



Allerdale Borough Council

Core Strategy Spatial Options

Interim Sustainability Appraisal Report

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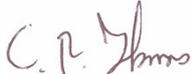
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1.0 Introduction

A Local Development Framework (LDF) is currently being developed by Allerdale Borough Council (ABC), the Local Planning Authority for Allerdale borough. Once complete, the LDF will replace the existing Adopted Local Plan in setting out guidelines for the future development of Allerdale borough.

The LDF will comprise a portfolio of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The proposals and policies set out in the DPDs for Allerdale borough will guide planning decisions and will have statutory status. SPDs will be prepared to support the delivery of major development sites or complex policy areas. SPDs are non statutory but will be taken into account as a material consideration in determining planning applications.

A key component of the LDF for the borough is the Core Strategy DPD. The Core Strategy DPD will set out a spatial vision and strategic objectives for Allerdale borough, and the strategic policies required in delivering that vision.

The first stage of the Sustainability Appraisal (SA) of the Core Strategy DPD was 'scoping', or Stage A. The results of this were presented in a Scoping Report produced by ABC in 2006. The Scoping Report was revised in January 2007 following consultation.

Stage B of the SA of the Core Strategy DPD has to date involved the SA of the Core Strategy Issues and Options Paper (ABC, 2006) using the SA framework developed in Stage A. The Issues and Options Paper set out a number of key options and questions related to development in Allerdale borough. The outcome of the SA of the Issues and Options Paper is detailed within the Issues and Options Appraisal report (WYG, 2007).

ABC has produced two Discussion Papers containing the Strategic Objectives for the Core Strategy and details of the Spatial Options: 'From Strategic Objectives to Spatial Options: Discussion Paper 2' (ABC, 2009) and 'Spatial Options: Cockermouth and Post-Deluvian Issues: Discussion Paper 3' (ABC, 2009). WYG has been commissioned to undertake the SA of the options identified within these documents. The results of this SA are presented in this report.

Report conditions can be found in Appendix A.



2.0 Sustainability Appraisal Process

2.1 Requirement for Sustainability Appraisal

SA is a process by which the sustainability of a plan under preparation is assessed. The Planning and Compulsory Purchase Act (2004)¹ requires Local Planning Authorities to carry out a SA of their DPDs. Local Planning Authorities are also required to undertake a Strategic Environmental Assessment (SEA) of certain LDF documents under the Environmental Assessment of Plans and Programmes Regulations (2004). Although the statutory requirements for carrying out SA and SEA are distinct it is possible to satisfy both through a single but integrated SA process. Such a joint approach is advocated in Government guidance.

The combined SA process for the Core Strategy DPD will identify key social, economic and environmental issues associated with Allerdale borough and how adoption of the Core Strategy DPD will influence them. It will help to ensure that the significant adverse effects arising from the Core Strategy DPD are either avoided or mitigated. The process will also identify requirements (or indicators) for monitoring the implementation of the Core Strategy DPD following its adoption. Monitoring will identify any unforeseen impacts and inform the next revision or replacement.

It should be noted that revisions to the LDF process have been introduced as a result of the Planning Act 2008 which have removed the requirement for a formally staged approach to consultation on the development of DPDs. As such, ABC's decision to consult on the spatial options can be considered voluntary. New Government SA guidance² confirms that DPDs need now only be accompanied by a single SA Report at pre-submission consultation (Regulation 27) and that this report should detail the full SA process undertaken. However, the SEA Directive and SA guidance still require consideration of the significant effects of alternatives(s).

2.2 Sustainability Appraisal Process

The SA process adopted by WYG for the Core Strategy DPD involves five steps (Stages A to E) split according to Office of the Deputy Prime Minister (ODPM) (2005) SEA guidance³. The outcomes of Stage A

¹ as amended by the Planning Act (2008)

² Communities and Local Government (2009) Plan Making Manual: Sustainability Appraisal Guidance
(<http://www.pas.gov.uk/pas/core/page.do?pageId=152450>)

³ ODPM (2005) A Practical Guide to the SEA Directive



are presented in the Scoping Report (ABC, 2006). Stage B involves ‘developing and refining alternatives (options) and assessing effects’ and is made up of stages B1 (‘testing the plan objectives against the SA objectives’) and B2 (‘developing strategic alternatives’).

