan	This has been scored neutrally because whilst not referred to explicitly within the Plan does contain policies separately which cover the area	This has been scored neutrally because whilst not referred to explicitly within the Plan does contain policies separately which cover the area	Involves development therefore will lead to an increase	Increased development will result in increased water consumption. Water quality is considered under other policies	The policy allocated brownfield land where possible but permanent changes will be made to land condition and use	Household waste and recycling will be slightly increased but buildings reused.	Employment land is allocated as part of the policy and the support for new housing will aid in the retention of a labour force to maintain jobs	The provision of land for employment is a minor positive as it cannot be guaranteed that the land will be brought forward for employment uses	
Summary 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															

Policy KS1 – A Town Plan for Kirkby Stephen

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	++	n/a	+	?	n/a	0	0	-/?	-	-/--	0/+	+	?	+
	Kirkby Stephen is a small market town acting as a functional hub for more rural communities in the area	The policy provides for housing to be delivered in Kirkby Stephen with a proportion of affordable housing.		The provision of well housing and employment will have positive effects on the health and well-being of residents	This is covered by other policies within the Plan	This is covered by other policies within the Plan	This has been scored neutrally because whilst not referred to explicitly within the Plan does contain policies separately which cover the area	This has been scored neutrally because whilst not referred to explicitly within the Plan does contain policies separately which cover the area	Involves development therefore will lead to an increase	Increased development will result in increased water consumption. Water quality is considered under other policies	The policy allocated brownfield land where possible but permanent changes will be made to land condition and use	Household waste and recycling will be slightly increased but buildings reused.	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	Without knowing whether the employment land will be taken up, it is not possible to assess the implications on travel and accessibility.	
Summary 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															

Policy RUR1 – Rural Settlements and the Rural Area

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	+	n/a	+	+	-	+	?/+	0/-	0/-	+/-	0/+	+	+	++
	The provision of housing and employment within the rural area will provide support for services and aid in their retention and therefore wider access	The policy allocated housing and requires affordable housing as an element of new schemes		Allowing housing in rural areas where people want to live will support the local services and health of those in the villages	The provision of local employment at Tebay and Brough will enable people to live and work closer to home and their rural communities	The policy includes the use of greenfield sites which may have an impact on biodiversity.	Allocating sites will reduce the pressure on more ad hoc developments which may have greater landscape impact	This is controlled through other policies within the Plan.	New development may have a negative impact however, placing developments in the rural area may reduce journeys for family visits etc.	Increased development is likely to have an impact on water consumption. SUDS etc. are controlled through other policies	The policy includes the use of some brownfield land	Increased development is likely to result in increased waste. However, it also offers opportunities for greater recycling and potential micro renewables	The policy supports both housing and employment in the rural area	The policy allocates land for employment which could better be accessed by employees than jobs in Penrith for example	The provision of new housing, enabling a greater population will provide a greater employee base and support the local economy
Summary The policy supports employment and housing in the rural villages with greater services available. This will support the local economy scores well.															

Policy RUR2 – Re-use of Existing Buildings in Rural Areas

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	-	+	n/a	-	+	0	++	+	0/-	0/1	+	+	+	0	n/a
	The re-use of rural buildings may mean that residents are not near to services and facilities	The policy will improve the quality of housing in the rural area and offer a higher range of housing provision		Slightly negative as rural buildings are more likely to be remote from health services	More people in the rural area will result in greater use of facilities and services therein	Neutral as it potentially will result in the loss of some habitats for example for bats but it is anticipated that these will mitigated appropriately	Will have positive impacts of retention of traditional buildings within the landscape	Redevelopment of traditional rural buildings will secure the importance of the rural landscape	Minor negative as rural building will bring about increased air emissions but marginal	Increased development requires additional water, this is covered in other policies within the Plan	The policy will allow the reuse of buildings which have already had an impact on the land on which they sit	Household waste and recycling will be slightly increased but buildings reused.	Offers the opportunity for housing in the rural areas which could have a beneficial impact on businesses in this area	It is unlikely that this policy will have a significant impact on access to jobs due to the limited amount of buildings suitable for conversion	
Summary This policy will allow for the re-use of traditional rural buildings and is generally positive in its effects. Where negative effects may occur, they are minimised due to the limited amount of buildings which will be appropriate for conversion.															

Policy RUR3 – Employment Development and Farm Diversification in Rural Areas

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	n/a	+	+	0	+	?	-	-	0	0	+	0	+
				A successful economy will allow for employment opportunities and result in an increased feeling of well-being locally	Creating employment opportunities will aid in the fostering of inclusive communities	It is anticipated that any development of this nature is unlikely to impact on protected areas and other policies in the Plan would control this	The Policy requires that any proposal would respect and reinforce local landscape character	This would be controlled by other policies within the Plan	This would be covered by other policies in the plan but it is anticipated that increased development could have a minor negative impact	This would be covered by other policies in the plan but it is anticipated that increased development could have a minor negative impact	The policy is neutral in this regard	Greater waste could be produced by increased development but this is considered to be neutral	As rural employment is not considered to be a significant number, this policy is considered to be a minor positive	There may be an exchange of labour between urban and rural locations, this is therefore considered to be neutral	The policy will have a positive impact on the rural area but the impacts are not as great as urban numbers therefore the policy is minor positive
Summary The policy supports rural economic development and scores well against these sustainability markers. It is important that the local planning authority supports job creation and accessibility to jobs in the rural area given the nature of the District. It is accepted that this may have some slightly negative effects.															

Policy DEV1 – General Approach to New Development

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	++	n/a	+	++	+	++	++	+	0	0	+	+	+	++
	Whilst the policy in itself does not provide for services, it does require that development is accessible by a number of transport modes	The policy supports sustainable development and encourages inclusive communities which include consideration of housing need		The policy supports sustainably located development which contributes towards healthy, active communities	The policy refers to locally distinctive, inclusive communities and enables development to support such	The policy introduces a presumption in favour of sustainable development, biodiversity and effects on such would be considered	The policy notes that derelict or historically contaminated land can be considered under this policy	The presumption in favour of sustainable development and the promotion of the re-use of previously developed land scores positively	Whilst recognising that travel will always be necessary in a large rural District, the policy seeks to minimise travel and provide alternative transport modes	Development must be shown to be sustainable to be in accordance with the policy but there is no direct reference to water therefore it is considered to be neutral	The policy scores neutrally as it avoids the use of the best and most versatile land but will result in the loss of some soils	The policy supports sustainable development which is likely to result in greater quantities of waste, however, energy efficient building techniques are encouraged	The policy will allow new employment opportunities to come forward where they are sustainable	The policy seeks to make development accessible via a number of transport modes, this will have a positive effect on access to jobs	The policy is a positive driver for growth and will strengthen the local economy
Summary The policy introduces a presumption in favour of sustainable development and as expected aligns well with the SA criteria.															

Policy DEV2 – Water Management and Flood Risk

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	n/a	n/a	+	0	++	n/a	+	n/a	n/a	n/a	n/a	n/a
		Be directing new development away from areas of flooding and requiring the use of SUDS the policy will have a positive impact on housing				The use of SUDS can improve the biodiversity levels of sites and bring about an improvement on the existing. This is considered a positive	SUDS can have a positive impact on quality of landscaping within new developments and aid in their assimilation into the wider environment	The consideration of flooding and the introduction of SUDS is a major positive to the built environment		The use of SUDS to manage surface water run-off can have a positive effect on the water quality of the receiving body					
Summary The policy scores well against criteria for improving the local environment and is considered to be positive.															

Policy DEV3 – Transport, Accessibility and Rights of Way

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	+	n/a	+	0/+	n/a	n/a	n/a	+	n/a	n/a	n/a	+	+	+
	Focussing development in settlements with the greatest number of services will improve access however, the effects will be less in the rural area	Whilst the policy will not provide housing in itself, it will improve on the location of new homes		Concentrating development into areas where services and facilities are available will have a minor positive effect	The provision of good transport links and alternative modes of travel will aid in promoting community inclusion				The promotion of alternative modes of transport will aid in minimising the effects of development on air quality				The concentration of development into areas with existing public transport availability will benefit employment creation opportunities	Concentrating development into areas with public transport connectivity will have a positive effect on access to jobs particularly in the more urban areas	The policy offers certainty over where development will be acceptable and therefore encourages inward investment decisions
Summary The policy ensures transport and connectivity are considered to encourage modal shift to more sustainable travel. This is considered to be a positive policy.															

Policy DEV4 – Infrastructure and Implementation

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	++	++	n/a	n/a	n/a	++	?/+	+/-	--	n/a	+	?/+	n/a
			New education facilities would be provided if necessary as a result of development through this policy	The policy aims to ensure sufficient services are in place to service development this is a major positive				Waste water treatment works, SUDS and green infrastructure would all be considered under this policy which is considered a major positive	Adequate road infrastructure provided can have a positive effect on reducing pollution levels and therefore this could be a positive	The provision of SUDS, ensuring sufficient capacity is available at WwTW will work to enhance water quality. The policy does not address water consumption though	The policy seeks to support development and therefore will require soils to be used for development sites. It is recognised that this is required to ensure the continued development of the District		The delivery of infrastructure to support development will increase the ability of the infrastructure to support jobs and employment this is therefore considered positive	Applications for new and extended employment premises will have to consider local infrastructure including access arrangements which may have a positive impact	
Summary The policy seeks to ensure that appropriate infrastructure is in place to support new development, this scores positively as it ensures wider provision such as education and health are also considered.															

Policy DEV5 – Design of New Development

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	++	++	++	?	+	n/a	n/a	n/a	+	+	n/a	++
		Building for Life criteria will positively contribute to the success of developments		Well-designed developments will have a positive impact on the well-being of residents	Well-designed developments which are well related to the existing communities and facilities	Biodiversity is to be protected and where possible enhanced	The policy does not allocate or have control over amounts but landscape impact should be taken into account	Important sites will be protected				Space is to be provided in new developments to facilitate recycling	Access to facilities which would include employment is considered		A quality built environment is attractive to inward investment
Summary The policy highlights the importance of good design to the well-being and economic strength of the District and scores well.															

