



# Allerdale Borough Council

## Development Management Policies

### Options Appraisal

### Sustainability Appraisal Report

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## 1.0 Background to the Sustainability Appraisal

### 1.1 Purpose of the sustainability appraisal report

This sustainability appraisal (SA) report was prepared for Allerdale Borough Council (ABC) as an integral part of their Local Development Framework (LDF) process to replace the existing Adopted Local Plan. The LDF portfolio will consist of a series of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The Core Strategy for Allerdale will be the main document in the LDF and will set out the spatial vision and strategic objectives for the Allerdale borough, and the strategic policies required in delivering that vision. Following on from this document a series of further DPDs and SPDs will be developed that set out in more specific detail the approach to future development in the Borough. One such document will be the Development Management (DM) policies. These DM policies will provide specific guidance to how development will be managed and controlled in the Borough over the plan period and the proposed policy options have been subject to a process of SA, the findings of which are presented in this report. The purpose of the SA process is to appraise the social, environmental and economic effects of a plan in an integrated way from the outset to help ensure that the Council's DPDs effectively guide decision-making to result in development that is sustainable.

It is a mandatory requirement of the LDF process that SA is undertaken on the Development Management draft policies. The first stage of the SA process for the Allerdale Local Development Framework was 'scoping', or Stage A. The results of the scoping exercise were presented in a Scoping Report produced by the Council in 2006 and revised in January 2007 following consultation. Stage B of the SA began with an appraisal of the Core Strategy initial 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 relating to future development in Allerdale borough. The outcome of the Issues and Options Paper SA was set out in an initial appraisal report produced by WYG on behalf of ABC in 2007. ABC next produced two discussion papers containing the Strategic Objectives for the Core Strategy and details of the initial 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 undertook the SA of these options and presented the results in May 2010. Alongside the SA of the Development Management policies, an SA of the policy options for the Core Strategy has also been undertaken and will be consulted upon alongside the Development Management policies DPD.



This report completes Stage B4 of the LDF process by providing the results of the SA for each of the draft Development Management policy options covering:

- Housing
- Economy
- Transport
- Built Environment
- Natural Environment

**Table 1.1 Stage B of the SA process advised by DCLG**

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.

This report completes stage B4 of the option process as advised by DCLG.

## 1.2 Compliance with the SEA Directive

The Planning and Compulsory Purchase Act (2004)<sup>1</sup> requires Local Planning Authorities to carry out a SA of all 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 current Government guidance.

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<sup>1</sup> as amended by the Planning Act (2008)



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

Revisions to the LDF process as a result of the Planning Act 2008 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 and good practice. New Government SA guidance<sup>2</sup> 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). For this reason, the Allerdale Development Management policies SA addressed not only the preferred but also the alternative policies developed by ABC for consultation in Stage C of the LDF process. We consider this robust approach to be good practice in keeping with government's approach to encouraging localism.

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



## 2.0 Sustainability Appraisal methodology

### 2.1 Sustainability appraisal framework and objectives

The 16 SA objectives used for the SA process, listed in Table 2.1 below, were taken from the Sustainable Development Framework for Cumbria, developed by Cumbria County Council's Sustainability Team. These same objectives have been used by ABC in earlier SA work, and this ensures consistency in the approach undertaken by the Council. As part of the Sustainability Appraisal work undertaken for the Core Strategy these objectives have been compared to the overall Core Strategy LDF objectives to identify any conflicts or synergies which need to be addressed, the findings of this work is presented in Appendix A.

**Table 2.1 Allerdale Borough Council Sustainability Appraisal Objectives**

<b>Social progress which recognises the needs of everyone</b>
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.
<b>Effective protection of the environment</b>
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.
<b>Sustainable use and management of natural resources</b>
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.
<b>Building a sustainable economy in which all can prosper</b>
EC1: To retain existing jobs and create new employment opportunities.
EC2: To improve access to jobs.
EC3: To diversify and strengthen the local economy.

## 2.2 Sustainability Appraisal scoring process

In undertaking this SA for the Allerdale Development Management Policies DPD, WYG followed the five step process (Stages A to E) set out in current government SEA guidance<sup>3</sup> (ODPM, 2005). The outcomes of Stage A were 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’*). This report combines both Stage B1 and B2 by presenting the results of the SA of both ABC’s preferred and strategic alternative policy options using the SA objectives listed above.

Each option was appraised to determine whether it will result in development that moves towards or away from the achievement of each sustainability objective. In some cases the options appear to have no influence on a SA objective, or its influence on whether or not an objective will be met will depend on how the option will be implemented. This is illustrated through the use of symbols in the Options Appraisal Tables; these symbols are explained below in Table 2.2.

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<sup>3</sup> ODPM (2005) A Practical Guide to the SEA Directive



**Table 2.2 Key for the Sustainability Appraisal matrices**

Key			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇨	Potentially beneficial
↓	Potentially adverse	⇦	Potentially adverse
↓	Minor adverse	←	Minor adverse
↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse, effects may depend on how the option will be implemented		
↔	No significant effect: neutral relationship with Sustainability Appraisal objective/or very little change to the status quo		

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

In each table, a short commentary explains the likely positive and/or negative effects that may result from each preferred and alternative option. In addition, where necessary, changes to the options or mitigation measures have been recommended with the aim of reducing any potential adverse effects, or to maximise beneficial effects.



### 3.0 Development of the Development Management Policies DPD

#### 3.1 Role of the Development Management Policies

The role of the Development Management policies is to support the delivery of the Core Strategy DPD and to provide a framework to guide the determination of planning applications. The Development Management policies reflect the main themes of the Core Strategy and provide greater definition and detail to the broader strategic principles set out within the main document. Many of the Development Management policy themes were debated at the Issues and Options stage of plan development in 2006.



## 4.0 Results of the Sustainability Appraisal

Using the SA methodology described in section 2.0 of this report, the SA process identified potential social, economic and environmental effects associated with each of the draft preferred and alternative policy options for the topic headings listed at section 1.1. These are detailed within the appraisal tables at Appendix B. A brief summary of the policy topic areas and how they have performed in terms of the SA are detailed below.

### 4.1 Housing

As with the economic policies, the housing policies do not specifically address allocations for new housing development or the locations for new development. The development management policies for housing consider how housing development should be considered, in particular housing development in rural areas. The policies under this topic area are:

- DM HO1: Housing Demolition
- DM HO2: Removal of agricultural occupancy conditions
- DM HO3: Extension of small dwellings in the open countryside
- DM HO4: Replacement / Rebuilding of dwellings in the open countryside
- DM HO5: Residential Annexes

The summary of the assessment of these options is provided in Table 4.1.

**Table 4.1 Housing Policy Options Summary Results**

Policy	Option Assessment Summary
DM HO1	The preferred option seeks to ensure that existing housing stock is retained and refurbished and reused wherever possible prior to demolition. This performs strongly in sustainability terms against the alternative policy approach, which relies on existing policies in this area. Particular strengths relate to provision of a decent home and contributing to the vitality and vibrancy of local communities. Therefore the preferred option was determined to be the most sustainable policy approach for housing demolition.
DM HO2	Controlling when agricultural occupancy conditions can be removed ensures that rural properties remain available within local rural communities, providing affordable housing for agricultural workers and ensuring the continued vibrancy of local rural communities. The alternative policy option will not seek to protect the existing rural housing and therefore there is the potential that this housing will be lost from the community resulting in less affordable housing available to agricultural workers and potential impacts on the continued vitality and vibrancy of local



Policy	Option Assessment Summary
	communities.
DM HO3	Both policy options perform well in terms of the sustainability objectives, however it is considered that the preferred approach which ensures that new development is subservient to the existing property and in keeping with character and design, provides a more robust policy framework than the alternative approach of relying on an individual officer's judgement.
DM HO4	The preferred option to ensure a criteria based approach to the replacement and rebuilding of dwellings in the countryside outside of the settlement hierarchy, performs strongly in sustainability terms and against the alternative policy option. In particular, through supporting local community vibrancy and potentially protecting historic character. The alternative policy option does potentially provide more protection for the countryside, however, this is the only area where it performs better than the preferred policy option and therefore the preferred approach is deemed the most sustainable.
DM HO5	The preferred policy option performs generally well in terms of the sustainability objectives and the approach to support the development of residential annexes where there is an identified need, is therefore considered to be the most sustainable policy approach.

## 4.2 Economy

The Development Management Economic policies do not provide guidance on the location and scale of any allocations of economic development sites, instead they address how new economic development should be considered and implemented across the Borough. This includes the consideration of how rural economic development should be addressed and consideration of the manner in which town centre development should take place. The policies under this topic area are:

- DM EC1: Expansion and Intensification of Employment Sites
- DM EC2: Protection of Employment Sites
- DM EC3: Development outside established industrial estates and allocations
- DM EC4: Live / work units
- DM EC5: Farm Diversification
- DM EC6: Agricultural Buildings
- DM EC7: Equestrian Buildings
- DM EC8: Town Centre Uses



- DM EC9: Town Centre Development
- DM EC10: Town Centre Thresholds
- DM EC11: Out of Centre Development
- DM EC12: Town Centre Boundaries
- DM EC13: Frontages - Primary
- DM EC14: Frontages - Secondary
- DM EC15: Community and Rural Services
- DM EC16: Evening Economy and Town Centre Amenity
- DM EC17: Upper Floor Uses
- DM EC18: Accessibility and Town Centre Parking
- DM EC19: Holiday Accommodation
- DM EC20: Provision of Camping, Caravan and Chalet Development
- DM EC21: Change of Use / Loss of Tourism Facilities

The summary of the assessment of these options is provided in Table 4.2.