The outcome of Stage B has to date involved the SA of the Core Strategy Issues and Options Paper (ABC, 2006). The outcome of this process is detailed within the Issues and Options Appraisal report (WYG, 2007).

ABC has now produced two Discussion Papers containing the Strategic Objectives for the Core Strategy and details of the Spatial Options: ‘From Strategic Objectives to Spatial Options: Discussion Paper 2’ (ABC, 2009) and ‘Spatial Options: Cockermouth and Post-Deluvian Issues: Discussion Paper 3’ (ABC, 2009). This report now also forms part of Stage B of the SA process.

2.3 Sustainability Appraisal Objectives

The 16 SA objectives used for the SA process are taken from the Sustainable Development Framework for Cumbria, which was developed by Cumbria County Council’s Sustainability Team. The SA objectives are detailed within Table 2.1.

Table 2.1 Sustainability Appraisal Objectives

Social progress which recognises the needs of everyone
SP1: To increase the level of participation in democratic processes.
SP2: To improve access to services, facilities, the countryside and open spaces.
SP3: To provide everyone with a decent home.
SP4: To improve the level of skills, education and training
SP5: To improve the health and sense of well-being of people.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history.
Effective protection of the environment
EN1: To protect and enhance biodiversity.



EN2: To preserve, enhance and manage landscape quality and character for future generations.
EN3: To improve the quality of the built environment.
Sustainable use and management of natural resources
NR1: To improve local air quality and reduce greenhouse gas emissions.
NR2: To improve water quality and water resources.
NR3: To restore and protect land and soil.
NR4: To manage mineral resources sustainably and minimise waste.
Building a sustainable economy in which all can prosper
EC1: To retain existing jobs and create new employment opportunities.
EC2: To improve access to jobs.
EC3: To diversify and strengthen the local economy.

2.4 Sustainability Appraisal Methodology

The Core Strategy Issues and Options have been appraised using the SA objectives in Table 2.1. For each option it has been determined whether the option will move towards or away from the achievement of each objective. In some cases the options will have no influence on a SA objective, or its influence will depend on how it is implemented. This is illustrated through the use of symbols in the Issues and Options Appraisal Tables as shown in Table 2.2.



Table 2.2 Key for Sustainability Appraisal Tables

Key	
	Option moving towards achievement of Sustainability Appraisal objective
	Unknown: depends on how option will be implemented
	Option moving away from achievement of Sustainability Appraisal objective
	Neutral: no relationship with Sustainability Appraisal objective/or change to status quo

For the purposes of the SA, baseline conditions are assumed to be the 'status quo' for Allerdale borough. Implementation of the options will result in either an improvement to or deterioration in this baseline. If the Core Strategy DPD is not implemented (do nothing situation) then it must be assumed that there will be no change to the current baseline. Although in reality this would not occur as natural and social processes would continue to operate.

In each table, commentary has been provided to explain the likely effects that have been identified. In addition, where necessary, changes to the options or mitigation measures have been recommended to reduce any potential adverse effects, or maximise those that are beneficial.



3.0 Development of the Core Strategy

3.1 Introduction

The Core Strategy will be the first DPD of the new LDF, all other documents will have to conform to the policies laid out within it. The Core Strategy sets out the overarching vision for future development within the borough and offers guiding policies for how said development can be implemented. The Core Strategy cannot, however, dictate site specific allocations, which are covered by the Site Specific Allocations DPD and by the Proposals Map.

3.2 Core Strategy Issues and Options Paper (Allerdale Borough Council, 2006)

In September 2006 ABC published the Core Strategy Issues and Options Paper. This contained the spatial vision for Allerdale, a number of spatial objectives, and issues and options relating to basic principles and policy approaches.

The basic principles related to the following: scale of development; general location of development; choosing and prioritising sites for development; housing; natural environment; built environment; transport and accessibility; economic development and tourism; town centres; and services and facilities.

The policy approaches looked at policy areas in more detail and identified options, but within the parameters of the spatial objectives and basic principles.