Policy HS1 – Affordable Housing

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	+	++	-	-	0	-	-	-	?	+	+	0
		The policy seeks to deliver affordable housing which will have a positive effect on providing everyone with a decent home		The provision of homes for those who could not ordinarily access the market is considered to be positive	Providing affordable housing as part of larger schemes will provide for a mixed community	This is covered within other policies in the Plan	This is covered within other policies in the Plan	Housing will generally be a smaller proportion of larger sites and therefore neutral	The policy would provide development and therefore have an impact on air quality but housing is a corporate priority	This is covered by other policies within the Plan	Due to limited brownfield within Eden, this scores negatively but brings greater benefits	Impacts on waste recovery and recycling are unknown	Good quality affordable housing will impact positively on the employee base and therefore support the retention of existing job numbers	The provision of affordable housing is likely to be in larger settlements with higher levels of potential employment	The provision of housing and its impact on the available employment base can encourage inward investment.
Summary The provision of affordable housing has a positive impact on inclusive, vibrant communities and the sense of well-being of residents. This is an important policy to the overall success of the housing policies within the plan.															

Policy HS2 – Building Your Own House

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	0	+	n/a	+	+	-	-	?/0	-/0	0	-	-/+	+	n/a	?
	Housing will be delivered in accordance with the locational strategy and the policy is therefore considered neutral	Support for self-build will enable a different product to be delivered that can help people onto the housing ladder		Provision of housing built by people themselves is considered to have a positive impact on well-being	The policy will allow people with a local connection to stay within communities which they may previously been unable to access housing	This is covered within other policies within the Plan	This is not specifically covered in the policy, but other policies within the Plan would be used in conjunction with this policy for decision-making	This is covered by other policies within the Plan	As the policy supports development, it is likely dwellings granted under this policy will result in increased energy requirements for the District however, the need to deliver housing is noted	This is considered by other policies	As the policy supports residential development, it is considered that it is likely that there will be a minor negative on soil condition	Whilst the policy supports residential development and will therefore potentially increase household waste, it also provides for increased recycling rates to be achieved	Increased housing options for people with a connection to the area can encourage the retention of young families which has positive impacts on job retention		The effects are uncertain at this stage
Summary The policy allows for a different type of affordable properties to benefit people with a connection to the area who may not qualify for traditional affordable housing products. It scores well in the objectives related to housing and inclusive communities.															

Policy HS3 – Essential Dwellings for Workers in the Countryside

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	-	+	n/a	+	+	0	-	0	-	0	-	0	+	+	n/a
	The locations of houses approved under this policy are likely to have poor access to services	It will enable rural workers who need to be on-site to gain access to affordable housing		The ability to have workers resident on, or near to, site will have positive effects for both employers and employees	The provision of housing into small rural communities will enable them to continue as they traditionally have	The policy requires that development have no significant effect on conservation interests	These developments are, by their nature, likely to be on greenfield sites	Development is required not to have a significant impact on these interests	New housing will result in increased energy requirements but these will be minor due to the limited number of dwellings which would come forward under this policy	It is anticipated that there would be an increase in water consumption but this is limited due to the numbers of dwellings which would come forward	It is likely that new development will be on previously undeveloped land	Limited numbers would have a neutral effect	The policy allows rural enterprises to offer tied accommodation which can result in opportunities	Living on site, or near to, improves access to work	
Summary Overall the policy scores positively as it allows people to live in areas where there is an essential need.															

Policy HS4 – Housing Type and Mix

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	+	++	n/a	0	0	0	0	0	0	+	n/a	+
		The policy requires that local needs, including market and affordable, are taken into consideration		Housing which meets the needs of the community will have an impact on well-being	A good housing mix promotes vibrant, inclusive communities		The policy does not allocate or distribute housing so is considered to be neutral, other policies within the Plan consider this issue	The policy is not directly concerned with flooding or features etc. of sites and therefore scores neutrally	As the policy does not allocate or influence numbers it is considered to be neutral	As the policy does not allocate or influence numbers it is considered to be neutral	As the policy does not allocate or influence numbers it is considered to be neutral	As the policy does not allocate or influence numbers it is considered to be neutral	Provision of housing which allows for the whole market to be catered for will have a minor positive impact on job retention and creation		The provision of a balanced housing market will have a positive effect on strengthening the local economy
Summary The policy does not consider the amount or location of housing so therefore scores largely neutral but well against social objectives of the SA.															

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	++	++	n/a	++	++	0	-	0	-	-	-	0	n/a	n/a	n/a
	The policy seeks to provide developments with good access to services and facilities and scores well	The policy seeks to provide for groups with specific needs and will contribute positively to a mixed housing market which provides for the whole community		The policy promotes social inclusion and access to facilities and the local community	Social inclusion is a key element of the policy	This is covered by other policies within the Plan	As development is supported this scores a minor negative but is controlled by other policies within the Plan	The policy does not contain text which refers to elements of the built environment but this is covered by other policies within the Plan	As development is supported this scores a minor negative but is controlled by other policies within the Plan	As development is supported this scores a minor negative but is controlled by other policies within the Plan	As development is supported this scores a minor negative but is controlled by other policies within the Plan	This scores neutrally as household waste is likely to increase but greater opportunities are held for recycling and newer buildings are			
Summary The policy scores well in terms of social objectives. It must be read in conjunction with other relevant policies to ensure more physical aspects of development are considered.															

Policy HS6 – Community Land Trusts

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
+	n/a	+	n/a	+	++	-/?	-/?	?/0	-/0	0	?/-	0	0	0	n/a
Community Land Trusts can enable people to have more involvement in planning developments on a local level		The policy supports housing schemes which provide for a range of types and tenures to meet local needs		The provision of new homes to meet needs is considered to have a positive effect on community well-being	The policy supports community led proposals to provide for a mix of types and tenures which would contribute to vibrant communities	Although not considered in this policy, other policies within the Plan do cover these elements	Sites are not allocated therefore this element is difficult to predict	This is covered by other policies within the Plan	As the policy supports development, it is likely dwellings granted under this policy will result in increased energy requirements for the District however, the need to deliver housing is noted	Consumption is likely to increase as a result of potential development coming through this however the number of properties gained through this policy is potentially a small number in terms of overall demand	The policy supports development and therefore soils will be affected but housing delivery is a key element of the Plan	The policy is considered to be overall neutral, whilst it will increase household waste through the creation of new housing units, it will also offer opportunity for increased recycling	The policy may retain a greater employment market but it is not considered that the impact would be great	The policy may enable a level of lesser travel particularly if people have jobs locally but it is not considered that the impact would be great	
Summary The policy seeks to allow communities to bring forward schemes with community support which meet community needs.															

Policy HS7 – Gypsy and Traveller Sites

1	2	3	4	5	6		7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities		Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	+	+	+	++		+	+	+	0	0	-	-	n/a	+	n/a
	The policy requires that services are accessible by foot, cycle or public transport	The policy supports acceptable sites for this section of the community	Sites which offer a more settled lifestyle can offer positive educational benefits for children on those sites	Access to acceptable sites can reduce the stress of parking on the road side for extended periods and enables access to community facilities	This policy is supportive of different lifestyles and will support inclusive communities		Policy refers to not materially harming natural assets within the District	The impact on landscape character is considered under the policy	Consideration of impacts on historical elements of the District is given under the policy	The policy relates to a small, specific element of the community and it is considered that any impacts would be largely neutral	Access to adequate water and sewerage connections is required	Development which would change the use of land is supported under this policy but there is a requirement for the Authority to provide sufficient sites to meet the identified need.	The policy supports delivery of housing sites therefore will have an impact on increasing waste		As services are to be accessed by foot, cycle or public transport it is considered access to employment will be generally good	
Summary This policy positively contributes to achieving the provision of traveller pitches to provide sustainable lifestyles with consideration of landscape impact and potential environmental nuisance.																

Policy EC1 – Employment Land Provision

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	+	+	+	n/a	?/+	n/a	-	-	-	0	++	++	++
			Allowing expansion and providing support for businesses can result in the ability of business to invest in skills and training	Provision of employment and protection of jobs can have a positive effect on people's mental and physical health	Available employment in Eden District will enable greater community inclusivity and vibrancy	This is covered by other policies within the Plan	Further investigatory work will be required due to the relationship of some sites to designated sites. This would be through a planning application		As the policy supports development, it is likely employment uses granted under this policy will result in increased energy requirements for the District however, the need to deliver employment opportunities is noted	As development is supported this scores a minor negative but is controlled by other policies within the Plan	As development is supported this scores a minor negative but the delivery of employment land is a key factor in the forward success of the District	Additional opportunities for waste recycling may be possible through increased employment provision	The policy allocates new land opportunities for employment uses	The policy allocates land in the four major towns which will improve access to jobs	The policy offers certainty over where development will be acceptable and therefore encourages inward investment decisions
Summary This policy encourages economic development and therefore scores well across a range of objectives															

Policy EC2 – Protection of Employment Sites

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	?/+	+	+	+	?	+	+	-	-	++	0	++	?	++
<p>Use of redundant appropriate employment sites as permitted under this policy could contribute positively to housing supply</p> <p>Allowing expansion and providing support for businesses can result in the ability of business to invest in skills and training</p> <p>People in employment generally suffer less stress and the protection of employment sites is a positive mechanism</p> <p>Protecting employment sites aids in opportunities for jobs for local people</p> <p>There is insufficient information on the implementation of the policy at this time to determine its effects</p> <p>The policy allows for the re-use and redevelopment of brownfield sites and scores positively</p> <p>Protecting existing sites will indirectly reduce pressure on windfall sites coming forwards</p> <p>The policy supports development however, economic development is an important element of the Plans aims and objectives</p> <p>Increased water consumption is a potential effect of this policy</p> <p>The policy encourages there-se and development of existing sites and therefore will lessen the need for greenfield sites to come forward</p> <p>Whilst increased waste may be generated, this also offers opportunities for greater recycling</p> <p>The policy supports employment opportunities</p> <p>As it is not known which sites would benefit from this policy it is not possible to comment on this aspect</p> <p>The policy protects employment land and therefore strengthens the local economy</p>															
<p>Summary</p> <p>The policy allows flexibility in the future of non-allocated employment sites and protection of all employment sites and scores positively.</p>															

Policy EC3 – Employment Development at Existing Settlements

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	+	+	+	0	0	?	-	-	?/0	0/+	++	?	++
			Allowing of businesses in appropriate locations can result in the ability of business to invest in skills and training	People in employment generally suffer less stress and the protection of employment sites is a positive mechanism	Protecting employment sites aids in opportunities for jobs for local people	The policy provides that any development should not have an unacceptable impact on environmental considerations	The policy provides that any development should not have an unacceptable impact on landscape considerations	The policy protects sites from unacceptable impacts but does not require enhancement	The policy supports employment development and is therefore likely to result in increased emissions	The policy supports employment development and is therefore likely to result in increased requirements for water consumption	It is likely that soil loss may occur due to employment development	Reference to BREEAM ratings are referred to in the policy	The policy support employment development which will increase opportunities	As the policy relates to non-allocated sites, it is not possible to comment on levels of access	The policy encourages economic development
Summary This policy encourages economic development and therefore scores well across a range of objectives.															