**Table 4.2 Economy Policy Options Summary Results**

Policy	Option Assessment Summary
DM EC1	The preferred policy option performs strongly in terms of sustainability and against the alternative policy option. The preferred approach enables appropriate employment development to be delivered where there is demand thereby improving access to employment opportunities, facilities and services.
DM EC2	The use of a criteria based policy for the protection of employment sites across the Borough performs strongly against the sustainability objectives and in comparison to the alternative policy approaches of a strict protection of sites and no protection of sites. There are particular strengths in terms of increasing access to employment and services and facilities and supporting economic development and growth. The only potential area of weakness identified is the lack of support for residential development. As the protection of employment allocations will restrict their future use as residential sites. However, this is an adverse effect in isolation and by virtue of the strengths in other sustainability areas, it is determined to be the most sustainable option for this policy area.
DM EC3	The alternative policy option appears to perform more sustainably than the preferred option in this assessment as the alternative policy option ensures that development does not take place outside of existing employment sites or allocations, therefore providing protection to the wider



Policy	Option Assessment Summary
	countryside and potential biodiversity assets. However, when taken in conjunction with other policies aimed at protecting the natural environment, the flexibility enabled by the preferred option appears to be more preferable in terms of a policy approach.
DM EC4	The preferred policy option supports the creation of new or the conversion of existing dwellings to form live / work units in rural areas, and performs very strongly in sustainability terms. This policy approach enables the continued vibrancy of local communities, supports rural economic development, reduces the need for travel associated with commuting and improves general quality of life for the residents of the properties through enabling them to live and work in their community. The alternative approach was not considered to perform as well in sustainability terms.
DM EC5	The preferred policy option supports farm diversification activities, and performs very strongly in sustainability terms. This policy approach strongly supports the increased access to employment, services and facilities for those in rural areas and supports the diversification of the rural economy in the Borough. The alternative approach was not considered to perform as well in sustainability terms.
DM EC6	A criteria based policy for the approval of agricultural buildings, development and structures for livestock and bulk storage in the countryside performs strongly in sustainability terms and against the alternative policy option. The preferred approach will ensure that new agricultural development will not result in adverse effects on the countryside or biodiversity assets and supports the rural economy.
DM EC7	The policy options do not have many identified sustainability impacts, however, the preferred approach of a criteria based policy for permitting equestrian buildings in the countryside has a number of potentially positive effects and is therefore deemed the most sustainable policy approach.
DM EC8	The policy options do not have many identified sustainability impacts, however, the preferred approach of defining the main town centre uses has a number of potentially positive effects particularly in supporting a mix of uses which benefits the local economy and increases access to services and facilities and is therefore deemed the most sustainable policy approach.
DM EC9	The preferred policy approach is the only appropriate policy to be considered in this policy area, and generally has few identified sustainability effects. However, supporting proposals for town centre uses in accordance with the town centre hierarchy will ensure an appropriate mix of uses fostering local community vibrancy and benefitting the local economy and employment.
DM EC10	The preferred policy approach is the only appropriate policy to be considered in this policy area, and generally has few identified sustainability effects. However, having a policy that applies floorspace thresholds within the retail hierarchy will ensure that new development in town centres and out of town retail areas contain the appropriate scale and mix of economic development, supporting local diversity, distinctiveness and vitality and improving access to services, facilities and employment.
DM EC11	The preferred policy approach is the only appropriate policy to be considered in this policy area, and generally has few identified sustainability effects. However, ensuring that proposals



Policy	Option Assessment Summary
	for retail, leisure and commercial uses outside of defined town centres will be subject to the sequential test in PPS4 ensures that new development will be directed towards town centres, thereby supporting their vitality and vibrancy and increasing access to services and facilities and employment opportunities for residents of the town centres.
DM EC12	The preferred approach designates new town centre boundaries on the proposals map, whereas the alternative policy approach retains the existing town centre boundaries. The preferred approach identified positive effects in sustainability terms as it supports the vibrancy and vitality of town centre communities and is based on up to date evidence on communities services and facilities.
DM EC13	The preferred policy approach to designate primary frontages to manage town centre uses and protect areas where loss may impact vitality performs well in sustainability terms and against the alternative policy option. In particular basing the designations on up to date evidence and protecting the existing uses supporting vitality and character, provision of services and facilities and employment opportunities.
DM EC14	The preferred policy approach to designate secondary frontages to manage the existing uses within the parade, the loss of ground floor uses and an overconcentration of certain uses, performs well in sustainability terms and against the alternative policy option. In particular basing the designations on up to date evidence and protecting the existing uses supporting vitality and character, provision of services and facilities and employment opportunities.
DM EC15	Permitting neighbourhood community facilities that will enhance existing communities and protecting the loss of existing facilities will provide string support against the majority of sustainability objectives including preserving community services and facilities protecting character of settlements and retaining and improving access to services, facilities, employment opportunities and educational facilities, improving overall quality of life.
DM EC16	The preferred policy approach to supporting night time economy proposals that do not adversely affect amenity, provides some identified positive sustainability effects, including support for the economic sustainability objectives, there is no appropriate alternative policy option to consider and therefore this is the most sustainable approach for this policy area.
DM EC17	The preferred policy approach to ensure that proposals for change of use or alterations to town centre uses make continued provision for upper floor uses, provides some identified positive sustainability effects, including support for the economic sustainability objectives, there is no appropriate alternative policy option to consider and therefore this is the most sustainable approach for this policy area.
DM EC18	The preferred policy approach to consider parking requirements on a case-by-case basis and reduce requirements for developments in sustainable locations, provides some identified positive sustainability effects, including support for sustainable transport approaches and reduced traffic levels in town centres, there is no appropriate alternative policy option to consider and therefore this is the most sustainable approach for this policy area.
DM EC19	The policy area of holiday accommodation does not have many identified effects in sustainability terms, however, the preferred approach is the only appropriate policy approach considered and as there are no adverse effects identified it is considered the most sustainable.



Policy	Option Assessment Summary
DM EC20	Applications for new camping, caravan and chalet development will be supported where they contribute to the local tourism economy and community will result in positive sustainability effects particularly in terms of improving access to countryside and open space for holiday occupants and supports the tourism economy, the criteria also provide a framework to ensure that new holiday accommodation does not adversely affect biodiversity or landscape assets. There is no appropriate alternative policy approach.
DM EC21	The preferred option provides a criteria based policy to protect against the loss of tourism uses and performs strongly in sustainability terms and against the alternative policy options. Particular strengths of the policy include protecting existing tourism employment across the Borough and supporting the tourism economy which is important to the overall economy of the Borough.

### 4.3 Transport

The Development Management policy options for Transport provide guidance for new development in terms of transport considerations including the need for Travel Plans and Transport Assessments, guidance for traffic management during construction and car parking standards. The policies under this topic area are:

- DM TR1: Travel Plans and Transport Assessments
- DM TR2: HGV Access to Major Sites
- DM TR3: Car Parking

The summary of the assessment of these options is provided in Table 4.3.

**Table 4.3 Transport Policy Options Summary Results**

Policy	Option Assessment Summary
DM TR1	Both policy approaches identify positive effects in sustainability terms, however, the preferred policy approach performs more strongly in sustainability terms as it provides thresholds and criteria to determine when new developments will need to undertake Transport Assessments or provide Travel Plans as part of an application. This policy approach will provide greater clarity for developers and ensure that these are undertaken on a more consistent basis.
DM TR2	In general the preferred approach and alternative policy option provide areas of positive and adverse sustainability effects and areas of uncertainty. Overall there are more positive sustainability effects identified through the assessment of the preferred option, particularly through the potential reduction in safety risk, noise and air pollution and nuisance associated with HGV movements as part of construction activities.



DM TR3	Through applying a maximum standard for new development in terms of the number of car parking spaces to be provided there will be a promotion of more sustainable transport choices and therefore a potential benefit in terms of reducing environmental impact and greenhouse gas emissions associated with new development. An unrestricted approach to car parking provision will not promote sustainable transport choices and potentially result in adverse impact associated with the new development.
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#### 4.4 Built Environment

The built environment policies address how built development will be implemented rather than when and where and the actual size of the allocations. The policies address issues such as density, sustainable construction, layout and design of development.

- DM BE1: Housing Density
- DM BE2: Infill and backland development
- DM BE3: Non mains drainage
- DM BE4: Non mains fuel
- DM BE5: Residential Curtilages
- DM BE6: Flats and HMOs
- DM BE7: Safeguarding Amenity
- DM BE8: Advertisements
- DM BE9: Shop Fronts
- DM BE10: Sustainable Construction
- DM BE11: Construction Management
- DM BE12: Telecommunications
- DM BE13: Layout of new development
- DM BE14: Mixed use development
- DM BE15: Landscaping
- DM BE16: Designing out crime



- DM BE17: Open space
- DM BE18: Extensions and alterations
- DM BE19: Design and Access Statements
- DM BE20: Design Codes
- DM BE21: Public Realm
- DM BE22: Previously Developed Land
- DM BE23: Contaminated Land
- DM BE24: Rural Buildings
- DM BE25: Flood Risk
- DM BE26: Surface Water
- DM BE27: Flood Risk Assessments
- DM BE28: Listed Buildings and Conservation Areas
- DM BE29: Buildings at Risk
- DM BE30: Historic Demolition
- DM BE31: Scheduled Ancient Monuments and Archaeology
- DM BE32: Heritage Asset Records
- DM BE33: Hadrian's Wall World Heritage Site

The summary of the assessment of these options is provided in Table 4.4.

**Table 4.4 Built Environment Policy Options Summary Results**

Policy	Option Assessment Summary
DM BE1	The sustainability appraisal shows that the preferred policy option is the most sustainable. The preferred option compared particularly favourably to the rejected policy options when considering the provision of good quality homes, improving the quality of the built environment and reducing the demand for new greenfield development sites.
DM BE 2	The sustainability appraisal shows that the preferred policy option compares favourably to the rejected policy options, particularly when considering the preservation of landscape character, the quality of the built environment and reducing the demand for new greenfield development sites. The rejected policy BE2b was also shown to be sustainable within a number of areas but was deemed to overly constrain development as such the preferred policy option is considered