The outcome of the SA of the Issues and Options Paper is detailed within the Issues and Options Appraisal report (WYG, 2007).

3.3 Draft Discussion Papers 2 and 3 (Allerdale Borough Council, 2009)

3.3.1 Strategic Objectives

Draft Discussion Paper 2 (ABC, 2009), 'From Strategic Objectives to Spatial Options', contains the strategic objectives of the Core Strategy, as detailed in Table 3.1.



Table 3.1 The Core Strategy Objectives

A safe, strong, diverse but inclusive community
1. To plan, manage and enable development to meet the needs of the whole community.
2. To focus the majority of development into the main towns and villages of Allerdale; in rural areas to focus an appropriate scale of development, including affordable housing, into those settlements with appropriate facilities.
3. Major development will be mainly confined to the larger urban areas of West Cumbria.
4. To ensure that design and location of all development reflects the character and local distinctiveness of Allerdale, and promotes inclusiveness, safety (including flood risk), well being, the principles of sustainability and quality of life.
5. House building will take place to meet the needs of all communities, including the need for affordable housing, both for rent and shared ownership.
A healthy community
6. To ensure that all communities have good access to health, sports and leisure facilities.
7. To support the enlargement of the footpath, cycleway and bridleway network.
8. To ensure that the natural and built environment can be enjoyed by all people, now and for generations to come, and thereby contribute to health, quality of life and economic prospects.
9. To support, wherever possible, proposals which are in line with a healthy communities agenda.
A dynamic and sustainable economy
10. The nuclear, energy, environmental, educational and tourism sectors of Allerdale’s economy will be supported and encouraged, to support the delivery of the “Energy Coast Masterplan” and West Cumbria Sustainable Communities Strategy.
11. To support and enable transformational development in the urban areas of Allerdale to support the economy and promote the regeneration of Allerdale’s most deprived communities.
12. Lillyhall will be developed as a Strategic Employment and Educational Site.
13. Town centres in the main towns will be supported and enhanced.



14. Development in the main rural settlements will be of a scale that supports and enhances the rural economy, and sustainability of rural communities.
15. Major tourism development will be located in sustainable locations in West Cumbria including "Derwent Forest". Other tourism development, of an appropriate scale will be located in sustainable locations, including settlements along the coast.
A well connected community
16. To support and enhance town centres and to maximise their accessibility.
17. Most new development will be located in places accessible to a range of travel modes including public transport, whilst accepting the need for rural communities to be largely dependant upon the car.
18. To enable development in sustainable locations to support rural communities.
19. To protect and enhance community services and facilities and maximise their accessibility.
20. To support and enhance access to the Internet, fast Broadband, education and skills training.
21. To support the enhancement of all modes of transport infrastructure, including air travel, and particularly of public transport.
A world class environment
22. The environmental, heritage and other cultural assets of Allerdale will be protected and enhanced.
23. The prevention/mitigation of climate change will be at the heart of all decision making.
24. The countryside and important landscapes will be protected from unnecessary and/or damaging development.
25. Greenfield development will be minimised, and the use of natural resources in the most sustainable way will be encouraged, by the support of recycling, the re-use of previously developed land and buildings, the reduction of energy consumption and the promotion of renewable energy.
26. To prevent pollution and minimise carbon emissions to further mitigate the impact of climate change.

3.3.2 Growth Levels

Draft Discussion Paper 2 (ABC, 2009) also describes the five alternative levels of growth:

1. Transformational Growth.



2. Substantial Growth.
3. Maximum Regional Spatial Strategy (RSS) Based Growth.
4. Strict RSS Based Growth.
5. Decline.

The outcome of the 'reasonableness test' identifies growth levels 3 and 4 as the two reasonable options. These have been subject to SA, the outcome of which can be found in Appendix D and Chapter 5.0.

Growth Level 3: Maximum RSS Based Growth

Maximum RSS Based Growth entails a level of growth moderately beyond RSS figures but not so far beyond as to be considered as contrary to RSS. For the purposes of the SA, ABC have assumed that a level of growth 10% above the RSS Residual Requirement would be acceptable. This, to all intents and purposes equates to about 350 dwellings per year based on the residual figure of 312 per year from 31st March 2009, with a small pro-rata increase in commercial land take-up.