Policy EC4 – Tourism Accommodation

1	Participation in Democratic Process	-	Increased permanent tourist accommodation may increase population numbers but not voters
2	Improve access to services	+	Tourist developments with access to services are encouraged
3	Provide all with a decent home	+	The policy requires quality tourism development although it is recognised that this is not general housing
4	Improve skills and education	n/a	
5	Improve health and sense of well-being	+	Holidays have a positive effect on the mental health of those taking them
6	Create vibrant, inclusive communities	+	Tourism is a key element of Eden's identity and employment base and will support the cultural identity of the area
7	Protect and enhance biodiversity	-	The policy does not refer to nature impacts although this is covered by other policies within the plan. Increased tourism could result in additional demand on nature conservation sites
8	Landscape Quality	+	The policy refers to high standards of landscape
9	Built Environment Quality	0/+	In terms of heritage assets, the policy is not specific but does require high standards of design
10	Air quality and Greenhouse gases	-	Tourism generally relies on access by the private car and therefore increased emissions
11	Water quality	-	It is likely that increased tourism will result in increased water consumption
12	Restore and protect soil	-	Loss of land to tourism is likely to occur as a result of development
13	Mineral resources	-	Increased waste is likely to be generated as a result of increased development
14	Employment opportunities	++	Tourism is a key element of Eden's economy and therefore increased development will increase employment opportunities
15	Access to jobs	-	The areas in which tourism is likely will generally result in more remote locations
16	Strengthen local economy	++	This policy can promote both business expansion and increase tourist spend in the local economy
Summary The policy supports development which may have some negative impacts but supports communities and the local economy.			

Policy EC5 – Advertising/Signposting

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	n/a	n/a	n/a	n/a	+	+	++	n/a	n/a	n/a	n/a	+	+	+
	Good directional signage can result in better access to services and facilities					Indirectly by ensuring signage is respectful to its surroundings which may include nature sites	Impact on the landscape of signage would be considered under the policy	Design and in particular illumination within historical areas is considered					Signage can have a positive impact on employment	Signage can ensure that people reach their destination in an efficient way	Supporting businesses by allowing appropriate signage can be beneficial to the local economy
Summary The policy supports the local environment and businesses and is generally positive.															

Policy EC6 – Telecommunications Infrastructure

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	+	n/a	n/a	n/a	++	+	0/-	0/-	n/a	n/a	n/a	n/a	+	+	++
	Effective communications can improve access to services				Improving telecommunications, particularly in the rural area, will improve the inclusivity of communities	Ecological interests are considered in the policy	It is unlikely that increased telecommunications equipment will enhance the landscape	It is unlikely that increased telecommunications equipment will enhance the quality of the built environment					Improved telecommunications is likely to result in the retention of jobs in the District	Telecommunications can improve internet access which can lead to an improvement in the ability of residents to access employment	Telecommunications can improve internet access which can lead to an improvement in the ability businesses both to start up and to grow
Summary Improvement telecommunications will be beneficial to both local communities and the local economy.															

Policy EC7 – Town Centres

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	++	n/a	n/a	+	+	n/a	+	+	-	0/-	+	-	++	-	++
	Support for the retail functions of the main centres will aid in improving accessibility to key services and facilities			Support for town centres may include health uses and retail is increasingly a leisure experience which contributes to feelings of well-being	Well-performing town centres contribute positively to vibrant and inclusive communities		Reference is made to local character and respect for such, adopting support for town centre development will assist in the use of brownfield r degraded land	The policy requires consideration of the historic nature of centres	Due to the nature of the District, it is likely that the success of town centres and the businesses therein will continue to rely on access by the private car	Increased development will lead to a requirement for greater water consumption and potentially greater water run-off	Use of town centre sites is likely to result in brownfield development which will lessen the need for greenfield use	It is likely that increased town centre uses will result in increased waste and potentially increased car journeys	Maintenance and enhancement of town centres will retain existing jobs and potentially create new opportunities	As the district is largely rural, concentrating on the 4 main centres is unlikely to positively contribute to access to employment opportunities	Good town centres will encourage inward investment
Summary This is a largely positive policy as it aims to ensure a vibrant town centre which contributes to a number of the sustainability appraisal objectives both directly and indirectly.															

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	++	++	++	n/a	n/a	+	n/a	++	n/a	+	-	++
		Located well, housing can benefit from access to an attractive local environment		An attractive environment increases feelings of well-being	The environment is an integral part of Eden's cultural identity, protection of these assets can influence feelings of community ownership and inclusivity	The policy is targeted a protecting and enhancing biodiversity and geodiversity			The natural environment can positively impact on greenhouse gases by providing a carbon sink		The policy will allow for the protection and restoration of soils where appropriate		Protecting nature sites will retain jobs in the conservation sector	Enhancement of the natural environment may result in additional tourists and additional congestion	A high quality environment can encourage inward investment and strengthen the economy
Summary The policy provides for the protection and enhancement of the local environment and scores well in SA objectives.															

Policy ENV2 – Protection and Enhancements of Landscapes and Trees

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	n/a	+	+	++	++	+	+	n/a	++	n/a	n/a	n/a	n/a
				A quality landscape has positive impacts on feelings of general well-being amongst residents	The local landscape and trees are an element of Eden's cultural identity and supporting this is beneficial to the community	Protection of landscapes and trees will also protect the wider biodiversity associated with the m	The policy seeks to protect local landscape quality	Protection of trees within the built environment will have positive outcomes for design	Trees are known to assist in the reduction of carbon dioxide		The protection of trees and the landscape will minimise the loss of soils				
Summary The policy protects landscapes and trees and therefore the biodiversity and geodiversity associated with them and scores well in these areas.															

Policy ENV3 – The North Pennines Area of Outstanding Natural Beauty

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	n/a	n/a	++	++	++	++	n/a	n/a	++	n/a	n/a	n/a	n/a
					This is a positive policy for the communities within the AONB	The policy generally seeks to maintain the AONB and therefore the biodiversity and geodiversity within it	The policy protects the special landscape quality of the AONB	Built development will be expected to be of a design which reflects the character of the area			Loss of soils to development would be minimised under this policy which seeks to protect the AONB from inappropriate development				
Summary This policy is only concerned with the North Pennines ANOB and scores well in terms of environmental objectives.															

Policy ENV4 – Green Infrastructure Networks and Recreational Land

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	++	+	n/a	+	+	++	++	++	++	+	+	n/a	n/a	+	+
	The policy supports access to green infrastructure and the integration of new areas into developments	Green infrastructure can have a beneficial effect on housing layouts and the provision of good quality housing		Green infrastructure enables people to access open spaces which has a positive impact on health and well-being	Open spaces lead to opportunities for people to meet and talk and enhance inclusivity	The protection of existing GI and provision of new elements is beneficial to biodiversity and geodiversity	The protection of GI and provision of new areas will assist in retaining the high quality landscape in Eden	GI can provide areas which are important to the reduction of flooding naturally	Open spaces are positive assets in the reduction of air pollution	The policy includes consideration of rivers as green corridors and wetlands	The protection of GI minimises the loss of soils and will assist in the maintenance of land condition			Good DI links may encourage people to walk or cycle to work rather than rely on a car	A quality local environment can encourage inward investment
Summary This policy seeks to support Green Infrastructure protection and delivery and scores well generally in terms of SA objectives.															

Policy ENV5 – Sustainable Buildings

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	n/a	+	+	++	++	++	++	++	-/+ ++	++	n/a	++
		The policy seeks to increase properties with sustainable performance			Policy may encourage community based projects around renewable energy supply	The policy text refers to BREEAM and CSH both of which have biodiversity elements	Mitigation of climate change and energy efficiency will be of benefit to the wider environment	Predicted increase in rainfall is referred to in the policy in terms of flooding	The policy seeks reductions in GHG production from new housing and development.	The policy encourages the conservation and recycling of water	The policy is likely to result in the improvement of soils	Waste recovery and recycling is not covered in the policy but energy efficiency is encouraged.	Employment opportunities are likely to grow in the maintenance and installation of these new technologies		The introduction of new technologies creates a positive environment for inward investment
Summary The policy is concerned with promoting sustainable building techniques and scores positively against SA objectives.															

Policy ENV6 – Low Carbon Energy Generation

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	+/-	n/a	n/a	++	0	0	0	++	n/a	++	++	++	0/+	++
		Housing developments which benefit from low carbon technologies is positive but this may have negative impacts upon affordability			Community renewable energy schemes is likely to enhance the inclusivity of communities	Natural environments should not be adversely affected by development under this policy	Proposals should not have unacceptable impacts on the landscape	Proposals should respect the form of the built environment	The policy seeks to support technologies which would lower greenhouse gas emissions		The policy does not support unacceptable impacts on landscape	The policy requires that waste is minimised and where this is not possible recovered and recycled.	The support for new low carbon technologies can have a positive impact on the	Access on the road network of developments is recognised within the policy as an issue	Support for low carbon schemes will require sufficient support and maintenance services which would support inward investment
Summary The policy supports low carbon energy generation schemes which scores well in sustainability criteria.															

Policy ENV7 – Wind Energy Development

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
+	+	+/-	n/a	n/a	++	++	++	++	++	n/a	++	++	++	n/a	++
The policy includes consideration of community benefits which could encourage participation in the process	The policy relates to access to electricity infrastructure	Incorporation of wind turbines into powering housing schemes may be beneficial , however wind turbines also have perceived negative impacts on homes			Community benefits which arise from wind turbine developments would positively enhance vibrancy and inclusivity	The policy protects avian migratory routes and international sites	Impact upon landscapes within the District is considered	Consideration of the built environment is within the policy	Wind turbines assist in the reduction of Greenhouse Gases and therefore score positively		In particular, areas of deep peat are protected in the policy	The policies promotes a renewable energy source which will lessen the need for mineral resources to be used	Turbines will require installation and maintenance creating employment opportunities within these areas		Turbines will require installation and maintenance creating employment opportunities within these areas encouraging inward investment
Summary The policy is specific to wind power generation and would be positive in meeting climate change targets although it is acknowledged that it may have a negative effect on homes.															