Policy	Option Assessment Summary
	to be the most sustainable.
DM BE 3	The preferred policy option compared favourably against the rejected policy option across all relevant objectives in the sustainability appraisal particularly in regard to providing access to services for properties in rural areas. The preferred policy option is considered to be the most sustainable option.
DM BE 4	The sustainability appraisal considers that the preferred policy option to be the most sustainable across all relevant objective areas particularly in regard to the provision of services to properties in rural areas. The preferred policy option is considered to be the most sustainable.
DM BE 5	The sustainability appraisal shows the preferred policy option to be the most sustainable. The rejected option of no dedicated policy could result in a policy gap. The preferred option compared particularly favourably against the rejected policy option in terms of preserving landscape character, the quality of the built environment and agricultural land.
DM BE 6	The preferred option provides a framework to control the potential impact on residential amenity arising through conversion to flats and HMOs and provides a criteria based policy to address this. This option performed well in sustainability terms and against the alternative option which would rely on existing policy. Particular strengths of the policy are the benefits to the local environment, built environment and quality of life arising through controlling the potential adverse effects on residential amenity.
DM BE 7	The preferred policy approach to include a policy that safeguards amenity and that ensures that proposals make a positive contribution to amenity and the environment, performs very strongly in sustainability terms across almost all of the objectives and in comparison to the alternative option. The policy would protect and enhance the local environment of an area, improving community well-being and overall quality of life.
DM BE 8	The policy options do not have many identified sustainability impacts, however, the preferred option does identify a small number of potentially positive effects, including protecting residential amenity benefitting the local built environment, community distinctiveness and ensuring that there are no adverse impacts on landscape character and quality. Therefore the preferred option is deemed to be the most sustainable.
DM BE 9	Provision of a criteria based policy for the replacement of shop fronts, will result in a number of strong sustainability effects, in comparison to the alternative option of relying on existing policy approaches. Particular strengths of the policy include the fact that clear policy guidance will promote good quality design that respects the character and distinctiveness of the local area and promotes improved accessibility for all residents.
DM BE 10	The preferred policy is a criteria based policy to ensure that all new development mitigates against the impacts of climate change and seeks to achieve the highest levels of sustainability. This performs strongly against the sustainability objectives, as its aims are directly complementary to the aims of the objectives, including improvements to the quality of the built environment and provision of decent homes through provision of efficient properties. BE DM10b does also perform strongly in certain areas of the assessment as this sets higher sustainability targets than the preferred approach, and whilst in environmental sustainability



Policy	Option Assessment Summary
	<p>terms this would be the preferred approach, when considering the options across the whole spectrum of sustainability BE DM10b performs less well in economic terms and therefore the sustainability appraisal supports the choice of the preferred option.</p>
DM BE 11	<p>The sustainability appraisal indicates that the preferred option is the most sustainable as it will ensure that new development does not result in adverse impacts at the construction stage on residential amenity and resident's quality of life. The policy will also ensure that there are no adverse impacts on highways and will promote sustainable practices to be utilised throughout the construction process. This is the preferred option as without this policy, there would be a reliance on national policy which does control certain areas of construction but does not concentrate on minimising effects on amenity as effectively as a local policy would.</p>
DM BE 12	<p>The policy options do not have many identified sustainability impacts, however, the preferred option does identify a small number of potentially positive effects, including protecting residential amenity benefitting the local built environment, community distinctiveness and ensuring that there are no adverse impacts on landscape character and quality. Therefore the preferred option is deemed to be the most sustainable.</p>
DM BE 13	<p>The preferred option performs strongly in sustainability terms and against the alternative policy option. The policy ensures that new development creates a high quality living environment for its residents that contributes to quality of life in the community and ensures good access to facilities and services, creates a sense of community, reduces potential for crime and anti-social behaviour and respects the high quality of the environment of its surroundings.</p>
DM BE 14	<p>The provision of a criteria based policy to control mixed use developments in certain areas, performs well in sustainability terms and against the alternative option. Particular strengths of the preferred option include providing improved access to facilities, services and employment opportunities, and therefore potentially reducing the need to travel resulting in lower greenhouse gas emissions, and an overall improvement in quality of life for residents.</p>
DM BE 15	<p>The preferred option sets out the policy for provision of landscaping proposals as part of new developments, and performs very strongly in terms of the sustainability appraisal and against the alternative option, the policy is directly complementary to the landscape objective, but also can benefit biodiversity as the two are often interlinked, the option will also help to promote character, quality and distinctiveness in new developments and will improve the quality and sense of well-being for residents of the area.</p>
DM BE16	<p>Inclusion of a the preferred policy approach to provide criteria for new developments to consider in order to include design features to prevent crime and anti-social behaviour, performs well in the sustainability appraisal, particular strengths of the policy will be the benefits to social cohesion and community spirit and benefits to personal well-being for those who are concerned about the potential for crime and anti-social behaviour. The alternative option relies on existing policy and would potentially fail to provide the clarity given in this policy which would fail to fully address the existing issues and concerns relating to this area.</p>
DM BE17	<p>The sustainability appraisal concluded that the preferred option relating to the provision of open space and recreation facilities was the most sustainable. The policy approach increases access to open space and the countryside, and encourages healthy and active lifestyles</p>



Policy	Option Assessment Summary
	amongst residents, in addition, open space can provide areas for community gatherings and events benefitting community cohesion within an area, and the provision of such features will contribute to green infrastructure across the Borough and potentially benefit biodiversity assets in the area.
DM BE18	The policy options identify few impacts in terms of the sustainability appraisal, however, the preferred approach identifies a strong sustainability impact in terms of provision of a decent home as it provides clear guidance for residents and developers wishing to alter or extend their home and ensures that the proposals are appropriate, in keeping with character and of a high quality design.
DM BE19	Inclusion of a Design and Access statement policy within the DM DPD will ensure that access to services, facilities and employment opportunities is appropriately considered and addressed as part of the design of new proposals, this policy should result in high quality built and local environments for residents, addressing potential issues and concerns over the area including environmental and water related issues, benefitting health and well-being creating a sense of place and improving quality of life. The alternative policy option, has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.
DM BE20	The preferred approach identifies positive effects across all sustainability objectives, and performs well in comparison to the alternative option. The policy will provide for cohesive high quality design of future developments, covering issues including infrastructure, access, sustainable transport modes, and open space. The alternative policy option has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.
DM BE21	Provision of a criteria based policy that aims to ensure ongoing improvements to the visual, functional and inclusive quality of the public realm will ensure that local environments are protected and enhanced retaining and improving access to open space, and green infrastructure networks, whilst retaining local character and distinctiveness including historical character. The alternative policy option has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.
DM BE22	The sustainability appraisal has identified that the preferred approach which prioritises the use of previously developed land over Greenfield land is the most sustainable. In particular it promotes the efficient use of land for development reducing the use of Greenfield land and therefore potentially reducing the impact on biodiversity and landscape assets. Alternative option DM BE22b does also identify beneficial effects, however, there is the potential that this policy would result in the loss of services and facilities in smaller settlements where there is no previously developed land available and therefore it is deemed to be less sustainable than the preferred policy.
DM BE23	The preferred approach is the most sustainable in terms of this policy area, as it promotes the remediation of contaminated land and provides clarity for developers. Remediation of contaminated land has many potential sustainability benefits as it makes efficient use of land reducing the potential reliance on Greenfield land and the potential adverse impacts that this



Policy	Option Assessment Summary
	<p>may have in terms of landscape and biodiversity. Remediation can also have potential health benefits for local residents and can improve the quality of the local and built environment and benefit the local community by bringing back redundant land into use again. The alternative option will potentially result in similar effects, however, there is less clarity and guidance on the approach which may potentially deter developers from pursuing development on this type of land.</p>
DM BE24	<p>The preferred policy approach is determined to be the most sustainable as it protects potential business and community land in rural areas in the first instance, before enabling residential development if there is no identifiable use for the existing building. This promotes the reuse of buildings and an efficient use of land. The alternative option has the potential to give rise to proposals for residential buildings resulting in the loss of potential business and community facilities.</p>
DM BE25	<p>The preferred policy approach is the only appropriate policy to be considered in this policy area, and only has a few identified sustainability effects. The policy option performs strongly in terms of improvement of infrastructure in flood risk areas, protecting access to services, facilities and employment and improving the quality of the built environment.</p>
DM BE26	<p>Inclusion of a surface water management policy within the DM DPD will ensure that infrastructure in flood risk areas is improved, protecting access to services, facilities and employment and also promotes sustainable management of water resources placing less pressure on the regional water environment. The alternative policy approach has the potential to result in developments taking place in areas of high flood risk that do not have surface water management measures appropriate to the risk and therefore directly resulting in an increased flood risk to those residents and workers at the new development, and indirectly increasing flood risk to other properties and businesses within the wider catchment.</p>
DM BE27	<p>The preferred policy provides clarity on the detail to be provided as part of a Flood Risk Assessment to accompany proposals for a new development in the Borough. This policy performs well in sustainability terms as it provides clarity and detail for developers and ensures that there is an adequate level of assessment of potential flood risk for all proposals ensuring that the risk of flooding is not increased and that appropriate measures are specified where there is a risk identified. The alternative policy option has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.</p>
DM BE28	<p>The sustainability appraisal has identified that the preferred option is the most sustainable in relation to the policy area. Particular strengths of the policy are the benefits to local communities and their sense of heritage, and the benefits to the wider landscape through the protection of hard and soft landscaping. In addition there is the potential for economic regeneration through the promotion of heritage in the Borough and potential opportunities for an increase in tourism and tourism related employment as a result. The alternative policy option relies on existing policy and performs less well in terms of sustainability.</p>
DM BE29	<p>The preferred policy approach ensures that listed buildings are protected and reused wherever possible unless it is identified to be at imminent risk. This was determined to be the most sustainable approach as it prioritises the retention of the buildings in their existing form to safeguard landscape character and residential amenity, however, it will also enable conversion</p>



Policy	Option Assessment Summary
	where this is the only available remaining option for protection of the building, which is positive in sustainability terms as it protects historic character and ensures an efficient use of land.
DM BE30	The preferred policy approach aims to ensure that historic buildings and structures are protected and preserved as far as possible, this ensures that local distinctiveness and character are retained as far as possible promoting a sense of community cohesion, this will also benefit the quality of the built environment and public realm ensuring that people have a pleasant environment in which to live and work. The alternative approach would rely on national guidance and there is the potential that this would not provide enough detail and clarity at the local level resulting in losses to the local historic environment.
DM BE31	The preferred policy approach performs strongly in sustainability terms across the majority of objectives in the assessment. The protection of the local historic environment directly supports the objective relating to community cohesion ensuring that local communities have a strong sense of historic character, there are also strong links with protection of landscape features, in addition promoting the role of heritage in the district and the potential to result in increased tourism and tourism related employment opportunities.
DM BE32	The sustainability appraisal identified that the preferred approach was the most sustainable as it ensures that the historic environment is recorded for future generations where it cannot be protected or preserved in situ. This should ensure that new development in the area will be able to make reference to historic character that has been recorded, and has the potential to benefit tourism through the promotion of the role of heritage in the Borough.
DM BE33	The provision of locally distinctive criteria as part of a policy to safeguard the Hadrian's Wall WHS performs strongly in sustainability terms and in comparison to the policy that would rely on existing policy. The policy will provide for specific guidance in terms of proposals that may affect the setting of the site and its buffer and sets out the type of development that will be appropriate in the area. The policy also has the potential to promote the role of heritage in the Borough resulting in benefits associated with increased tourism and tourism related employment.