Growth Level 4: Strict RSS Based Growth

Strict RSS Based Growth entails a strict interpretation of the RSS as a maximum scale of growth, and furthermore, bears down on numbers more by not implementing a residual method of calculation for the rest of the Plan Period. Therefore, the dwelling target would be the original annual figure in RSS, 267 per year, which correlates with a static population projection.

3.3.3 Spatial Options

Four spatial options are also considered within draft Discussion Paper 2 (ABC, 2009) and are subject to the 'reasonableness test':

1. Regeneration Based Urban Option.
2. Urban Focus / Rural Concentration.
3. Urban Bias / Rural Concentration.
4. Urban Bias / Rural Concentration / Clusters.



Draft Discussion Paper 3 (ABC, 2009) identifies a fifth spatial option:

- 5. Urban Bias / Rural Concentration / Cockermouth Diversion.

The outcome of the 'reasonableness test' identifies spatial options 2, 3, 4 and 5 as the four reasonable spatial options. These have been subject to SA; the outcome can be found in Appendix D and Chapter 5.0.

Spatial Option 2: Urban Focus / Rural Concentration

The key elements of spatial option 2 are as follows:

- Not entirely urban focused, but still biased towards Key Service Centres (KSC) with a limited number of Local Service Centres (LSC), being those with the best range of facilities; i.e. School, Shop and Public Transport. Elsewhere, only essential development.
- Workington (including Seaton) and Maryport still designated Principal Service Centres.
- Four Key Service Centres; Cockermouth, Wigton, Silloth and Aspatria.
- Total of 13 LSCs:
 - In Workington/Maryport Locality; Gt. Clifton, Flimby, Dearham, Crosby, Broughton Moor.
 - In Cockermouth Locality; Broughton and Brigham.
 - In North Allerdale Locality; Allonby, Prospect, Bothel, Abbeytown, Kirkbride and Thursby.
- Residential Development Distribution:

	%	Number of Units Per Year
Workington / Maryport	50%	175
Locality LSCs	10%	35
Cockermouth	12%	42
Locality LSCs	3%	8
Wigton	12%	42
Silloth	3%	8
Aspatria	2%	5
Locality LSCs	8%	28

- Commercial development to reflect residential, but with policy promoting commercial development in designated LSCs.



- Allows for Derwent Forest and Port Derwent.
- Supports and enhances roles of Workington, Maryport, and Wigton, with Cockermouth below historic trend. Supports villages with best facilities but does not support all schools.
- Rural Affordable Housing in designated LSCs only.

Spatial Option 3: Urban Bias / Rural Concentration

The key elements of spatial option 3 are as follows:

- Less of an urban bias here than in option 2 but still more urban focused than past trend. Also entails a higher allocation to rural areas and a wider distribution to include all villages with schools but not villages which share a school.
- Workington (incl. Seaton) and Maryport designated as Principle Service Centres (PSC).
- Four KSCs; Cockermouth, Wigton, Silloth and Aspatia.
- Increases LSCs to a total of 23:
 - Workington/Maryport Locality; Gt. Clifton, Flimby, Dearham, Crosby, Broughton Moor;
 - Cockermouth Locality; Broughton, Brigham and Dean;
 - North Allerdale Locality; Allonby, Prospect, Bothel, Abbeytown, Kirkbride, Thursby, Plumbland, Kirkbampton, Ireby, Blennerhasset, West Newton, Bolton Low Houses, Bowness on Solway, Welton and Wiggonby.
- Residential Development Distribution:

	%	Number of Units Per Year
Workington / Maryport	40%	140
Locality LSCs	8%	28
Cockermouth	15%	52
Locality LSCs	4%	14
Wigton	15%	52
Silloth	3%	10
Aspatia	2%	7
Locality LSCs	8%	28



	%	Number of Units Per Year
Rural Areas	5%	18

- Commercial development to reflect residential, with allocations in larger LSCs and enabling policy in other LSCs elsewhere.
- Outside designated LSCs implement an exceptional housing policy (to include conversions) based on locational criteria only, e.g. well related to an existing settlement, (not necessarily a LSC). Such a policy would make this option the most rural oriented.
- Rural Affordable Housing all in designated LSCs only.
- Supports and modestly enhances roles of Workington, Maryport and Wigton, Cockermouth restricted slightly below historic trend. Rural areas close to historic trend.
- Allows for Derwent Forest but only part of Port Derwent development in the plan period.