Policy ENV8 – Air Pollution

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	++	n/a	+	n/a	n/a	++	n/a	n/a	n/a	n/a	++	n/a
		Access to public transport, walking and cycling will encourage housing in good locations		Reduction of air pollution would have a positive effect on residents		Consideration of air pollution will have positive benefits on nitrogen levels in particular and certain farming developments			Access to developments by public transport, promotion of cycling and walking as real alternatives and promotion of electric car charging points as all positive					Locating developments with public transport links and walking and cycling opportunities will increase access to jobs	
Summary The policy is relevant to air pollution and therefore many objectives are not relevant and the policy is neutral however it performs well in relevant objectives.															

Policy ENV9 – Land Contamination

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	++	n/a	+	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a
		Ensuring contaminated land is remediated to the required standard will contribute to quality homes		The policy will ensure that land used for development is fit for purpose and will not have health impacts		Remediating contaminated land will be beneficial but may also cause some habitats to be disturbed				Decreasing land contamination can positively affect water quality where there is a pathway	The policy supports land restoration				
Summary The policy supports remediating land with contamination issues. The alternative of not having a policy is not considered appropriate as it is important to have a policy highlighting the importance of land contamination issues.															

Policy ENV10 – Other Forms of Pollution

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	++	n/a	++	n/a	n/a	n/a	n/a	0	++	n/a	n/a	n/a	n/a	n/a
		The policy seeks to protect development from forms of pollution such as noise, light, vibration and will have a positive impact on new homes		The policy seeks to protect development from pollution such as noise which will have a positive impact on well-being. It also ensures odour impacts on dwellings are taken into consideration with agricultural buildings.					This is covered by other policies in the Plan specifically directed at air quality	The policy protects Groundwater Source Protection Zones and ground and surface water in general					
Summary This policy is targeted at certain forms of pollution and scores positively in improving both the natural and human environment. The alternative of not having a policy is not considered appropriate as it is important to consider the highlight of assessing impacts of pollution.															

Policy ENV11 – The Built (Historic) Environment

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	+	n/a	+	+	0	n/a	++	n/a	n/a	+	n/a	n/a	n/a	+
		The policy promotes good design on new development and extensions where they are near a heritage asset or conservation area. This will have a positive impact on the quality of housing in those locations		The policy will contribute to attractive historic environments	The policy will protect heritage assets which are a feature of the cultural heritage	The policy supports the retention of buildings of historic value which often also provide habitats for bats etc. Other policies are relevant to this and the policy is considered neutral		The policy seeks to preserve and enhance historic environments			The policy protects buildings from demolition unless special circumstances can be shown and therefore will result in the general maintenance of the present use of land				Attractive environments will aid in attracting inward investment to the District
Summary This policy seeks to encourage development which protects and enhances the historic built environment which helps to ensure community well-being and cultural identity. The alternative option of not having a policy has not been taken forward as it is important to highlight the importance of the Districts historic environment.															

Policy COM1 – Principles for Services and Facilities

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	++	++	n/a	++	++	+	+	++	n/a	n/a	-/?	n/a	++	++	++
	The policy seeks to support new facilities and retain existing	The policy will influence the location of housing as this is influenced by the level of services available		Existing and new health services will be supported	Support for existing services and facilities will enhance the inclusivity and vibrancy of communities	The policy requires consideration of conservation interests	The policy requires that proposals respect the character of the area which will include landscape	The policy requires that proposals respect the local built environment			As the policy supports development, it is likely that this will result in the loss of soils however, it is not known where proposals may come forward and therefore the outcomes are not known		The retention and support of services and facilities will aid in the retention of jobs and support the creation of new opportunities	Support for community and local services and facilities will support access to jobs in the key service centres and hubs supporting access to jobs	Access to key services and facilities can have a positive impact on inward investment
Summary The policy supports services and facilities which is an important aspect of community cohesion and scores well generally in SA objectives.															

Policy COM2 – Open Space, Sport, Leisure and Recreational Facilities

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	n/a	++	++	n/a	?	++	n/a	n/a	?	n/a	+	0	++
				The policy encourages the retention of open space and the provision of adequate open space in new development which impacts positively on healthy choices and options	Opportunities for play and healthy activities through access to green spaces will have a positive impact on communities		It is not possible to comment on this at this stage	This will work in conjunction with other policies retaining open space which is a positive element in the control of flood waters			As areas of new space are not identified, this is unknown at this stage		The policy supports the retention of leisure and recreation uses which have employees and therefore retains employment	This would only be relevant for leisure jobs, indirectly access to green infrastructure can encourage walking or cycling as choices to access work	Attractive environments attract inward investment
Summary The policy supports the retention of existing open space and supports the delivery of new open space on developments. It is considered positively.															

Policy COM3 – Education and Health

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Participation in Democratic Process	Improve access to services	Provide all with a decent home	Improve skills and education	Improve health and sense of well-being	Create vibrant, inclusive communities	Protect and enhance biodiversity	Landscape Quality	Built Environment Quality	Air quality and Greenhouse gases	Water quality	Restore and protect soil	Mineral resources	Employment opportunities	Access to jobs	Strengthen local economy
n/a	n/a	n/a	++	++	++	n/a	?	n/a	--	--	?	--	++	-	++
			The policy supports the development of expansion of further education	Improved access to doctor's surgeries and health centres will improve well-being	Education and good health facilities will have a positive impact on communities		As the sites are not allocated it is not possible to quantify this outcome		As new developments will use energy and produce greenhouse gases this is a negative although other policies are in the Plan in this regard	As new developments will use water and have an impact on surface water run off quality this is a negative although other policies are in the Plan in this regard	As sites are not identified it is not possible to quantify this aspect	As the policy supports new development it is anticipated that increased waste will be generated. Renewable technologies are considered under a separate policy within the Plan	The policy will support employment opportunities at these establishments	The developments are unlikely to result in the need to drive being reduced and therefore the policy scores negatively in this regard but positively in creating new opportunities	Developments supporting new education facilities in particular is likely to result in inward investment
Summary The policy supports health and education development and scores well in supporting the local community.															

Local Plan Allocations

4.4 In this section, a summary of the results of the appraisal of potential allocations is presented. A commentary is provided on a settlement basis to consider the Preferred Options. Preferred Options site references are in bold.

4.5 Each housing site has been fully appraised against criteria:

- Access to a village hall;
- Access to a shop;
- Access to a primary school;
- Access to a secondary school;
- Biodiversity considerations;
- Access to a GP's surgery
- Flood Risk;
- Location in relation to existing communities;
- Landscape character impact;
- Build environment impact;
- Air quality impact;
- Water supply and sewerage capacity;
- Whether the site is greenfield or brownfield;
- Access to recycling facilities;
- Access to further education and training facilities;
- Access to existing employment areas;
- Access to open spaces;
- Potential for incorporating energy efficiency and/or renewable energy measures;
- Potential for recycling.

The sites have been scored accordingly. However, other factors have been taken into account in the selection of the Preferred Sites such as evidence base studies and discussions with statutory bodies and other stakeholders. As such there may be cases where a site scores best overall in a settlement but is not suggested as a Preferred Option.

Housing Allocations

Penrith (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
E1: Carleton Fields, Penrith	+/++	+	++/N	+/++	Edge of settlement developments which would round off the area and respect Carleton village. Mitigation may need to be considered in respect of Penrith AQMA, heritage assets present to west
E2: Adj Vet Centre, Carleton Penrith	+/-	+	++/N	+	Edge of settlement development with issues including odour from neighbouring farm and would extend the current boundaries of the town. Site is 70m from Grade II listed building and would require consideration of the setting. Density should be reflective of character of area
E3: Carleton, Penrith	+/++	-	++/N	++	Edge of settlement development, mitigation required in respect of run-off to Eden, AQMA issue in Penrith
E4: Land at Carlton Hall Farm, Penrith	+/++	+/-	++/N	+/++	Edge of settlement development, mitigation required in respect of run-off to Eden, AQMA issue in Penrith
N1: Salkeld Road, Fairhill, Penrith North	+	+/-	++/N	+	Edge of settlement site but well related to town but would extend settlement into open countryside. Roman road known to cross centre of site and archaeological impact study may be required prior to any application, AQMA issue in Penrith
N1a: Salkeld Road, Fairhill, Penrith North	+	+/-	++/N	+	Edge of settlement site but well related to town but would extend settlement into open countryside. Roman road known to cross centre of site and archaeological impact study may be required prior to any application, AQMA issue in Penrith
N2: White Ox Farm, Penrith North	+	+/-	++/N	+	Adjacent to existing Traveller's site and scrapyard. Mitigation would be required. Trees on site should be retained and some wildlife mitigation may be needed. Would need further consideration at a planning application. AQMA issue with Penrith
N3: Raiselands, Penrith North	+	+/-	++/N	+	Site abuts WCML, would have to consider noise and vibration impact. AQMA issue in Penrith
N4: Raiselands North, Penrith North	+	+/-	++/N	+	Site unsuitable if N3 does not come forward. Adjacent to WCML so consideration of noise and vibration impact would be needed. Site is visible from M6 but unlikely to have significant landscape issues. Wildlife surveys would be needed. AQMA issues in Penrith

	Sustainability Objective				
N5: Inglewood North, Penrith North	+/-	-	++/N	+	Site only appropriate after development of N2, less well related in terms of services and facilities. Possible wildlife issues. AQMA issue in Penrith
TC1: Old London Road, Penrith East	++/+	+	++/N	++/+	Centrally located brownfield site which would provide land remediation. Design would have to consider urban frontage. Archaeological impacts would have to be considered (13thC Augustian Friary) AQMA issues in Penrith
P2: Gilwilly Road, Penrith East	++	++	++/N	++	Well located brownfield site, contamination issues will require consideration
P5: Chancery Lane, Penrith East	++	+	++/N	++	Well located site but acts as green corridor for birds, bats and potentially red squirrels. Would need assessing prior to a planning application
P8: Myers Land, Penrith West	++	++	++/N	++	Well located brownfield site. Consideration needs to be given to relationship to WCML, the listed railway station and Penrith Castle (SAM), also to contamination due to past history
P17: Fairhill Playing Field, Penrith North	+/-	+	++/N	+	Well located to town but in use as a playing field. Potential wildlife issues on site and potential contamination issues from past uses
P31: Salkeld Road Extension, Penrith North	+/-	+/-	++/N	+	Site would form extension to N1 but not suitable in isolation, In prominent location and has visual impact implications. Roman road runs through site.
P34: Stampers depot, Penrith South	++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities
P35: Land off Robinson Street	++/+	++	++/N	++	Brownfield site within Penrith, well located for access to facilities
P39: Land adj Lynwood Cottage, Penrith North	+	+	++/N	++/+	Well located for facilities but poorly related visually to town
P54: Bellevue Farm, Penrith North	+	+	++/N	++/+	Site would extend N1, not suitable in isolation. Has potential wildlife implications which would require consideration prior to planning.