## 4.5 Natural Environment

The Natural Environment policies, address specifically how the natural environment is considered as part of an overall development proposal, e.g. through ensuring that they do not have an adverse impact on the AONB, that ecological surveys are undertaken and that trees and hedgerows are protected as part of the proposals.

- DM NE1: Development in the Solway Coast AONB
- DM NE2: Ecological Surveys



- DM NE3: Protecting Trees, Hedgerows and Woodland

The summary of the assessment of these options is provided in Table 4.5.

**Table 4.5 Natural Environment Policy Options Summary Results**

Policy	Option Assessment Summary
DM NE1	The principle of providing a series of criteria against which all new development within the AONB will be assessed, performed strongly against the majority of the sustainability criteria. Particular strengths include the continued protection of access to the countryside the environmental objectives including protection of the landscape. The alternative option on relying on existing policy was felt to potentially result in a lack of locally appropriate guidance on landscape characteristics and for local developers. In conclusion the preferred option was determined to be the most sustainable.
DM NE2	The preferred option identified a number of strengths in terms of the sustainability objectives, in particular in terms of protecting and enhancing biodiversity and protecting and enhancing water quality, both of which this policy directly addresses. In the absence of the preferred option, there would be a reliance on existing policy which potentially could result in the loss or adverse impact on biodiversity assets in the Borough through a lack of protection.
DM NE3	The preferred policy option aims to ensure that all existing important tree, hedgerows and woodlands are protected as part of new development. There were particularly positive sustainability effects in terms of protection of biodiversity assets and landscape. The alternative options identified some potentially adverse effects, DM NE3a fails to protect these assets and relies on other policies, DM NE3b and DM NE3c do aim for protection of the assets, but do not provide the strength of the preferred option.



## 5.0 Conclusions and Recommendations

This report forms part of Stage B of the SA of the Development Management Policies DPD. The findings of this appraisal will need to be taken into account in the preparation of the preferred options in Stage C for consultation (Stage D) as detailed in Table 5.1 below.

**Table 5.1 Next Steps in the Sustainability Appraisal of the Allerdale Core Strategy**

Stage		SA Steps	Links to Core Strategy Process
Stage B Developing and refining options and assessing effects	B5	Develop mitigation to minimise adverse effects and maximise beneficial effects.	The Core Strategy will need to be revised in line with any findings.
	B6	Develop recommendations for monitoring and indicators.	Undertaken after draft Core Strategy revised/refined.
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 the SA and responses to consultation have been taken into account.	Undertaken in conjunction with finalisation of the Submission Core Strategy.



Stage		SA Steps	Links to Core Strategy Process
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.

The SA process that has been undertaken on the draft Development Management policies, generally illustrates that the preferred options present the most sustainable approach to the manner in which future development in the Borough will be undertaken. This does not necessarily mean that they all result in positive effects, but in considering the overall approach they in combination present the most sustainable solution. There are many areas, where the scale of the impact identified depends on further assessment, design and implementation. Additional evidence such as the Habitats Regulations Assessment (HRA) and the evidence base will need to be fully taken into account when confirming the final policy approached for the Borough and when considering site specific allocations.

Mitigation measures will need to be incorporated, where the adverse impacts have been identified, or built into those policies where potential issues relating to design and implementation have identified potential risks.

Amendments made to the policies as a result of the HRA and the consultation on the Development Management DPD will need to be reassessed in order to ensure that amendments do not have an adverse sustainability impact that had not previously been identified.



## 6.0 References

Allerdale Borough Council (2006). Scoping Report.



## Appendices





# **Appendix A – Compatibility Assessment for Core Strategy Objective**





## Appendix A – Compatibility Matrix

Key	
✓✓	Highly Compatible
✓	Potentially Compatible
✗✗	Highly Incompatible
✗	Potentially Incompatible
~	Neutral/No Interaction

SA Objective	Core Strategy Strategic Objectives																																																
	1) Climate Change and Sustainability					2) Housing					3) Economy										4) Transport					5) Built Environment					6) Natural Environment																		
	a	b	c	d	e	a	b	c	d	e	a	b	c	d	e	f	g	h	i	j	a	b	c	d	e	f	g	a	b	c	d	e	f	a	b	c	d	e											
SP1	✓	✓✓	~	~	~	✓	✓	✓	~	~	~	~	✓	~	~	✓✓	✓✓	~	~	~	✓✓	~	✓	✓✓	✓	✓	~	✓	~	✓✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>Analysis:</b> In general the Strategic Objectives do not hinder or actively support participation in the democratic process. However in some instances they have the potential to support it, such as through increasing access to educational / community facilities. Regeneration in general can provide numerous opportunities for community involvement / empowerment.</p> <p><b>Recommendations:</b> Where practicable, the implementation of the LDF should encourage the participation of local people, particularly those from hard to reach groups in the decision-making process.</p>
SP2	✓	✓✓	~	~	~	✓	✓	✓	✓	✓	✓	✓	✓✓	✓	✓	✓✓	✓✓	~	~	~	✓✓	✓	✓✓	✓✓	✓	✓✓	✓✓	✓	~	✓✓	✓✓	~	~	✓✓	~	✓✓	~	~	✓✓	~	✓✓	~	~	<p><b>Analysis:</b> A number of the Core Strategy objectives are considered to be highly compatible with SP2 as they will directly contribute to provision of facilities (such as healthcare, sports, leisure and education) or the provision of employment opportunities. Other objectives are also considered to be highly compatible as they will directly contribute to improving physical access to these facilities / workplaces. Those objectives that promote development within areas which potentially contain the required facilities (for example, focusing development within urban areas or within rural areas which already provide relevant facilities) and objectives which generally relate to improvements in quality of life, are considered to be potentially compatible with SP2.</p> <p><b>Recommendations:</b> Where practicable, the implementation of the LDF needs to ensure that the capacity of local facilities (such as healthcare, sports, leisure and education) can withstand the proposed levels of growth. Facilities and infrastructure should be designed to maximise accessibility for disabled users.</p>					
SP3	~	~	✓✓	~	✗	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	~	~	~	✓	~	~	~	~	✓	~	~	✓	~	~	✓✓	~	~	~	~	~	✓✓	~	~	✓	✓	~	~	~	~	~	<p><b>Analysis:</b> In general a number of the Core Strategy objectives are considered to be highly compatible with SP3 as they directly relate to the provision of housing, in particular provision of affordable housing. A number of the objectives are considered to be potentially compatible with SP3 as they relate to general improvements in quality of life and development which meet the needs of the whole community. This may involve improvements to existing housing stock or the provision of new housing.</p> <p><b>Recommendations:</b> Where practicable within the LDF, targets for Code for Sustainable Homes should be introduced to deliver more efficient / sustainable housing and targets for Lifetime Homes standards introduced to ensure that homes meet the needs of the whole population and enable residents to live independently for longer.</p>						
SP4	~	~	~	~	~	~	~	~	~	✓	✓	✓	✓✓	✓	✓	✓	✓✓	~	~	~	~	~	~	~	~	~	✓	~	~	~	~	~	✓✓	~	~	~	~	~	~	~	~	~	<p><b>Analysis:</b> A number of the Core Strategy objectives are considered to be highly compatible with SP4 as they directly relate to increases in the provision of education / training. Other objectives are supportive by enabling development that meets the needs of the whole community and by protecting and enhancing community facilities respectively, and have the potential to increase / improve the provision of education / training.</p> <p><b>Recommendations:</b> Where practicable, the implementation of the LDF needs to ensure that the capacity of local educational facilities can withstand the proposed levels of growth within the plan period.</p>						
SP5	✓	✓	~	~	~	~	✓	~	~	✓	~	~	~	~	~	~	~	~	~	~	~	~	✓	✓✓	~	~	~	~	~	~	~	~	✓	~	✓✓	✓✓	✓	✓	~	~	✓✓	~	<p><b>Analysis:</b> The Core Strategy objectives in some areas are considered to be highly compatible with SP5 as they specifically refer to the provision of health facilities, or promote proposals that are in line with a 'healthy communities agenda', the aim of which is to reduce health inequalities, and have the potential to contribute to the provision of healthcare services by protecting and enhancing community facilities.</p> <p>As well as provision of healthcare facilities, physical wellbeing may be promoted through participation in sports and leisure activities, and on a more global scale, through the prevention of climate change. The potential health impacts of climate change include those associated with extreme cold and heat events, and weather related natural hazards, which as well as resulting in physical health effects may also affect mental health and wellbeing (e.g. by interfering with livelihoods and damage to critical infrastructure).</p> <p>Mental wellbeing may also be promoted through good design, and the protection of environmental, heritage and other cultural assets. Reducing inequalities and improving quality of life may also aid mental wellbeing.</p>						







SA Objective	Core Strategy Strategic Objectives																																					
	1) Climate Change and Sustainability					2) Housing					3) Economy										4) Transport					5) Built Environment					6) Natural Environment							
	a	b	c	d	e	a	b	c	d	e	a	b	c	d	e	f	g	h	i	j	a	b	c	d	e	f	g	a	b	c	d	e	f	a	b	c	d	e
	<p>The objectives that relate to the location of new development within urban areas, and in sustainable rural areas may potentially improve access to jobs by ensuring they are already located within areas that are well-connected. Further objectives may encourage creation of employment opportunities within areas of need and may encourage people to use sustainable forms of transport to access their places of work, and may result in the provision of employment opportunities, potentially in areas of need.</p> <p><b>RECOMMENDATIONS:</b> Where practicable within the LDF, new housing should be located in areas with good access to employment opportunities, i.e. accessible through public transport, walking and cycling as well as the private car.</p>																																					
EC3	✓	✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	<p><b>ANALYSIS:</b> The Core Strategy objectives that are considered to be highly compatible with EC3 are those that will contribute to strengthening the local economy through the expansion of certain sectors (including energy, tourism and education), the regeneration of deprived areas, and the enhancement of both town centres and rural areas.</p> <p>Other objectives that are considered to be potentially compatible are those that will contribute to improving access to jobs and skills training, which may help to boost the local economy. Further objectives may encourage creation of employment opportunities within areas of need and focus development within urban areas which are well-connected. This may further boost the local economy.</p> <p><b>RECOMMENDATIONS:</b> Where practicable within the LDF, encourage new employment land to provide a variety of opportunities in different sectors. This will also help to retain graduates and a skilled workforce within the Borough.</p>