Spatial Option 4: Urban Bias / Rural Concentration / Clusters

The key elements of spatial option 4 are as follows:

- Very similar to option 3 and still with an urban bias, but widens rural locations to include all schools and certain associated villages by means of a 'cluster' concept in South Allerdale and an exceptional local housing policy in North Allerdale Locality.
- Workington (incl. Seaton) and Maryport designated as Principal Service Centres.
- Four KSCs; Cockermouth, Wigton, Silloth and Aspatria.
- LSCs as in option 3 with the addition of the following clusters of villages in South Allerdale (i.e. Workington / Maryport and Cockermouth Localities):
 - Paddle School Cluster; Eaglesfield, Deanscales, Pardshaw, Pardshaw Hall.
 - Dean School Cluster; Ullock, Branthwaite, and Mockerkin (Dean already a LSC).
 - Bridekirk / Dovenby School Cluster; Bridekirk, Dovenby and Tallentire.



- Brigham School Cluster; Broughton Cross, Greysouthen, Little Clifton (Brigham already a LSC).
- In North Allerdale Locality implement an exceptional local housing policy, to be criteria based with locational and local occupancy criteria.
- Residential Development Distribution:

	%	Number of Units Per Year
Workington / Maryport	40%	140
Locality LSCs	8%	28
Cockermouth	15%	52
Locality LSCs	6%	20
Wigton	15%	52
Silloth	3%	10
Aspatria	2%	7
Locality LSCs	8%	28
Rural Areas	3%	10

- Commercial development as per option 3 but including Cluster LSCs.
- Outside LSCs, commercial/residential conversions acceptable subject to locational criteria.
- All rural affordable housing to be in LSCs.
- Supports and enhances roles of Workington, Maryport and Wigton with Cockermouth restricted below past trend. Rural Areas close to past trend.
- Allows for Derwent Forest but only part of Port Derwent in the plan period.

Spatial Option 5: Urban Bias / Rural Concentration / Cockermouth Diversion

The key elements of spatial option 5 are as follows:

- Very similar to option 4 but with a 69%/31% Urban Bias but cuts Cockermouth’s share drastically because of highway and waste water constraints, and diverts a portion of that share to LSCs in the Cockermouth Locality.
- Workington (incl. Seaton) and Maryport designated as Principal Service Centres.



- Four KSCs; Cockermouth, Wigton, Silloth and Aspatria.
- LSCs as in option 4 but with Cockermouth development diverted principally to Broughton and Brigham with more modest diversion to; Papcastle, Dovenby, Bridekirk, Greysouthern, Eaglesfield and Deanscales.
- In North Allerdale Locality implement an exceptional local housing policy, to be criteria based with locational and local occupancy criteria.
- Residential Development Distribution:

	%	Number of Units Per Year
Workington / Maryport	40%	140
Locality LSCs	8%	28
Cockermouth	9%	32
Locality LSCs	12%	40
Wigton	15%	52
Silloth	3%	10
Aspatria	2%	7
Locality LSCs	8%	28
Rural Areas	3%	10

- Commercial Development Distribution as per option 4 with more emphasis on Cockermouth LSCs.
- Outside LSCs commercial/residential conversions acceptable subject to locational criteria.
- All affordable housing to be in KSCs or LSCs.
- Supports and enhances roles of Workington, Maryport and Wigton with Cockermouth restricted below trend and role of some Cockermouth LSCs substantially enhanced. Rural areas slightly below past trend.
- Allows for Derwent Forest but only part of Port Derwent in the plan period.



4.0 Compatibility Matrix

A compatibility matrix was produced to assess the compatibility of the SA objectives (Table 2.1) against each of the Core Strategy DPD objectives (Table 3.1). The compatibility matrix is provided in Appendix C.