	Sustainability Objective				
P57: Fields adj Mile Lane, Penrith West	-	+/-	++/N	+	Site more remote from facilities and services. Potential significant impacts on local biodiversity and contamination likely to north of site
P61: Garage on Roper Street, Penrith East	+	++	++/N	++	Brownfield site well related to facilities in town. Surface water requires further investigation
P64: Depot, Lark Lane, Penrith West	++/+	+	++/N	++/+	Brownfield site within Penrith, well located for access to facilities
P65: Land North of Gilwilly industrial estate, Penrith West	+	+	++/N	+	Services are accessible but site isolated from other residential uses and adjacent to potential industrial extension site. Partially affected by priority habitat and red squirrel buffer zone.
P71: Brent Road Garages, Penrith East	++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities. Existing group of trees to Brent Road would need retention and may have an impact on developability.
P86: Garages adj Dodding House, William Street, Penrith North	++/+	++	++/N	++	Brownfield site within Penrith, well located for access to facilities, amenity issues would need consideration as part of any planning application
P93: Barn and Yard, Brunswick Road, Penrith North	++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities
P94: QUEGS annex, Penrith South	+	+	++/N	++/+	Well located for access to services. Adjacent to woodland which would need further consideration and impact on Penrith Castle SAM. Would need to consider mitigation of loss of building
P101: Land at Pategill Walk, Penrith	++/+	+	++/N	++/+	Site well located in town for access to services
P102: Land at Croft Terrace, Penrith North	++/+	+	++/N	++/+	Site close to facilities but issue over loss of amenity space. Prominent area of trees would have to be considered
P103: Land At Fell Land, Penrith North	++/+	++	++/N	++	Site close to facilities but issue over loss of amenity space. Prominent area of trees would have to be considered. Development would represent a sizeable loss.

	Sustainability Objective				
P104: Land at Clifford Park, Penrith South	++/+	+	++/N	++/+	Site close to facilities but issue over loss of amenity space. Prominent area of trees would have to be considered. Development would represent a sizeable loss, also issues over loss of woodland
P106: Land adj Fairhurst, Beacon Edge, Penrith North	++/+	+	++/N	++/+	Site is well located for services. Development with a strong frontage presence could enhance Penrith Conservation Area
P107: Westview Farm/Training Centre, Penrith North	+	+	++/N	++/+	Site has access to services and facilities within Penrith but would result in considerable extension into countryside and depend on sites to south coming first. Potential significant landscape impacts. Half of site designated as floodplain grazing marshland.
P108: Land at Green Lane, Penrith North	+/-	+	++/N	+	Would form extension to N1, extends into open countryside. Currently used as golf driving range and considered outside town limits
P110: Land west of Milestone House, Penrith North	-	+/-	++/N	+	Extension beyond proposed northern masterplan. Poorly related to town and some potential contamination related to WCML potentially on site
P111: Land at Scaws Drive, Penrith East	++/+	+	++/N	++/+	Close to facilities but is amenity green space. Trees on site would need consideration.
P112: Land off Clifford Road, Penrith South	++	++	++/N	++	Site performs well but would involve removal of play equipment.
P114: Land adj Cookson Court, Newton Road, Penrith West	++/+	++	++/N	++	Site close to facilities, brownfield site within boundaries of town
P115: Land at Brentfield Way	++/+	++	++/N	++	Brownfield site within Penrith, well located for access to facilities
GT1 – Land at Maidenhill (Potential Gypsy & Traveller site)	+	+/-	++/N	+	Site is outside settlement but accessible to local facilities

Summary

Sites have been chosen to ensure delivery and continuity of supply. Strategic sites have been allocated to ensure that Penrith has sites coming forward which can positively contribute not only to a sustained housing supply but also are of a large enough nature to meaningfully contribute to infrastructure such as the delivery of a primary school. Sites which are considered to have greater landscape impact or lead to an unacceptable loss of amenity area have not been put forward although they may have scored well.

Alston (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
AL1: Jollybeard Lane	++/+	+/-	++	++	Some evidence of surface water to northern edge of site. Site is well related but would extend current form of development. Some wildlife implications with Black Grouse and Water Vole potentially on site. Strong frontage could improve design at this location.
AL3: Scrap Yard	++	+	++	++	Northern edge of site affected by Flood Zone 3. Remainder of site unaffected although buildings in floodplain. Site would require remediation from previous scrap use. Some wildlife implications with Black Grouse and Water Vole potentially on site. Two listed buildings within 100m of site. Redevelopment could enhance northern entrance to town improving this brownfield site.
AL4: Bruntley Meadows	++	+	++	++	Greenfield site within the town. Some wildlife implications with Black Grouse and Water Vole potentially on site. Potential visual impact with slight to moderate impacts. Site within the North Pennines AONB and within 100m of Alston Conservation Area. Good links to adjacent Ruth Lancaster James hospital
AL6: The Wardaway	+	+/-	++	+	Small watercourse runs through site. Some wildlife implications with Black Grouse and Water Vole potentially on site. TPO'd trees present on site which contribute to settlement and require retention. Site would extend settlement into countryside and has potential impacts on North Pennines AONB.
AL7: Raisebank	+	+	++	+ / ++	Small watercourse runs through site. Some wildlife implications with Black Grouse and Water Vole potentially on site. Trees present on site which contribute to settlement and require retention although not TPO'd. Site would extend settlement into countryside and has potential impacts on North Pennines AONB.
AL8: Tyne Café and Garage Buildings	++	++	++	++	Right of way passes edge of site, also appear to be right of access for the site for school, garages and a dwelling. Redevelopment of site would involve change of use from garage. Site backs onto secondary school, which may result in disturbances during term time, though effects are unlikely to be significant. Brownfield site, which is clearly within the historical form of the town. Number of key species potentially on site, including black grouse and water vole. The northernmost tip of this site falls within Alston conservation area. It is likely that new development would lead to significant effects. The buildings associated with the site are currently in a state of disrepair and appropriate development could lead to enhancements to the area which may benefit the character of the conservation area

	Sustainability Objective				
AL10: Station Road Garage	+/-	++	++	++	Northern edge of site is within Flood Zone 3. Opposite AL3 site. Some wildlife implications with Black Grouse and Water Vole potentially on site. Redevelopment could improve gateway into town
AL11: Land south of primary school	++	+/-	++	++	Prominent site which would change skyline of Alston and therefore have impact on North Pennines AONB. Some wildlife implications with Black Grouse and Water Vole potentially on site.
AL12: Hill Mill	++/+	++	++	++	Brownfield site within the town boundary. Buildings would require survey for protected species. Important building within conservation area. Would require further archaeological assessment.
AL13: Land at Clitheroe	+/-	++	++	++	Site has good links to employment opportunities. Undeveloped site which would extend the boundaries of the town and therefore potentially affect the North Pennines AONB.
AL14: Land adj Towerhill, The Raise	+	+/-	++	++/+	Greenfield site which is poorly related to built development of Alston unless other land built out. In close proximity to Hall Hill SAM. Some wildlife implications with Black Grouse and Water Vole potentially on site.
AL15: St Paul's Mission	++	++/+	++	++	Brownfield site within the boundaries of the town. Site is within conservation area and re-use of the building would enhance the surroundings. Would need survey to check for protected species prior to planning application

Summary

Sites have been allocated in Alston, not only to ensure deliverability but also to support the re-use of key or brownfield sites which could provide significant benefits to the town in terms of a better built environment. Consideration has also been given to the impact of development on the North Pennines Area of Outstanding Natural Beauty in which Alston sits.

Appleby (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
AP2: Draw Briggs Lane, Bongate	++	++	++/N	++	Well located for access to facilities and within town boundaries. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration. Previously developed site and redevelopment would enhance character of area
AP4: Site adj to cemetery, Bongate	++/+	++/+	++/N	++/+	Located within town boundaries. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration
AP6: Cross Croft, Bongate	+	++/+	++/N	++/+	Currently located outside town boundary but well related following development of other land (AP4, 5 and 16). Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.

	Sustainability Objective				
AP7: Banks Nursery, Bongate	+	++/+	++/N	+++	Well located for access to facilities and within town boundaries
AP8: Land at Battlebarrow, Bongate	+++	++	++/N	+++	Well located for access to facilities and within town boundaries. Currently in industrial use and would enhance surroundings if well designed residential use. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.
AP9: Land adj to Castle Bank Lodge	++	+/-	++/N	+++	Located on edge of settlement but not well related to pattern of development. In close proximity to working farm and adjacent livestock handling area although it is not considered that this would cause significant issues
AP10: Land to south of Station Road, Bongate	+++	+++	++/N	+++	Located on the edge of and well-related to the existing settlement. Adjacent to A66 so consideration of noise, light and vibration required.
AP11: Fields at the Coal Yard, Bongate	+++	+++	++/N	+++	Located on the edge of and well-related to the existing settlement. Adjacent to A66 so consideration of noise, light and vibration required.
AP12: Field adj Barrowmoor Road	+/-	+/-	++/N	+/-	Site located on edge of settlement and well related to recent developments but would extend town into open countryside
Ap13: Field adj Margaret's Way	+/-	+++	++/N	+++	Site is detached from settlement unless AL14 developed.
AP14: Land to rear of Rampkin Pastures	+	+++	++/N	++	All of site within flood zone 3b. Surface water present on majority of site. The site is edge of settlement but well related to existing settlement.
AP16: Land behind Cross Croft	+++	+++	++/N	++	The site is outside of the town boundaries but would be well related if AP4 and 5 were built out. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration. Commercial garage also on boundary which may impact amenity
AP17: Land at A66	+++	+++	++/N	++	Located on the edge of and well-related to the existing settlement. Adjacent to A66 so consideration of noise, light and vibration required.
AP18: Land at Battlebarrow	++	++/-	++/N	++/-	Southern area of site within Flood Zone 2 and 3b. South of site border River Eden. The north of the site is adjacent Appleby Grammar School with potential noise and traffic issues. Site borders the Appleby Conservation Area and envelopes the Grade II listed Kingston House with other listed buildings in close proximity. Strong design and mitigation would be required.
AP19: Field adj Barrowmoor Road, junction	+++	++/-	++/N	++/-	Without the development of adjacent sites (AP13 and 14) the site is detached from the main settlement. Trees should be retained as far as possible and new hedge planting to link into the rural setting with retention of existing hedges.