# **Appendix B – Development Management Policies DPD Assessment Table**



Key: Significance of Effects			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse
	Potentially beneficial or adverse		
	No significant effect		

Sustainability Appraisal Objective	DM BE2: Infill and Backland Development						Comments
	Preferred Option		Alternative Options				
	DM BE2: All proposals for infill and backland development will be expected to fulfil a set of specific criteria		DM BE2a: No infill and backland development policy	DM BE2b: Restrictive policy that has a presumption against infill and backland development			
SP1: To increase the level of participation in democratic processes		This option would support the objective by providing clear criteria to enable development that will meet the needs of communities and future generations without adverse amenity impacts		This option would not support the objective as it would not provide any clear guidance upon the assessment of development hindering ability of communities to participate in the democratic process.		This option would not support the objective as it would not enable the efficient use of land to meet the needs of communities and future generations.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces		No significant effects		No significant effects		No significant effects	None
SP3: To provide everyone with a decent home		This option would support the objective by enabling infill and backyard development to provide needed housing.		This option would potentially detract from the objective by not providing clear policy guidance.		This option would not support the objective as it would prevent the provision of infill housing development.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training		No significant effects		No significant effects		No significant effects	None
SP5: To improve the health and sense of well-being of people		This option would indirectly support this objective as it would contribute to maintaining a high quality built environment which in turn would contribute towards improved quality of life.		This option could either support or detract from the objective dependent upon the type of development that is brought forward with the lack of clear policy guidance.		This option could either support or detract from the objective as it would prevent highly contested development adding to the quality of life for detractors and hampering the quality of life for those in favour.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		No significant effects		No significant effects		No significant effects	None
EN1: To protect and enhance biodiversity		No significant effects		No significant effects		No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations		This option would support the objective as it provides clear guidance for development that would avoid adverse impacts upon landscape character.		This option would not support the objective as it would not provide any clear guidance for development and risk adverse impacts upon landscape character.		This option would support the objective as it would maintain the existing character of areas at the expense of development opportunities for enhancement.	The preferred option is the most sustainable as it sets out clear guidance for development that will protect and enhance the character of the landscape.
EN3: To improve the quality of the built environment		This option would support the objective as it provides clear guidance for development that would avoid adverse impacts upon and make a positive contribution to the quality of the built environment.		This option would not support the objective as it would not provide any clear guidance for development and risk adverse impacts upon the quality of the built environment.		This option would support the objective as it would maintain the existing character of areas at the expense of development opportunities for enhancement of the built environment.	The preferred option is the most sustainable as it sets out clear guidance for development that will protect and enhance the quality of the built environment.
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant effects		No significant effects		No significant effects	None
NR2: To improve water quality and water resources		No significant effects		No significant effects		No significant effects	None
NR3: To restore and protect land and soil		This option would support the objective as it would enable the efficient use of land thereby reducing demand for greenfield development.		No significant effects		This option would not support the objective as it would restrict the efficient use of land and thereby raise demand for greenfield development.	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste		No significant effects		No significant effects		No significant effects	None
EC1: To retain existing jobs and create new employment opportunities		No significant effects		No significant effects		No significant effects	None
EC2: To improve access to jobs		No significant effects		No significant effects		No significant effects	None
EC3: To diversify and strengthen the local economy		No significant effects		No significant effects		No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM BE3: Non-mains drainage				
	Preferred Option		Alternative Option		Comments
	DM BE3: Permission will be granted for the provision and use of private sewage treatment plants, septic tanks and bio-systems where they are in accordance with the provision of planning circular 03/99		DM BE3a: No policy for non-mains drainage		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective as it would enable development in the interests of communities and future generations above and beyond the guidance provided in Circular 03/99.	↓	This option would not support the objective as it would rely upon national guidance rather than adopting a localised policy reflecting the needs of the community.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by providing robust policy guidance for appropriate drainage facilities for those people living in locations where this is the only option.	↓↓	This option would not support the objective as it would not provide robust guidance upon appropriate drainage facilities and therefore hamper the ability of households to adopt and improve required infrastructure.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	→→	This option would indirectly support the objective by supporting people in managing their home in areas without mains services.	←←	This option would not support the objective as it would not provide policy support and guidance for people to manage their homes in areas without mains services.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	⇄	No significant effects	⇄	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑	This option would support the objective by supporting and enabling the provision of sanitation infrastructure in areas without mains facilities	↓	This option would not support the objective as it would not support the provision of sanitation infrastructure in areas without mains facilities	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	⇄	No significant effects	⇄	No significant effects	None
EN1: To protect and enhance biodiversity	⇄	No significant effects	⇄	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective as it provides clear guidance for development that would avoid adverse impacts upon landscape character.	↓	This option would not support the objective as it would not provide any clear guidance, relying on national policy, for development and risk adverse impacts upon landscape character.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This option would support the objective as it provides clear guidance for development that would avoid adverse impacts upon and make a positive contribution to the quality of the built environment.	↓	This option would not support the objective as it would not provide any clear guidance, relying on national policy, for development and risk adverse impacts upon the quality of the built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	This option would support the objective by providing clear policy guidance for development that would avoid adverse impacts upon local air quality.	↓	This option would not support the objective as it would rely upon national policy to avoid impacts upon local air quality and not necessarily reflect local concerns and issues.	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	↑	This option would support the objective by providing clear policy guidance for development that would avoid adverse impacts upon local water resources and water quality.	↓	This option would not support the objective as it would rely upon national policy to avoid impacts upon local water resources and water quality and not necessarily reflect local concerns and issues.	The preferred option is the most sustainable.
NR3: To restore and protect land and soil	↑	This option would support the objective by providing clear policy guidance for development that would avoid adverse impacts upon soil quality.	↓	This option would not support the objective as it would rely upon national policy to avoid impacts upon local soil quality and not necessarily reflect local concerns and issues.	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant effects	⇄	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	⇄	No significant effects	⇄	No significant effects	None
EC2: To improve access to jobs	⇄	No significant effects	⇄	No significant effects	None
EC3: To diversify and strengthen the local economy	⇄	No significant effects	⇄	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	→↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	↔←	Minor adverse
↓↓↓	Major adverse	↔←←	Major adverse

  