5.0 Outcome of the Sustainability Appraisal

The SA identified potential social, economic and environmental effects associated with the options. These are detailed within the appraisal tables in Appendix D, and summarised below.

5.1 Growth Level Options

Differences between the growth level options are difficult to determine as neither provides any spatial or detailed information. In order to inform an appraisal the salient features from each option were determined, these are detailed in Table 5.1.

Table 5.1 Features of Summary of Growth Level Options

Growth Level 3: Maximum	Growth Level 4: Strict
<ul style="list-style-type: none"> - 10% over RSS residual requirement (350 dwellings p.a. with small pro rata increase in commercial land take). - Such a level of development has not been previously sustained (it amounts to approximately twice as many dwellings) but there is no evidence to suggest it cannot be achieved. - Option may not be delivered during plan period as entails considerable increase in development rates over a sustained period. - Markets and developers might not be able to sustain such an increase in development rates. - Option flexible enough to accommodate change either way. - Option supports some of the more transformational elements of regional policies/strategies through allowing for a moderate level of development. 	<ul style="list-style-type: none"> - Original RSS figure (static population projection – closest fit with past/current trends). - Annual rate of development proposed is slightly higher than current trend, but this is due to economic climate. - Small but acceptable risk that the rate of development rate can't be sustained. - Option inflexible, cannot accommodate more than a small increase against current trend. - Unable to deliver the more transformational elements of regional policies/strategies or Core Strategy vision. - Does not allow for any significant improvement in local economy and housing markets.



While the lack of detail at this stage prevents an effective prediction of effects, it is possible to determine the key differences between the two options. These differences largely centre on the rates of development proposed, how these may or may not support socio-economic development and the consequent effect upon to the natural environment.

In general it is considered that option 4, as it follows current trends, will be unable to significantly transform the borough in terms of social progress. Conversely, option 3 has more potential to support social progress, although there is some concern that such levels of growth may be unsustainable, or may put a strain on local services if implemented incorrectly.

There is likely to be a similar situation regarding economic development, with option 4 offering little change in the baseline conditions, while option 3 has some potential to promote a sustainable economy.

There is a risk that the promotion of greater socio-economic progress will place pressure on the natural environment, something for which option 3 has more potential than option 4. However, both options promote development and have potential to result in such negative effects as increasing flood risk, the loss of wildlife habitat, the depletion of landscape quality, the development of greenfield sites, the generation of waste and the emission of air pollutants/greenhouse gases. In addition, both options have the potential to enhance/deplete the quality of the built environment. Many of these effects depend upon implementation and will be appraised at a later stage in the development of the Core Strategy when more spatial and policy information is available.

5.2 Spatial Options

The following options were assessed as detailed within Section 4.0:

- Option 2: Urban Focus / Rural Concentration.
- Option 3: Urban Bias / Rural Concentration.
- Option 4: Urban Bias / Rural Concentration / Clusters.
- Option 5: Urban Bias / Rural Concentration / Cockermouth Diversion.

The SA found that all the above options are generally quite similar in terms of sustainability effects, particularly options 3, 4 and 5. However, some minor differences were identified. Option 2 promotes a higher concentration of development in urban areas (i.e. Workington and Maryport) and other Key Service



Centres (KSCs) (Cockermouth and Wigston). This will help to encourage new housing and commercial development in accessible locations and with good access to services, facilities and infrastructure. In addition to social benefits associated with good access, the promotion of development in these areas should help to minimise the need for private car travel and encourage people to walk, cycle and make use of public transport. This may help to improve air quality and reduce greenhouse gas emissions. Options 3, 4 and 5 may result in developments which rely on travel by private car, with a subsequent impact upon air quality and greenhouse gas emissions.

However, this option does limit development elsewhere, which will mean that service provision within rural areas may not necessarily improve, and people already living within these areas will need to travel to access certain services. Options 3, 4 and 5 are likely to protect services within the smaller rural settlements and should therefore help to ensure better accessibility to services for those living within rural areas.

Option 2 may also limit accessibility to local housing for residents of Local Service Centres (LSCs) and other rural areas. In these locations a lack of available quality housing may result in rising house prices. This may lead a sense of community being lost as younger members of the community have to move away from the local area. While options 3, 4 and 5 do provide slightly more opportunities for development of housing in rural areas, they too restrict rural affordable housing to LSCs only.