	Sustainability Objective				
AP20: Land adj High House Farm	++/+	++/-	++/N	++/-	Without the development of adjacent sites (AP13, 14 and 19) the site is detached from the main settlement. Trees should be retained as far as possible and new hedge planting to link into the rural setting with retention of existing hedges.
AP21: Land adj Rose Cottage, Bongate	++/+	++/--	++/N	++/--	Site is on edge of settlement and would extend existing settlement into countryside. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.
AP22: The Gate Hotel	++/+	++/+	++/N	++/+	The site is outside the settlement but could be well related pending AP4, 5, 6 and 16 being built out. Its development would extend the settlement boundary. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.

Summary

Land in Appleby has been allocated to provide housing which is well related to facilities such as the primary school, consideration has also been given to flood issues as the River Eden flows through the town.

Kirkby Stephen (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
KS2: Hobson's Lane	++/+	++	++/N	++	Partial brownfield site (approx. 20%). Situated within town boundary but next to employment uses which may have impacts on residents and require further consideration. Site is within 250m of the River Eden SAC and there is potential for species such as bat to be present on site.
KS3: Whitehouse Farm	++/+	++/-	++/N	++	Well related to existing development and in keeping with the pattern of development within the town. Development could alter the landscape character of this area which is formed by fields, mature trees and hedges. Adjacent to the main road therefore may be affected by issues of noise and light. Removal of trees would be detrimental
KS4: Land at Croglam Land	++/+	++/N	++/N	++/N	The site is a play area within the existing settlement. Site 250m (if footpath delivered) to play area at Kirkby Stephen Primary School.
KS5: Land Adj Mountain Rescue post	++/+	++/-	++/N	++/+	The site is on the edge of the settlement and would not be well related unless KS2 is development. Adjacent to employment area and therefore impacts of this on residents would have to be considered.

	Sustainability Objective				
KS6: Greenfield at Christian Head	++/+	++/-	++/N	++	The site is on the edge of the settlement and would not be well related unless HS2 and KS5 developed.
KS7: Mark John's Motors	++/+	++/+	++/N	++/+	The site is currently in use as a residential garage. Residential development could improve the gateway to the town in this location. The site borders the River Eden SAC and could have impacts in terms of run-off; in addition its position next to the main road requires further exploration in terms of noise and light pollution.
KS9: Field adj to The Crescent	++/+	++/+	++/N	++/+	The site is on the edge of the settlement but well related to the town and in keeping with the pattern of development. A suitable infill if KS8 is development
KS10: Land to Bollom Land	++/+	++/+	++/N	++/+	Located outside the main settlement. Development of this site is likely to change the landscape character of the area.
KS11: Land adj Park Terrace	++/+	++/+	++/N	++/+	The site is on the edge of the settlement but well related. Currently a green gap on South Road. Site borders main road and consideration would be needed to noise and light pollution during any planning application. Mature trees whose removal would be detrimental constrain development.
KS13: Land to west of Faraday Road	++/+	++/+	++/N	++/+	Greenfield site on edge of settlement.
KS15: Land adj Croglam Lane	++/+	++/+	++/N	++/+	The site is located to the edge of the settlement and would form a natural extension to the development boundary at this location but would extend the settlement. The site is well screened by existing features. Boundary hedging should be retained.
KS17: Land to rear of Park Terrace	++/+	++/+	++/N	++/+	Site is on edge of settlement and well related given the development of KS1 which is currently underway. Mature trees whose removal would be detrimental constrain development.
KS18: Land adj Croglam Park	++/+	++/+	++/N	++/+	Site is on edge of settlement and development would extend town. In close proximity to industrial uses including recycling/scrap metal centre which would require mitigation. Site within 70m of Croglin Castle SAM.
KS19: Land behind The Crescent	++/+	++/+	++/N	++/+	The site is on the edge of the settlement but is well related to surrounding residential developments. Forms part of natural progression of existing development. Mitigation would be required to ensure no visual impact from River Eden and footpaths.
KS20: Whitehouse Farm extension	++/+	++/+	++/N	++/+	Site is on the edge of the settlement and would only be well related if site KS3 was developed. Would require the development of site KS3 to be considered acceptable. Even then the landscape character (tight field pattern, mature trees and boundary hedging) is likely to be negatively affected by development. Mature trees on site constraining development- removal would be detrimental. TPO to be considered if development proposed.
KS21: Land at Edensyde	++/+	++/+	++/N	++/+	Site within flood zone 2. Site borders main road. Residents could face noise, light and pollution disturbance. The site is outside the main settlement- and is not well connected. Development of KS7 would improve the connectivity of the site, but it would still be located outside of the settlement. Site is adjacent to the River Eden SSSI and consideration of impacts of surface water run-off would be required

	Sustainability Objective				
KS22: Land at Mellbecks	++/+	++/+	++/N	++/+	Site is generally well related to the settlement, but given its scale, in its entirety it extends outside of the settlement somewhat. Site at boundary of Flood Zone, and 8m from body of water at places. Need to protect some significant trees with appropriate design- consider TPO. Given the very large scale of the site, it is likely to have a dramatic impact on the landscape character of the area. In particular the visual impact from the River Eden and footpaths will be great.
KS23: Land adj the cemetery	++/+	++/+	++/N	++/+	North eastern tip of site within Flood Zone 2. Site borders main road. Residents could face noise, light and pollution disturbance. The site is outside the main settlement- and is not well connected. Parts of the site are as little as 20m from River Eden SAC/ SSSI. Given the very large scale of the site, it is likely to have a dramatic impact on the landscape character of the area. In particular the visual impact from the River Eden and footpaths will be great.
KS24: Land adj Manor Court	++/+	++/+	++/N	++/+	The site is on the edge of the settlement but is well related to surrounding residential developments. Mature trees on site constraining development- removal would be detrimental. TPO to be considered if development proposed. Site forms part of tight field pattern with mature trees and hedges. Development has the potential to dramatically alter the landscape character of the area.
KS25: Land west of Nateby Road	++/+	++/+	++/N	++/+	Located outside of the main settlement on Nateby Road, and of a scale out of character with previous development. Mature trees on site constraining development- removal would be detrimental. TPO to be considered if development proposed. Development of the site is likely to change the landscape character of the area. The site and surroundings currently have a rural feel, with dispersed detached housing. The site is of a large scale, out of character with previous development.
KS26: Land at Christian Head	++/+	++/+	++/N	++/+	The site is generally well related to the settlement and is of a scale that's in keeping with the surroundings. Site is in close proximity to auction mart, fire station and school which could result in some disruption from noise and traffic. Near to Kirkby Stephen Conservation Area. Number of Listed buildings in close proximity to site.

Summary

Kirkby Stephen has been considered in relation to dwellings which are well related to the facilities within town and those which have the least landscape impact. As with most other settlements, the River Eden runs through the town and therefore consideration has been given to both flooding and potential pollution impacts.

Village Hubs (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Armathwaite	++/+	++/N	-/N	++/N	Daily rail access to Carlisle. Not as accessible to a GP. Less accessible to children's play space, major employment.
LAR1	+/N	++/N	-/N	++/N	Located on the edge of the village. Rail line next to the site.
LAR3	+/N	++/N	-/N	++/N	Located on the edge of the village. Rail line next to the site. School Playing Field
LAR6	+/N	++/N	-/N	++/N	Located on the edge of the village.
Brough and Church Brough	++/+	++/N	+/N	++/N	Accessible to services
LBR1	++/+	++/+	+/N	++/+	Next to A66. On edge but respects character
LBR2	++/+	++/N	+/N	++/+	Next to A66. On edge - would extend but enclosed by A66.
LBR3	++/+	++/N	+/N	++/+	Next to A66. On edge - would extend but enclosed by A66.
LBR4	++/+	++/N	+/N	++/+	Part of site previously developed - Western edge only
LCBR1	++/+	++/N	+/N	++/+	Next to A685. Adjacent to Conservation Area - if allocated may need further investigation
Clifton	++/-	N	++/N	++/N	Accessible to services. However, no convenience goods shop/post office. Performs better on access to secondary school as close to Penrith.
LCF2	++/+	+/N	++/N	++/N	On edge but respects built form/not in open countryside. Possible road and rail noise (M6/West Coast Main Line). Would require mitigation. Some trees on site. Adjacent to listed building at Town End - may need investigation of impact if allocated.
LCF3	++/+	+/N	++/N	++/N	Within settlement/not in open countryside. Possible road and rail noise (M6/West Coast Main Line). Would require mitigation.
LCF4	++/+	+/N	++/N	++/N	Within settlement/not in open countryside. Possible road and rail noise (M6/West Coast Main Line). Would require mitigation.

	Sustainability Objective				
Greystoke	++/+	++/N	+/N	++/N	Shop/post office. Not as accessible to a GP.
LGR1	++/+	++/+	+/N	++/+	Next to small scale housing/countryside. On edge but would respect character.
LGR2	++/+	++/+	+/N	++/+	Next to small scale housing/countryside. Would extend the village
LGR3	++/+	+/N	+/N	+/N	Would extend the village. TPO 95 protects 13 trees in centre of the site. Only 2 of the protected trees are free from significant defects therefore retention of trees not suitable within new housing, New housing would require removal of most of trees and therefore significant mitigation planting if approval given.
LGR4	++/+	+/N	+/N	+/N	Pedestrian footpath would need to be through Howard Park. Possible scope to aid drainage/flooding issues down from site.
Hackthorpe	++/-	++/N	+/N	++/N	No convenience goods shop/post office. Not as accessible to a GP.
LHA1	++/--	+/N	+/N	+/N	Surrounded on three sides by residential development, within the settlement
LHA2	++/--	+/N	+/N	+/N	Surrounded by residential/fields. Would extend the settlement
LHA3	++/--	+/N	+/N	+/N	Surrounded by residential/fields. Would extend the settlement. Opposite Hill Rise LB but development - may need further investigation if allocated
LHA4	++/--	+/N	+/N	+/N	Surrounded on residential/fields. Possible noise from the M6 may require mitigation. Opposite Hill Rise LB - development may need further investigation if allocated
LHA5	++/--	+/N	+/N	+/N	Possible noise from the M6 may require mitigation. Opposite Hill Rise LB - development may need further investigation if allocated
LHA6	++/-	+/-	+/N	+/-	The proposed site is located immediately outside the boundary of the Lowther Conservation Area (and the concomitant LDNPA boundary) to the west, and, despite the presence of formal woodland planting around the edge of the CA that limits views from and into the CA, it forms part of the CA's immediate setting. These heritage assets, both individually and as a collective formal group, are thus of very high significance to the historic environment. Any development immediately to the side of the settlement such as in LHA2/6 could adversely affect this aspect of the area's special character through the introduction of additional noise and disturbance.