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE4: Non-mains fuel				Comments
	Preferred Option		Alternative Option		
	DM BE4: Applications for the siting of LPG and oil tanks will be granted planning permission subject to the fulfilment of a set of specific criteria		DM BE4a: No policy for non-mains fuel		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective as it would enable development in the interests of communities and future generations above and beyond the guidance provided in Circular 03/99.	↓	This option would not support the objective as it would rely upon national guidance rather than adopting a localised policy reflecting the needs of the community.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by providing robust policy guidance for the siting of fuel facilities for those people living in locations where this is the only option.	↓↓	This option would not support the objective as it would not provide robust guidance upon the siting of facilities and therefore hamper the ability of households to adopt and improve required infrastructure.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	→→	This option would indirectly support the objective by supporting people in managing their home in areas without mains services.	↔↔	This option would not support the objective as it would not provide policy support and guidance for people to manage their homes in areas without mains services.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑	This option would support the objective by supporting and enabling the provision of fuel infrastructure in areas without mains facilities	↓	This option would not support the objective as it would not support the provision of fuel infrastructure in areas without mains facilities	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects	↔	No significant effects	None
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective as it provides clear guidance for development that would avoid adverse impacts upon landscape character.	↓	This option would not support the objective as it would not provide any clear guidance, relying on national policy, for development and risk adverse impacts upon landscape character.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This option would support the objective as it provides clear guidance for development that would avoid adverse impacts upon and make a positive contribution to the quality of the built environment.	↓	This option would not support the objective as it would not provide any clear guidance, relying on national policy, for development and risk adverse impacts upon the quality of the built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↑	This option would support the objective by providing clear policy guidance for development that would avoid adverse impacts upon local water resources and water quality.	↓	This option would not support the objective as it would rely upon national policy to avoid impacts upon local water resources and water quality and not necessarily reflect local concerns and issues.	The preferred option is the most sustainable.
NR3: To restore and protect land and soil	↑	This option would support the objective by providing clear policy guidance for development that would avoid adverse impacts upon soil quality.	↓	This option would not support the objective as it would rely upon national policy to avoid impacts upon local soil quality and not necessarily reflect local concerns and issues.	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE5: Extensions to Residential Curtilages				Comments
	Preferred Option		Alternative Option		
	DM BE5: Criteria based policy to control the extension of residential or other curtilages beyond the defined development limits of settlements		DM BE5a: No extensions to residential curtilages policy		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective by providing clear policy guidance to manage development respecting the needs of communities and future generations	↓	This option would not support the objective as it would leave a policy gap with no clear guidance for development that could result in the loss of agricultural land needed by communities and future generations.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This option would potentially support this objective, especially when read in conjunction with DM BE3 and DM BE4, by providing scope and clear guidance for the provision of non mains facilities.	↔	No alternative policy	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↔	No significant effects	↔	No significant effects	None
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↔	No significant effects	↔	No significant effects	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects	↔	No significant effects	None
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This option would support the objective by providing clear guidance upon the appropriate extension of residential curtilages to avoid adverse impacts upon landscape character and quality	↔	No alternative policy	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑↑	This option would support the objective by providing clear guidance upon the appropriate extension of residential curtilages to avoid adverse impacts upon the quality of the built environment.	↔	No alternative policy	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑↑	This option would support the objective by providing clear developmental guidance that would avoid the loss of agricultural land.	↔	No alternative policy	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE6: Conversions to Flats and HMOs				Comments
	Preferred Option		Alternative Option		
	DM BE6: Criteria based policy to ensure that conversions to flats and HMOs will not have an adverse effect on the residential environment		DM BE6a: No conversions to flats and HMO policy		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective by providing clear policy guidance aimed at meeting the needs of communities and future generations	↓	This option would not support the objective as it would not provide any policy guidance for development and potentially not enable the needs of communities and future generations to be met.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↔	No significant effects	↔	No significant effects	None
SP3: To provide everyone with a decent home	↑↑	This option would support the objective by enabling the provision of much needed housing.	↔	No significant effects	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	→	This option would indirectly support the objective by providing guidance for developers and home owners enabling the provision of affordable housing thereby increasing quality of life.	↔	No significant effects	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects	↔	No significant effects	None
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This option would support the objective by providing clear guidance for development that would avoid adverse impacts upon landscape character and quality.	↓	This option would not support the objective as it would rely upon existing and alternative policies to guide development and risk adverse impacts upon landscape character and quality through inappropriate development.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑↑	This option would support the objective by providing clear guidance for development that would avoid adverse impacts upon the quality of the built environment and promote the adaptive re-use of existing buildings.	↓	This option would not support the objective as it would rely upon existing and alternative policies to guide development and risk adverse impacts upon the quality of the built environment through inappropriate development.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	→	This option would potentially support the objective by enabling the provision of more smaller and efficient homes that would result in the generation of fewer greenhouse gases.	↔	No significant effects	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑	This option would support the objective by promoting and enabling the re-use of existing buildings reducing demand for development upon greenfield sites.	↔	No significant effects	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↑	This option would potentially support the objective by promoting the re-use of existing buildings thereby reducing the need for new build development thereby lowering demand for primary construction aggregates and the production of construction waste.	↔	No significant effects	The preferred option is the most sustainable.
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects		DM BE7 Safeguarding Amenity	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE7: Safeguarding Amenity				Comments
	Preferred Option		Alternative Option		
	DM BE7: Criteria based policy to ensure that proposals where possible make a positive contribution to the area in terms of environment and amenity		DM BE7a: No safeguarding amenity policy		
SP1: To increase the level of participation in democratic processes	↑↑	This option would support the objective as it complies with the requirements of national policy by providing policy guidance upon the protection of community amenity for future generations.	↓↓	This option would not support the objective as it would not comply with national policy and not provide policy guidance upon the protection of community amenity for future generations.	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces	↔	This option could potentially indirectly support the objective by ensuring that new development does not adversely impact upon the transport infrastructure thereby hindering access to facilities and services.	↔	No significant effects	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	→→	This option supports the objective by ensuring that the places people live continue to have high amenity values.	←←	This option would not support the objective as it would not ensure that the places people live have high amenity values.	The preferred option is the most sustainable
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑↑	This option would support the objective by ensuring that community amenity is maintained contributing to quality of life	↓↓	This option would not support the objective as it would not provide protection to community amenity which would impact adversely upon quality of life instead relying upon existing and alternative policy.	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support the objective by ensuring that community identity is maintained and development does not have adverse impacts upon local areas.	↓↓	This option would not support the objective as it would afford no protection to communities against adverse amenity impacts upon local areas instead relying upon existing and alternative policy.	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↑↑	This option would support the objective by providing policy guidance to protect biodiversity from adverse impacts of development.	↓	This option would not support the objective as it would provide no policy guidance to protect biodiversity from adverse developmental impacts instead relying upon existing and alternative policy.	The preferred option is the most sustainable
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This option would support the objective by providing policy guidance to protect landscape character and quality from adverse impacts of development.	↓	This option would not support the objective as it would provide no policy guidance to protect landscape character and quality from adverse developmental impacts instead relying upon existing and alternative policy.	The preferred option is the most sustainable
EN3: To improve the quality of the built environment	↑↑	This option would support the objective by providing policy guidance to protect the quality of the built environment from adverse impacts of development.	↓	This option would not support the objective as it would provide no policy guidance to protect the quality of the built environment from adverse developmental impacts instead relying upon existing and alternative policy.	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	This option would support the objective by providing clear policy guidance for development to avoid adverse impacts upon local air quality.	↓	This option would not support the objective as it would not provide clear policy guidance for development to avoid adverse impacts upon local air quality.	The preferred option is the most sustainable
NR2: To improve water quality and water resources	↑↑	This option would support the objective by providing clear policy guidance for development to avoid adverse impacts upon local water quality.	↓	This option would not support the objective as it would not provide clear policy guidance for development to avoid adverse impacts upon local water quality.	The preferred option is the most sustainable
NR3: To restore and protect land and soil	↑↑	This option would support the objective by providing clear policy guidance for development to avoid adverse impacts upon land and soil quality.	↓	This option would not support the objective as it would not provide clear policy guidance for development to avoid adverse impacts upon land and soil quality.	The preferred option is the most sustainable
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	This option could potentially indirectly support the objective by ensuring that new development does not adversely impact upon the transport infrastructure thereby hindering access to jobs.	↔	No significant effects	The preferred option is the most sustainable
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects		DM BE8 Advertisements	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE8 Advertisements				Comments
	Preferred Option		Alternative Option		
	DM BE8: Sensitively designed and appropriately located advertisements will be consented subject to impact on amenity, safety and clutter on the street scene		DM BE8a: No advertisements amenity policy		
SP1: To increase the level of participation in democratic processes	↔	No significant effects	↔	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	↔	No significant effects	↔	No significant effects	None
SP3: To provide everyone with a decent home	↔	No significant effects	↔	No significant effects	None
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↔	No significant effects	↔	No significant effects	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would potentially support the objective by providing policy guidance that would both enable necessary advertising whilst protecting communities from adverse impacts that would impact upon local identity.	↔	No significant effects as this option would rely upon existing national guidance to control advertising development	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would potentially support the objective by providing clear policy guidance that would protect landscape character and quality from inappropriate advertising development.	↔	No significant effects as this option would rely upon existing national guidance to control advertising development	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This option would potentially support the objective by providing clear policy guidance that would protect the quality of the built environment from inappropriate advertising development.	↔	No significant effects as this option would rely upon existing national guidance to control advertising development	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↔	No significant effects	↔	No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↑	This option would support the objective as it recognises the role that advertising plays in the local economy and provides clear policy guidance for the implementation of development.	↔	No significant effects as this option would rely upon existing national guidance to manage advertising development	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse
	Potentially beneficial or adverse		
	No significant effect		

Sustainability Appraisal Objective	DM BE9: Shop Fronts				Comments
	Preferred Option		Alternative Option		
	DM BE9: Criteria based policy for replacement shop fronts to protect architectural styles, scale, safety, disabled access and conservation area and AONB interests		DM BE9a: No replacement shop front policy		
SP1: To increase the level of participation in democratic processes		No significant effects		No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces		This option supports the objective by providing clear policy guidance that will promote improved design of shop frontages increasing levels of accessibility		This option would not support the objective as it would control development from the point of preventing poor schemes through the use of existing and alternative policy but would not promote improved design that would lead to increased accessibility.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home		No significant effects		No significant effects	None
SP4: To improve the level of skills, education and training		No significant effects		No significant effects	None
SP5: To improve the health and sense of well-being of people		This option would indirectly support the objective by promoting good quality design that would lead to vibrant community centres resulting in improved quality of life.		This option would not support the objective as it would not promote the good quality of design that would lead to improved levels of quality of life.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		This option would support the objective by encouraging good quality design that respects the character of the local area and will add to the vibrancy of community centres.		This option would not support the objective as it would rely upon existing and alternative policy to manage development resulting in proposals that would not contribute to the local history of a community.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity		No significant effects		No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations		No significant effects		No significant effects	None
EN3: To improve the quality of the built environment		This option would support the objective by promoting a good quality built environment through good design and integration.		This option would not support the objective as it would rely upon existing and alternative policy to manage development and not promote good design that would contribute to the quality of the built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant effects		No significant effects	None
NR2: To improve water quality and water resources		No significant effects		No significant effects	None
NR3: To restore and protect land and soil		No significant effects		No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste		No significant effects		No significant effects	None
EC1: To retain existing jobs and create new employment opportunities		No significant effects		No significant effects	None
EC2: To improve access to jobs		This option would indirectly support the objective by promoting access to shops within a town centre suitable for all thereby improving access to employment opportunities.		No significant effects	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy		This option would support the objective by promoting good quality design for shop frontages that will have a beneficial impact upon the retail businesses in the local area.		No significant effects	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse
	Potentially beneficial or adverse		No significant effect