All options will result in development with potential to result in impacts on environmental resources such as biodiversity, landscape water and soils. Large scale development in and surrounding Workington and Cockermouth could affect the River Derwent Special Area of Conservation (to be addressed within the separate Habitats Regulations Assessment). There are also various SSSIs and County Wildlife Sites which could be affected by development in LSCs and KSCs.

Option 2 will maximise development in urban areas, which will provide more opportunities for and re-use of previously developed land and existing buildings, which will contribute towards the restoration and protection of land and soils. Options 3, 4 and 5 will also enable development of brownfield sites, but are more likely to also involve significant greenfield land development.

In economic terms all options provide for commercial development as well as residential development which should contribute towards the creation of jobs in the area. Option 2 will maximise commercial development in urban areas which will provide an opportunity to stimulate critical mass and attract inward investment thus transforming the urban area. However limiting development in rural areas may affect the viability of



village economies. Options 3, 4 and 5 will also support the role of the KSCs and larger LSCs. This will help to provide opportunities for strengthening and diversifying both urban and rural economies.

5.3 Recommendations

Recommendations specific to the Core Strategy Options are detailed in Sections 5.1 and 5.2. More general recommendations which should be considered in the preparation of the Submission Stage Core Strategy are detailed in Table 5.2.

Table 5.2 General Recommendations

SA Objective	Recommendations
SP1: To increase the level of participation in democratic processes.	<p>Ensure that all groups within local communities are consulted and given opportunities to input into the planning and design of new developments.</p> <p>Ensure engagement of local communities includes members of hard to reach groups.</p>
SP2: To improve access to services, facilities, the countryside and open spaces.	<p>New housing should be located in areas with good access to services with sufficient capacity to support the growth in population.</p> <p>New developments should be located in areas with high quality public transport facilities / or where possible, new public transport facilities should be provided as part of new development.</p> <p>Protect areas of green space throughout the borough.</p> <p>Require new developments to include areas of open space for residents to make use of.</p>
SP3: To provide everyone with a decent home.	<p>Ensure new housing is of the highest possible quality (e.g. incorporate the principles of the Lifetime Homes checklist and Building for Life standards).</p> <p>Require new housing to be assessed using the Code for Sustainable Homes and achieve as high a standard as possible.</p> <p>Ensure affordable housing is available in areas of need.</p>



SA Objective	Recommendations
<p>SP4: To improve the level of skills, education and training</p>	<p>New housing should be located in areas with good access to educational facilities with sufficient capacity to support the growth in population.</p> <p>New residential development should be accompanied by the construction of new educational facilities or through financial contributions towards such facilities.</p>
<p>SP5: To improve the health and sense of well-being of people.</p>	<p>New residential development should be accompanied by the construction of new health centres / recreational facilities or through financial contributions towards such facilities.</p>
<p>SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history.</p>	<p>Consider the potential to enhance social inclusion and reduce crime through design of new developments.</p> <p>Consider opportunities for new developments to reflect local history through design.</p>
<p>EN1: To protect and enhance biodiversity.</p>	<p>Avoid development on sites of ecological value wherever possible.</p> <p>Encourage developers to make the most of opportunities for habitat enhancement and / or creation.</p>
<p>EN2: To preserve, enhance and manage landscape quality and character for future generations.</p>	<p>Protect sensitive landscape areas from development.</p> <p>Ensure landscape assessments are undertaken prior to development of potentially sensitive areas.</p> <p>Ensure that any suggested mitigation measures from landscape assessments are implemented (e.g. screening).</p> <p>Ensure new development is sensitively designed to ensure historic assets are protected and enhanced. Developers should where possible retain archaeological artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.</p>