	Sustainability Objective				
High Hesket	++/-	++/N	+/N	++/N	Performs less well on access to voting stations, shops/post office. Grade 2 agricultural land present at High Hesket. Scores lightly lower on access to public transport.
LHH2	++/+	+	+/N	+	Would extend the village but respects form. Possible road noise from A6 may require mitigation. ALC grade 2
LHH3	++/+	+	+/N	+	Would extend the village but respects form. Possible road noise from A6 may require mitigation. ALC grade 2
LHH4	++/+	+	+/N	+	Would extend the village but respects form. Possible road noise from A6 may require mitigation. ALC grade 2
LHH5	++/+	+	+/N	+	Would extend the village but respects form. Possible road noise from A6 may require mitigation. ALC grade 2
Kirby Thore	++/+	++/N	+/N	++/N	Not as accessible to a GP. Grade 2 agricultural land present.
LKT1	++/+	++/+	+/N	++/+	Surrounded on residential/fields. Would extend the village.
LKT2	++/+	+/-	+/N	++/+	Adjacent site is a farm - odour/noise? Within the settlement. Would involve significant loss of trees including possibly a number of TPO'd trees
LKT3	++/+	++/+	+/N	++/+	Surrounded on residential/fields. Would extend the village.
LKT5	++/+	+/-	+/N	++/+	Flood Zone 2 and 30 year surface water on southern edge. Possible noise from A66 - would require mitigation. Respects village form. Eastern edge of site within Kirkby Thore Roman Fort SAM, development would need to respect any existing heritage asset. Historic land uses identified on southern half. ALC grade 2. Site is 25m from River Eden SAC/SSSI
LKT6	++/+	++/+	+/N	++/+	Adjacent site is a farm - odour/noise? Within the settlement.
LKT8	++/+	++/+	+/N	++/+	Adjacent site is a farm - odour/noise? Within the settlement.
Langwathby	++/+	++/N	+/N	++/N	Not as accessible to a GP. Some Grade 2 agricultural land. On rail line.
LLG1	++/+	++/+	+/N	++/+	Previously developed. Possible slight rail noise, adjacent to a garage although existing dwelling forms a buffer. Within the existing settlement, respects form.
LLG2	++/+	++/+	+/N	++/+	Within the existing settlement, rail line delineates to the east. Possible rail noise (slight)?
LLG3	++/+	++/+	+/N	++/+	Would protrude into open countryside. Possible odour from wastewater treatment works/commercial site opposite.
LLG4	++/+	++/+	+/N	++/+	On edge of settlement/adjacent to commercial use. Possible odour from farm/commercial site adjacent? ALC grade 2 (majority, rest 3)
LLG5	++/+	++/+	+/N	++/+	On edge of settlement/adjacent to commercial use. Some buildings on site. ALC grade 2. Historic land use recorded at NE corner. Possible road/rail noise, commercial use adjacent to the site.

	Sustainability Objective				
LLG6	++/+	++/+	+/N	++/+	Would protrude into open countryside. Road/traffic lights next to the site. Potential odour from farm. ALC grade 2 (half the site). Site is 40m from River Eden SAC/SSSI
LLG7	++/+	++/+	+/N	++/+	Would extend the village. Possible rail noise? TPO on southern edge and at SW corner (access point)
Lazonby	++/+	++/N	+/N	++/N	Good access to services, on rail line. Performs less well on access to a secondary school
LLZ2	++/+	++/+	+/N	++/+	Within the village - brown field site. Some possible rail noise, commercial site to west.
LLZ3	++/+	++/+	+/N	++/+	Previously developed. On edge of settlement, would respect form. Note: Site is no longer available.
LLZ4	++/+	++/+	+/N	++/+	On edge of settlement, would respect form.
LLZ5	++/+	++/+	+/N	++/+	On edge of settlement, would extend the village. Adjacent to a farm
LLZ7	++/+	++/+	+/N	++/+	On edge of settlement, would extend the village. Possible rail noise?
LLZ11	++/+	++/+	+/N	++/+	Site is within flood zone 3a in SFRA. On edge of settlement, would extend the village. Site is 65m from River Eden SAC/SSSI.
LLZ12	++/+	++/+	+/N	++/+	On edge of settlement, would extend the village. Possible rail noise? Playing pitch on site.
LLZ13	++/+	++/+	+/N	++/+	Previously developed. On edge of settlement, would respect form of the village. Note: Site is no longer available.
LLZ14	++/+	++/+	+/N	++/+	On edge of settlement, would extend the village
Low Hesket	++/+	++/N	+/N	++/N	Performs less well on access to voting stations, shops/post office. Less accessible to children's play space and cultural facilities.
LLH1	++/--	++/-	+/N	++/N	Would extend the village. Possible road noise from A6 may require mitigation
Nenthead	++/-	++/N	+/N	+/N	Remote from adult education facilities. Not as accessible to a GP. In the AoNB. Lower incomes locally.
LNE1	+/-	++/+	+/N	+	Within the settlement. North Pennines AoNB. Previously developed with potential contamination
Orton	++/+	++/N	-/N	++/N	Less accessible for cultural facilities/jobs
LOR5	++/+	++/+	--/N	++/+	Would extend the village. Right of way across eastern part of site. Adjacent to the Orton CA - consideration would need to be given to the setting.
LOR6	++/+	++/+	--/N	++/+	Not in main centre but does follow the historic pattern of development. Adjacent to the Orton CA - consideration would need to be given to the setting
LOR7	++/+	++/+	--/N	++/+	Close to the centre but would extend village form slightly. Possible drainage issues? Adjacent to the Orton CA - consideration would need to be given to the setting.

	Sustainability Objective				
Plumpton	++/-	++/N	+/N	++/N	Not as accessible to a GP and cultural facilities.
LPL2	++	+/N	+/N	+/N	Located within the settlement. Half site grade 2, half grade 3 agricultural land
LPL3	++/+	+/-	+/N	+/N	Located within the settlement but Plumpton is linear form - would extend outwards. Significant trees on site.
LPL4	++/+	+/N	+/N	+/N	Site is outside the main village but within 2km. Previously developed with potential contamination. Flood zone 2 at southern tip.
LPL5	++/+	+/N	+/N	+/N	Site would extend the village. Brockleymoor House LB on other side of road - development would need to respect setting.
Ravenstonedale	++/-	+/N	+/N	+/N	Performs less well on access to voting stations. Remote from adult education facilities. Not as accessible to a GP. Closer to an SSSI. No primary recycling facilities.
LRA1	++/--	++/N	+/N	++/N	Site is in centre of the village.
LRA2	++/--	++/-	+/N	++/-	On edge but scale possibly discordant with the character of the village. Within the Ravenstonedale CA - development would need to respect setting. Right of way across eastern part of site
LRA3	++/--	++/N	+/N	++/N	Site would form infill within the centre of the village.
LRA4	++/--	++/-	+/N	++/-	Site within the centre of the village. Within the Ravenstonedale CA and adj to High Chapel United Reformed Church - development would need to respect setting.
Shap	++/+	++/+	+/N	++/+	Lower incomes locally. Good access to services.
LSH1	++/+	++/+	+/N	++/+	On edge of the settlement but would respect character. Slight noise from road/railway may need mitigation
LSH5	++/+	++/+	+/N	++/+	On edge of the settlement, would extend linear settlement. Slight noise from road/railway may need mitigation
LSH6	++/+	++/+	+/N	++/+	On edge of the settlement, next to a farm, would alter form of the development of the area. Slight noise from road/railway may need mitigation, adjacent to a working farm. Possible odour? Next to Green farmhouse - setting would need to be considered.
LSH7	++/+	++/+	+/N	++/+	On edge of the settlement, next to a farm, would alter form of the development of the area. Slight noise from road/railway may need mitigation, adjacent to a working farm. Possible odour? Next to Green farmhouse - setting would need to be considered.
LSH8	++/+	++/+	+/N	++/+	On edge of the settlement, would alter form of the development of the area. Slight noise from road/railway may need mitigation, adjacent to a working farm. Possible odour?
LSH9	++	++/+	+/N	++/+	On edge of the settlement, next to a farm, would alter form of the development of the area. Slight noise from road/railway may need mitigation, adjacent to a working farm. Possible odour? Next to Green farmhouse - setting would need to be considered.

	Sustainability Objective				
LSH11	++/+	++/+	+/N	++/+	Site within the centre of the village. Significant trees on site would constrain development.
LSH12	++/+	++/+	+/N	++/+	Part farm, mostly previously developed. Site would extend the village to the north.
Stainton	++/+	+/N	+/N	+/N	Not as accessible to a GP. No primary recycling facilities
LST3	++	+/N	+/N	+/N	Development is on the edge of the village but would extend into open countryside. Some noise evident from the A66.
LST4	++/+	+/N	+/N	+/N	Development is on the edge of the village but would extend into open countryside. Some noise evident from the A66. +30 year surface water runs through centre of site, confirmed drainage issues at a drop in event. Kirk Sike flows through site.
LST5	++/+	+/N	+/N	+/N	Development is on the edge of the village but would extend into open countryside. Some noise evident from the A66. +30 year surface water runs through centre of site, confirmed drainage issues at a drop in event. Kirk Sike flows through site.
LST6	++	+/N	+/N	+/N	Development is on the edge of the village but would form a large extension into open countryside.
Tebay	++/+	+/N	+/N	+/N	Accessible to services.
LTE1	++/+	++/N	+/N	++/N	Site is located within the settlement. Part brownfield. Some road and rail noise evident. Nearby historic land use with potential to impact on development
LTE2	++	++/N	+/N	++/N	Site is located within the settlement, although is large in scale. Some rail noise evident, road noise from the M6.
LTE5	++/+	++/N	+/N	++/N	Site is outside the settlement, and is large in scale.
LTE6	++	++/N	+/N	++/N	Site is located within the settlement.
LTE7	++/+	++/N	+/N	++/N	Site is outside the settlement. Former Railway cutting. The northern end of the site would be visible from the Grade II listed Church of St James and so fall within its setting, although a relatively dense belt of trees currently filter some aspects of this view although glimpses are still possible from below the canopy.
Temple Sowerby	++/+	+/-	+/N	+/N	No convenience goods shop/post office. No primary recycling facilities.
LTS4	++/+	+/-	+/N	+	Site is located on edge of the settlement. Grade 2 agricultural land. Slight road noise evident. Within the Temple Sowerby conservation area.
LTS5	++/+	+/-	+/N	+	Site is located on edge of the settlement. Grade 2 agricultural land. Slight road noise evident. Within the Temple Sowerby conservation area.
LTSE6	++/+	+/-	+/N	+	Site is located within the settlement. Grade 2 agricultural land. Slight road noise evident. Within the Temple Sowerby conservation area. Surrounded by agricultural buildings