Sustainability Appraisal Objective	DM BE10: Sustainable Construction						Comments
	Preferred Option		Alternative Options				
	DM BE10: Criteria based policy to ensure that all new development mitigates against the impacts of climate change and seeks to achieve the highest levels of sustainability		DM BE10a: No sustainable construction policy	DM BE10b: Policy with higher CSH and BREEAM targets			
SP1: To increase the level of participation in democratic processes		This option would support the objective by ensuring that future development addresses the need to mitigate against the impacts of climate change for future generations		This option would not support the objective as it would not be in accordance with national planning policy and it would not ensure that development respects the needs of future generations in regard to the impacts of climate change.		This option would potentially benefit or detract from the objective as whilst it would ensure development respected the needs of future generations in terms of climate change it could potentially prevent development through being overly prohibitive in economic terms.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces		No significant effects		No significant effects		No significant effects	None
SP3: To provide everyone with a decent home		This option would support the objective as it would promote the development of sustainable homes that will serve the long term needs of communities.		No significant effects		This option would potentially support or detract from the objective as whilst it would promote the development of sustainable homes that will serve the long term needs of communities it could result in fewer development proposals due to economic limitations.	None
SP4: To improve the level of skills, education and training		No significant effects		No significant effects		No significant effects	None
SP5: To improve the health and sense of well-being of people		This option would support the objective by ensuring that new development will mitigate against the effects of climate change thereby leading to increased quality of life for future generations.		This option would not support the objective as it would not promote development that is necessary for continued quality of life.		This option would potentially support or detract from the objective as whilst it would ensure development mitigated against the effects of climate change it could result in the loss of development and subsequent reductions to quality of life.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		No significant effects		No significant effects		No significant effects	None
EN1: To protect and enhance biodiversity		This option would support the objective by requiring new development to mitigate against the effects of climate change thereby protecting biodiversity for the future.		This option would not support the objective as it would not result in development that would mitigate against the effects of climate change and could result in future damage to biodiversity		This option would support the objective by requiring new development to mitigate against the effects of climate change thereby protecting biodiversity for the future.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
EN2: To preserve, enhance and manage landscape quality and character for future generations		This option would support the objective by requiring new development to mitigate against the effects of climate change thereby protecting landscape character and quality for the future.		This option would not support the objective as it would not result in development that would mitigate against the effects of climate change and could result in future damage to landscape character and quality		This option would support the objective by requiring new development to mitigate against the effects of climate change thereby protecting landscape character and quality for the future.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
EN3: To improve the quality of the built environment		This option supports the objective by promoting new development that is of a high quality, sympathetic to the local area, of sustainable design and uses locally sourced recyclable construction materials. Additionally this option would assist in the direction of development away from areas at risk of flooding.		This option would not support the objective as it would not promote development that would contribute to an improvement in the built environment.		This option supports the objective by promoting new development that is of a high quality, sympathetic to the local area, of sustainable design and uses locally sourced recyclable construction materials. Additionally this option would assist in the direction of development away from areas at risk of flooding.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
NR1: To improve local air quality and reduce greenhouse gas emissions		This option would support this objective by promoting the use of sustainable construction methods and materials and the creation of energy efficient buildings that contribute to a reduction in greenhouse gas emissions.		This option would not support the objective as it would not promote development that would contribute to a reduction in greenhouse gas emissions.		This option would support this objective by promoting the use of sustainable construction methods and materials and the creation of energy efficient buildings that contribute to a reduction in greenhouse gas emissions.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
NR2: To improve water quality and water resources		This option would support the objective by promoting the use of SUDS and the minimisation of water consumption through the incorporation of measures to increase the efficiency of water use.		This option would not support the objective as it would not promote development that would contribute to improvement to water quality and resources.		This option would support the objective by promoting the use of SUDS and the minimisation of water consumption through the incorporation of measures to increase the efficiency of water use.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
NR3: To restore and protect land and soil		No significant effects		No significant effects		No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste		This option would support the objective by promoting sustainable waste management at new developments and the use of recycled construction materials reducing the demand upon primary aggregates.		No significant effects		This option would support the objective by promoting sustainable waste management at new developments and the use of recycled construction materials reducing the demand upon primary aggregates.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
EC1: To retain existing jobs and create new employment opportunities		This option could indirectly support the objective by promoting the sustainable construction industry thereby generating new employment opportunities in a growth market.		No significant effects		This option could indirectly support the objective by promoting the sustainable construction industry thereby generating new employment opportunities in a growth market.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.
EC2: To improve access to jobs		No significant effects		No significant effects		No significant effects	None
EC3: To diversify and strengthen the local economy		This option could indirectly support the objective through the promotion of the sustainable construction industry.		No significant effects		This option could indirectly support the objective through the promotion of the sustainable construction industry.	The preferred option is the most sustainable as whilst it adopts lower targets than option DM BE10b it is considered to be more sustainable in economic terms.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE11: Construction Management				
	Preferred Option	Alternative Option		Comments	
	DM BE11: Require a Construction Management Plan for proposals considered likely to give rise to adverse impacts and/or generate construction waste	DM BE11a: No construction management policy			
SP1: To increase the level of participation in democratic processes	↔	No significant effects	↔	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	↔	No significant effects	↔	No significant effects	None
SP3: To provide everyone with a decent home	↔	No significant effects	↔	No significant effects	None
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑	This option would support the objective by ensuring that adverse impacts upon community quality of life resulting from construction activities are avoided.	↓	This option would not support the objective as it would result in adverse impacts upon community quality of life resulting from construction activities.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects	↔	No significant effects	None
EN1: To protect and enhance biodiversity	↑	This option would support the objective by requiring development projects to undertake measures to mitigate against adverse impacts upon biodiversity	↓	This option would potentially not support the objective as not requiring development projects to undertake sustainable management practices could result in adverse impacts upon biodiversity.	The preferred option is the most sustainable.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective by requiring development projects to undertake measures to mitigate against adverse impacts upon landscape character and quality.	↓	This option would potentially not support the objective as not requiring development projects to undertake sustainable management practices could result in adverse impacts upon landscape character and quality.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↔	No significant effects	↔	No significant effects	None
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	This option would support the objective by requiring development projects to undertake measures to mitigate against adverse impacts upon local air quality.	↓	This option would potentially not support the objective as not requiring development projects to undertake sustainable management practices could result in adverse impacts upon local air quality.	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↔	No significant effects	↔	No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste	↑	This option would support the objective as it would promote the use of recycled construction materials and sustainable construction waste management.	↓	This option would potentially not support the objective as not requiring development projects to undertake sustainable management practices could result in unnecessary use of primary aggregates and less sustainable waste management practices.	The preferred option is the most sustainable.
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects		DM BE12 Telecommunications Development	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM BE12: Telecommunications Development				Comments
	Preferred Option		Alternative Option		
	DM BE12: Criteria based policy to control new proposals for network telecommunications development		DM BE12a: No telecommunications policy		
SP1: To increase the level of participation in democratic processes	⇄	No significant effects	⇄	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	⇄	No significant effects	⇄	No significant effects	None
SP3: To provide everyone with a decent home	⇄	No significant effects	⇄	No significant effects	None
SP4: To improve the level of skills, education and training	⇄	No significant effects	⇄	No significant effects	None
SP5: To improve the health and sense of well-being of people	⇄	This option could potentially indirectly benefit the objective by providing clear policy guidance for telecommunications development that would avoid adverse impacts upon community quality of life.	⇄	No significant effects relying upon existing national policy to guide development.	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	⇄	No significant effects	⇄	No significant effects	None
EN1: To protect and enhance biodiversity	⇄	No significant effects	⇄	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would benefit the objective by ensuring that new telecommunications development would not have an adverse impact upon landscape character or quality.	⇄	No significant effects relying upon existing national policy to guide development.	The preferred option is the most sustainable
EN3: To improve the quality of the built environment	↑	This option would support the objective by ensuring that new telecommunications development would not have an adverse impact upon the quality of the built environment.	⇄	No significant effects relying upon existing national policy to guide development.	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	No significant effects	⇄	No significant effects	None
NR2: To improve water quality and water resources	⇄	No significant effects	⇄	No significant effects	None
NR3: To restore and protect land and soil	⇄	No significant effects	⇄	No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant effects	⇄	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	⇄	No significant effects	⇄	No significant effects	None
EC2: To improve access to jobs	⇄	No significant effects	⇄	No significant effects	None
EC3: To diversify and strengthen the local economy	⇄	No significant effects	⇄	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE13: Layout of new development				
	Preferred Option		Alternative Option		Comments
	DM BE13: Criteria based policy to ensure that layout of new development creates neighbourhoods with a sense of place and that integrate and are compatible with existing development		DM BE13a: No layout of residential development policy		
SP1: To increase the level of participation in democratic processes	↔	No significant effects	↔	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by ensuring that new development has an appropriate layout to maximise access to facilities and services.	↓	This option would not support the objective as it would not promote the appropriate layout of new development and could result in a reduction in the accessibility of facilities and services.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↑↑	This option would support the objective by ensuring that the layout of new development contributes in a beneficial manner to the quality of the places where people live.	↓	This option would not support the objective as it would enable inappropriate development layout that would detract from the quality of housing in a community.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑↑	This option would support the objective by promoting development layouts that contribute to the quality of life in a community through good access to facilities and services and the reduction in crime and antisocial behaviour.	↓	This option would not support the objective as it would enable inappropriate development layouts that would detract from the quality of life in a community.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support the objective as appropriate development layouts will contribute to the sense of place and identity in communities by encouraging social cohesion and creating equality of opportunity.	↓	This option would not support the objective as it would enable inappropriate development layouts that would impact negatively upon a communities sense of identity and place.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↑	This option would support the objective by promoting the retention of green space within developments that will contribute towards biodiversity.	↓	This option would not support the objective as it would not promote the retention of green space and thereby result in a loss of habitat reducing biodiversity.	The preferred option is the most sustainable.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option will support the objective by ensuring that new development integrates with the local landscape.	↓	This option would not support the objective as new development would not be required to respect local landscape characteristics and could result in negative impacts to landscape character and quality.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑↑	This option would support the objective as appropriate layout of new development will result in a higher quality of built environment.	↓	This option would not support the objective as it would not promote appropriate development layout and potentially result in a poor quality built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↔	No significant effects	↔	No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↑	This option would support the objective as appropriate layout of new development would result in improved access to local jobs.	↔	No significant effects	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE14: Mixed use development				Comments
	Preferred Option		Alternative Option		
	DM BE14: Criteria based policy to control mixed use developments within appropriate areas		DM BE14a: No mixed use development policy		
SP1: To increase the level of participation in democratic processes	↔	No significant effects	↔	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by promoting the development of mixed use schemes providing improved access to facilities and services taking into account the identified needs of the local community.	↓	This option could potentially detract from the objective by not providing clear policy guidance for mixed used schemes resulting in poor quality development that would not provide improved access to facilities and services or take into account the needs of the local community.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↑	This option would support the objective as it promotes the development of mixed use schemes that can provide good quality homes.	↔	No significant effects	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑	This option would support the objective by promoting good quality mixed use schemes that would contribute towards improved quality of life within communities.	↓	This option could potentially detract from the objective by not providing clear policy guidance for mixed used schemes resulting in poor quality development that would result in a lower quality of life for local communities.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by promoting good quality mixed use schemes that would add to the vitality and distinctiveness of local areas.	↓	This option could potentially detract from the objective by not providing clear policy guidance for mixed used schemes resulting in poor quality development that would detract from the character of local communities.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↑	This option would support the objective by promoting the incorporation of green infrastructure within new development schemes that would benefit biodiversity.	↔	No significant effects	The preferred option is the most sustainable.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective by ensuring the delivery of good quality mixed use developments that reflect and enhance the existing landscape character and quality	↔	No significant effects	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This option would support the objective by promoting the development of appropriate mixed use schemes that reflect and enhance the existing built environment.	↓	This option would not support the objective by not providing clear policy guidance for mixed use development could result in poor quality schemes that detract from the quality of the built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	This option could potentially support the objective by enabling mixed used development that locate people, facilities, services and jobs in close proximity and accessible locations thereby reducing the need to travel by car and the associated greenhouse gas emissions	↔	No significant effects	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑	This option would support the objective as mixed use schemes represent a more efficient use of available land and would reduce demand for greenfield development.	↔	No significant effects	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option would support the objective by promoting the provision of new employment opportunities through the location of businesses within a mixed use scheme.	↔	No significant effects	The preferred option is the most sustainable.
EC2: To improve access to jobs	↑	This option would support the objective by promoting the creation of employment opportunities in close proximity to housing within mixed use schemes	↔	No significant effects	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↑	This option would support the objective by promoting development that would enable new businesses to emerge in response to the local needs of an area.	↔	No significant effects	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM BE15: Landscaping within developments				Comments
	Preferred Option		Alternative Option		
	DM BE15 Require landscaping schemes for proposals in order to mitigate visual impact and integrate dev into wider surroundings and to contribute to green infrastructure and biodiversity	DM BE15a: No landscaping in new developments policy			
SP1: To increase the level of participation in democratic processes	⇄	No significant effects	⇄	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	⇄	No significant effects	⇄	No significant effects	None
SP3: To provide everyone with a decent home	→→	This option would indirectly support the objective as good quality landscaping contributes to the creation of a good home.	⇄	This option potentially detracts from the objective as it could result in poor quality landscaping schemes that would detract from the homes being provided.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	⇄	No significant effects	⇄	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑↑	This option would support the objective as the provision of good quality landscaping schemes can have a great influence upon peoples sense of well being.	↓	This option could potentially detract from the objective through leading to poor quality landscaping developments without appropriate landscaping that will negatively affect people's sense of well being.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support the objective as landscaping proposals are central to the creation of vibrant communities with a strong sense of place.	↓	This option would potentially detract from the objective by resulting in poor quality landscaping schemes that would not enhance the vibrant nature of a locality due to a loss of open space and character.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↑↑	This option would support the objective by ensuring that landscaping schemes are delivered that support and enhance existing biodiversity and create new opportunities.	↓	This option would not support the objective as it could result in poor quality landscaping schemes that would not support existing biodiversity and not lead to any new opportunities.	The preferred option is the most sustainable.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This option would support the objective by ensuring new developments reflect and enhance the existing landscape through the incorporation of appropriate natural and semi-natural features.	↓	This option could potentially detract from the objective by resulting in poor quality landscaping schemes that do not reflect and could detract from the local landscape character.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑↑	This option would support the objective by ensuring that new development enhances the quality of the built environment through the appropriate use of landscaping schemes.	↓	This option could potentially detract from the objective through the implementation of poor quality landscaping schemes that would detract from the quality of the surrounding built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	No significant effects	⇄	No significant effects	None
NR2: To improve water quality and water resources	⇄	No significant effects	⇄	No significant effects	None
NR3: To restore and protect land and soil	↑	This option could potentially support the objective by resulting in landscaping schemes that regenerate areas of land within development proposals that were previously sub standard.	⇄	No significant effects	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant effects	⇄	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option could potentially support the objective by creating greater areas of landscaping requiring management thereby creating employment opportunities.	⇄	No significant effects	None
EC2: To improve access to jobs	⇄	No significant effects	⇄	No significant effects	None
EC3: To diversify and strengthen the local economy	⇄	No significant effects	⇄	No significant effects	None