SA Objective	Recommendations
<p>EN3: To improve the quality of the built environment.</p>	<p>Ensure that new developments within or on the edge of existing settlements are designed sensitively to ensure they are in keeping with the character of the area.</p> <p>Ensure new developments are of the highest possible quality.</p> <p>Require new developments to be assessed using the Code for Sustainable Homes / BREEAM and achieve as high a standard as possible.</p> <p>Avoid development in areas of flood risk and consider the use of SuDS wherever possible.</p> <p>New buildings should also be designed to cope with changes in climate (e.g. provide more green space, avoid excessive solar gain during the summer, deeper foundations to avoid subsidence).</p>
<p>NR1: To improve local air quality and reduce greenhouse gas emissions.</p>	<p>New developments should be located in areas with high quality public transport facilities / or where possible, new public transport facilities should be provided as part of new development.</p> <p>New developments should incorporate safe walking / cycle routes and include space for cycle storage.</p> <p>Ensure new buildings are highly energy efficient and include technologies such as solar panels and low NOx boilers to minimise energy consumption and air pollution.</p>
<p>NR2: To improve water quality and water resources.</p>	<p>Ensure new buildings incorporate water efficiency measures such as greywater / rainwater recycling and low flush toilets.</p> <p>Ensure the use of SuDS is considered for new developments.</p> <p>Ensure Environment Agency guidelines are followed to minimise water quality impacts.</p>
<p>NR3: To restore and protect land and soil.</p>	<p>Utilise brownfield sites for development over greenfield sites wherever possible.</p> <p>Encourage the remediation of contaminated sites.</p>



SA Objective	Recommendations
NR4: To manage mineral resources sustainably and minimise waste.	Encourage the re-use of construction waste wherever possible. Encourage the specification of recycled / sustainable materials in new buildings.
EC1: To retain existing jobs and create new employment opportunities.	Ensure new employment land will provide a variety of opportunities in different sectors.
EC2: To improve access to jobs.	New housing should be located in areas with good access to employment opportunities. Ensure employment land is accessible through public transport, walking and cycling as well as the private car.
EC3: To diversify and strengthen the local economy.	Ensure new employment land will provide a variety of opportunities in different sectors.



6.0 Next Steps

This report forms part of Stage B of the SA of the Core Strategy DPD. The findings of this appraisal will need to be taken into account in the preparation of the preferred options.

The next steps of the SA and associated steps of the Core Strategy DPD are detailed in Table 6.1.

Table 6.1 Next Steps in the Sustainability Appraisal of the Core Strategy

Stage		SA Steps	Links to Core Strategy Process
Stage B Developing and refining options and assessing effects	B3 & B4	Predict and assess the effects of the draft Core Strategy.	Undertaken after draft Core Strategy has been developed. The Core Strategy will then need to be revised in line with any findings.
	B5	Develop mitigation to minimise adverse effects and maximise beneficial effects.	Undertaken after draft Core Strategy developed. The Core Strategy will then need to be revised in line with any findings.
	B6	Develop recommendations for monitoring and indicators.	Undertaken after draft Core Strategy developed.
Stage C Preparing the SA Report (including Environmental Report)	C1	Prepare the SA Report for the draft Core Strategy.	Undertaken in conjunction with preparation of the draft Core Strategy.
Stage D Consultation and decision making	D1	Consultation on the SA Report.	Undertaken at the same time as formal consultation on the draft Core Strategy (Regulation 27).
	D2	Appraise any significant changes to the Core Strategy.	Undertaken in conjunction with finalisation of the Core Strategy.
	D3	Produce a consultation statement to accompany the Submission Core Strategy outlining how the findings of	Undertaken in conjunction with finalisation of the Submission Core Strategy.



Stage		SA Steps	Links to Core Strategy Process
		the SA and responses to consultation have been taken into account.	
Stage E Monitoring the significant effects of implementing the Core Strategy	E1 & E2	Undertake monitoring of significant effects arising from the Core Strategy and respond to adverse effects.	Undertaken after the Core Strategy has been adopted.



7.0 References

- Allerdale Borough Council (2006). Scoping Report.
- Allerdale Borough Council (2006). Core Strategy Issues and Options Paper.
- Allerdale Borough Council (2009). From Strategic Objectives to Spatial Options: Discussion Paper 2.
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- Office of the Deputy Prime Minister (2005). Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.
- WYG (2007). Habitats Regulations Assessment of Allerdale Borough Core Strategy – Task 1 Screening.
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