	Sustainability Objective				
Warcop	++/-	+/N	+/N	+/N	No convenience goods shop/post office. Not as accessible to a GP or secondary school.
LWA1	++/+	+/N	+/N	+/N	Site is located within the settlement.
LWA4	++/+	+/N	+/N	+/N	Site is located on edge of the settlement.
LWA6	++/+	+/N	+/N	+/N	Site is located outside the settlement but within 2km. Zone 2 flood zone and +30 year surface water to south east corner of site.
Yanwath	++/-	+/N	++/N	++/N	Performs less well on access to voting stations. Performs better on access to secondary school as close to Penrith.
LYA2	++/+	++/+	++/N	++/+	Site is located on edge of the settlement. Possible road and rail noise.
LYA3	++/+	++/+	++/N	++/+	Site is located outside settlement but within 2km. Possible road and rail noise.
LYA4	++/+	++/+	+/N	++/+	Site is located outside settlement but within 2km. Possible road and rail noise.
LYA5	++/+	++/+	+/N	++/+	Site is located within settlement.

Summary

The distribution within the villages takes account of historic development patterns to ensure that housing is spread throughout the District equitably, for example Clifton has had development and there is a consented site in Lazonby.

Employment Allocations

Penrith (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Gilwilly 2a, Penrith	+	+	N/+	+	Site which could offer an extension to the existing employment provision in Penrith. The site would benefit from existing infrastructure on site, as the land is already influenced by the M6 and WCML, the visual impact is limited. Consideration to treatment and appropriate development around the residential property on site would be required.

	Sustainability Objective				
Gilwilly 2b	+	-/+	N	+ /N	The site is currently remote from the town and is also immediately adjacent Thacka Beck Nature Reserve with a large proportion of coastal grazing marsh classified land which would require further consideration.
Masterplan B	++/+	+/-	+	+	The site has good links to the M6 and wider transport network but is remote from the town which is separated by the M6. The site is also adjacent to the River Eamont which forms part of the River Eden SAC. Further consideration of environmental impacts would be needed.
Masterplan B Option 1	++/+	+/-	+	+	The site has good links to the M6 and wider transport network but is remote from the town which is separated by the M6. Surface water run off to the River Eamont which forms part of the River Eden SAC would need consideration. It would provide an opportunity to build on the existing Redhills development.
Masterplan B Option 2	++/+	++/-	+	++/+	The site has good links to the M6 and wider transport network and could offer the opportunity to build on the adjacent Rheged development. However it is separated from Penrith by the M6 and would have potential visual impacts on the landscape which offers a main route into the Lake District National Park
Masterplan C (Skirsgill)	+ /N	++/-	N/+	+ /N	The site has good links to the M6 but is separated from Penrith by the A66.
Kemplay Bank, Penrith	+	++	+	++/+	The site is closer to Penrith and well linked to the A66 and M6, consideration of surface water run off would be needed due to the relationship to the River Eamont.
Newton Rigg campus (longer term)	++/+	+	+ /N	+	The site would support business location where it could benefit from the Campus for example for digital and emerging technologies. The site is outside the built form of Penrith although is served by buses.

Alston (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Skellsgillside Workshops	+ /N	+	++ /N	+	This is a greenfield extension into the North Pennines AONB and would require careful consideration of design implications to ensure no unacceptable impacts.
Bonds Foundry	++	++	++	++	This represents a greenfield site well related to the town and the existing foundry site. Consideration of residential amenity is required.
High Mill	+	+	N	+	A brownfield opportunity for small scale employment uses within the settlement. The development of the site could also have a positive impact on the Conservation Area+ /

Appleby (preferred options in bold)

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Shire Hall, Appleby	+	++/+	+/N	+	A limited site with re-use of a listed building and minimal environmental impacts.
The Old Creamery, Appleby	+	++/N	+/N	+	A brownfield sit within Appleby, offering an opportunity to bring it back into use. Other industrial uses are adjacent as are residential properties. Care would have to be taken so as not to reduce residential amenity.
Cross Croft, Appleby	+	N/-	N	N	A greenfield site adjacent to an existing employment site

Kirkby Stephen

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Land at Kirkby Stephen (adjacent Christian Head)	++	+	N/+	+	This would entail the extension of the existing employment area. It is opposite a Grade II listed building (Stobars Hall) and further consideration of visual impact may be required.

Brough

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Brough Main Street	+/-	+	N/+	+	A Brownfield site which could be brought into more effective use.
Brough Main Street South	+	+	N	+	A site well related to the road network via the A66 and well related to the settlement and existing employment site

Tebay

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
Old Tebay Depot	+	N/+	N	N	A previously developed site but somewhat detached from Tebay village. Consideration of viability and remediation requirements needed prior to any planning application.

6. Mitigation of Adverse Effects and Maximising the Beneficial Effects

- 6.1 Sustainability Appraisal guidance requires measures to prevent, reduce or offset significant adverse effects of implementing the Local Plan. The Preferred Option Local Plan intends to provide for the employment and housing needs of the District whilst protecting its environmental quality, promoting social inclusion and enabling lower carbon developments to come forward.
- 6.2 Air quality has been raised as an issue, particularly with developments in Penrith. The rural nature of the district means that the private car will tend to be relied on but policies should be embedded to promote cycling and walking links to offer real alternatives as far as possible.
- 6.3 Whilst policies and sites are appraised individually, the reality is that a number of policies will be combined in the decision making process which will require a number of mitigating measures to be put in place for development from ecological to flooding. In addition, some major development may separately trigger an Environmental Impact Assessment and would be subject to further scrutiny.
- 6.4 The analysis of policies confirms that they strike the right balance of providing sustainable growth. The process has been iterative and policies have reflected concerns raised in the SA feedback process to shape the current proposals. Further information will be required in the infrastructure deficit plan which ensures further mitigation is provided.

7. Next Steps

- 7.1 This is a draft Sustainability Appraisal and the process of assessing the Local Plan policies and site allocations will continue after the results of the public consultation stage have been taken into account. This will inform the next iteration of the SA.
- 7.2 These findings will be published in the next stage of the sustainability appraisal that will accompany the Local Plan Publication stage. This will also include any additional appraisal work in relation to any significant amendments that may be made to the emerging Plan.

Appendix 1

Key Sustainability Issues and Indicators

(All reported through AMR)

Issues	Indicator	Relevant SA Objective
Social Progress		
The Plan looks to encourage people to become empowered and locally involved.	Neighbourhood Plans brought forward	SP1
	Distance of development to opportunities to access voting stations	
The rural nature of the District impacts on access to services, facilities and education/employment Retention of Existing Services within settlements	Distance of new development to services and facilities	SP2
	Access to public transport	
	Access to shops and post offices	
	Closure of rural services and facilities	
Providing housing which meets the needs of the District from young families to older people as the population ages Providing a decent home for all	Housing completions	SP3
	Affordable housing completions	
	Housing mix provided on new developments	
	% of unfit homes	
Ensuring residents benefit from education, skills and training	Distance of developments to educational facilities	SP4
	Qualification levels	
	Provision of sufficient school places for new developments	
The District benefits from a generally healthy and active population but the population is aging and it is important that health and well-being is considered	Life expectancy rates	SP5
	Distance of new developments to open spaces and health facilities	
	Green infrastructure and open spaces provided within developments	

Issues	Indicator	Relevant SA Objective
Creation and retention of active, inclusive an vibrant communities	Developments supported in settlements	SP6
	Services and facilities retained, lost and created within settlements	
	Distance to community facilities	
	Locally distinctive developments	
Protection of the Environment		
Protection and enhancement of the District’s rich biodiversity and geodiversity	Monitoring of habitats	EN1
	% of designated land lost to development	
	% of developments which contribute to biodiversity	
The District is largely undeveloped and benefits from a naturally attractive landscape	Protection of designated landscaped from inappropriate development	EN2
	Protection of archaeological sites and their settings	
	Provision of landscaping and new trees on new development	
The District benefits from a largely attractive built environment with a number of listed buildings and conservation areas	Listed buildings on the ‘at risk’ register	EN3
	% of developments scoring green on Building for Life criteria	
	Amount of new development constructed on areas at risk of flooding	

Issues	Indicator	Relevant SA Objective
Sustainable Use and Management of Natural Resources		
There are 3 AQMAs in the District and air quality is an important issue.	Number of designated AQMAs	NR1
Encouragement of low carbon technologies in buildings both new and retro-fit	Amount of energy generated through low carbon technologies	
Reduction in the need to travel	Provision of new development to access public transport or to be accessible by walking or cycling to local facilities to reduce the need to travel by car	
Improving water quality and ensuring sufficient resources for new developments	% rivers graded A-C for biological quality	NR2
	% rivers graded A-C for chemical quality	
	% rivers graded 1-3 for nitrates	
	% rivers graded 1-3 for phosphates	
The District has limited amounts of brownfield land and it is important to ensure development which takes place considers impacts on loss of soils	Classifications of agricultural land lost	NR3
	% of development on previously developed land	
To manage resources and minimise waste	% of household waste produced	NR4
	% of waste recycled	
	Proximity of developments to recycling facilities	

Issues	Indicator	Relevant SA Objective
Sustainable Economy		
To encourage economic development in the District	Number of VAT registered businesses in the District	EC1
To encourage new business development in IT, finance etc. in order to lower the number of people in low paid jobs	Amount of land which is brought forward for employment purposes	
	Increase in people with qualifications	
	Access to further and higher education within the District	
To increase salaries within the District		
Improving access to jobs throughout the District	Employment figures	EC2
Providing the opportunity for new jobs to be created	Jobs created and where	
Stimulating a local employment chain	New businesses created or existing businesses expanded	EC3
Supporting the local tourism industry	Applications for new and expanded tourist facilities	
Protecting existing businesses	Loss of existing employment land to other uses	