Key: Significance of Effects		DM BE16 Designing out crime	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE16: Designing out crime				Comments
	Preferred Option		Alternative Option		
	DM BE16: Criteria based policy to ensure developments incorporate measures to prevent crime and antisocial behaviour		DM BE16a: No designing out crime policy		
SP1: To increase the level of participation in democratic processes	↔	No significant effects	↔	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	→	This option could potentially indirectly benefit the objective by creating an environment in which people feel able to move within thereby increasing their access to services and facilities	↔	This option could have a potential adverse impact upon the objective by failing to deliver crime free areas through a lack of clear policy guidance.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↑↑	This option would support the objective by helping to deliver crime free homes.	↓	This option would not support the objective as it would fail to deliver crime free areas by not providing clear policy guidance that would result in lower quality homes.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑↑	This option would support the objective as it would contribute to a reduction in crime levels thereby improving quality of life.	↓	This option would potentially detract from the objective by not contributing to creating an environment with reduced crime levels resulting in a lower of quality of life.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support the objective by ensuring the creation of safe communities that will not be eroded by crime or antisocial behaviour this will promote a more healthy community life and spirit..	↓	This option would not support the objective as it would fail to produce communities free from crime or antisocial behaviour and hamper community life.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant effects	↔	No significant effects	None
EN3: To improve the quality of the built environment	→	This option will indirectly support the objective as the policy would avoid overly intrusive measures that would detract from the quality of the built environment and reductions in crime and antisocial behaviour will avoid damage to the built environment by way of vandalism.	→	This option could potentially detract from the objective by enabling the creation of defensive measures that impact negatively upon the quality of the built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↔	No significant effects	↔	No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	→	This option could indirectly support the objective by reducing crime levels which would have a positive effect upon local enterprise.	↔	No significant effects	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE17: Provision of open space within new developments				Comments
	Preferred Option		Alternative Option		
	DM BE17: Requirement to contribute to provision of open space, sport and recreation and management and maintenance in accordance with council's determined minimum standards		DM BE17a: No provision of open space and recreation facilities policy		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective through the provision of open space for communities and future generations.	↓	This option would not support the objective as it could potentially result in a lack of open space for use by communities and future generations.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by ensuring that new developments provide access to open space appropriate to their size.	↓	This option would not support the objective as it would not support the provision of accessible open space within new developments	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↑↑	This option would support the objective as access to open space for recreational purposes is central to the provision of a good home.	↓	This option would not support the objective as it would not support the provision of accessible open space for new homes.	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑↑	This option would support the objective by providing recreational open space which would contribute to people's health and sense of well being.	↓	This option would potentially detract from the objective as it could result in new developments lacking accessible open space which would impact negatively upon quality of life.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support the objective as the provision of accessible open space would enable communities to active.	↓	This option could potentially detract from the objective because new developments may not provide the open space that would enable local communities to be active.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↑	This option would support the objective as the provision of open space will also provide opportunities for the enhancement of biodiversity	↓	This option could potentially detract from the objective as new developments may not provide any open space and therefore not provide space within which biodiversity can be enhanced.	The preferred option is the most sustainable.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option could potentially support the objective as recreational open space can contribute to the enhancement of landscape character and quality.	↓	This option could potentially detract from the objective as new developments may not provide any open space and therefore not contribute to enhancing landscape character and quality.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This option could potentially support the objective as recreational open space can contribute to the enhancement of the built environment quality.	↓	This option could potentially detract from the objective as new developments may not provide any open space and therefore not contribute to enhancing the quality of the built environment.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This option would indirectly support the objective by providing recreational open space in close proximity to people's homes thereby reducing the need for people to travel.	↔	This option could potentially detract from the objective due to new developments not providing recreational open space in close proximity to homes thereby increasing the need for people to travel	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑	This option could potentially support the objective by resulting in the restoration of previously developed areas of land for use as recreational open space.	↔	No significant effects	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

**Key: Significance of Effects** **DM BE18 Extensions and Alterations to Existing Buildings and Properties**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE18: Extensions and Alterations to Existing Buildings and Properties				Comments
	Preferred Option		Alternative Option		
	DM BE18: Criteria based policy to ensure a high standard of design for proposals that involve an alteration and/or extension to existing buildings	DM BE18a: No extensions and alterations to existing buildings policy			
SP1: To increase the level of participation in democratic processes	↑	This option could potentially support the objective by providing clear guidance for developers and respecting the needs of communities and future generations to modify their property.	↓	This option would potentially detract from the objective by not providing clear guidance for developers.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↔	No significant effects	↔	No significant effects	None
SP3: To provide everyone with a decent home	↑↑	This option would support the objective as it provides clear policy guidance for developers wishing to alter or extend their home to meet their existing and future requirements	↔	No significant effects	The preferred option is the most sustainable.
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	→	This option could potentially indirectly support the objective by enabling people to alter or extend their homes thereby increasing their quality of life.	↔	No significant effects	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects	↔	No significant effects	None
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option could potentially support the objective by providing clear guidance for development that would avoid adverse impacts upon landscape quality and character.	↔	No significant effects	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This option would support the objective by providing clear guidance for development that would potentially enhance the quality of the built environment and avoid adverse impacts	↔	No significant effects	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	→	This option could potentially indirectly support the objective by enabling greater flexibility within the existing built environment thereby reducing demand for new developments on greenfield land.	↔	No significant effects	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects	↔	No significant effects	None
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE19: Design and Access Statements				
	Preferred Option		Alternative Option		Comments
	DM BE19: Policy to define the content of a D&A statement ensuring that it is proportionate to the scale and impact of the development		DM BE19a: No design and access statement policy		
SP1: To increase the level of participation in democratic processes	↑↑	Policy ensures that a high quality environment is achieved through facilitating greater community engagement.	↓	No local community views considered, development proposals would be based on national planning guidance	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	Policy would ensure that access to services and facilities is adequately addressed within the design on a case by case basis.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	→	Policy should ensure adequate detail of development at appropriate scale to provide suitable standards.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	→	By addressing the infrastructure issues this policy should improve the access to colleges and training centres.	↔	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP5: To improve the health and sense of well-being of people	→	This policy will provide standards to developers on open spaces, access to public transport and overall improved quality of built environment which should in turn have an indirect benefit on the health and well-being of residents and visitors alike.	↔	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	→→	This policy will improve the quality of built environment and the conservation of local heritage assets which will indirectly help to achieve this objective	↔	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑	This objective has to potential to satisfy this objective, however more specific policies are better placed to support this objective	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	When considering the built environment there is always a direct impact on the natural environment, especially the development of green belt land. So an improvement on the quality of one should have a benefit to the other.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	This policy aims to satisfy this objective and so has the ability to have a major direct benefit.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	By addressing the traffic, parking congestion and access to public transport issues through this policy there is a major benefit to improving local air quality and reducing GHG emissions.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources	↑↑	By addressing the flood risk issues within this policy, this objective can be satisfied	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR3: To restore and protect land and soil	↑↑	This policy can provide the overarching requirement to develop and remediate brownfield land over the development of greenbelt land.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	↑↑	The use of sustainable development designs, methods and the use of local materials become a requirement when set out within the statement.	↓	The lack of a design and access statement policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	→→	By improving the infrastructure, social inclusion and access to services should enable greater mobility and access. creating a more attractive place to work.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	→→	By improving the infrastructure, social inclusion and access to education and training facilities provides people the opportunity greater access to jobs.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	→→	Improved infrastructure and greater social inclusion provides opportunities for new businesses to enter the area and foster a greater variety of start-up businesses by locals.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective

Key: Significance of Effects		DM BE20 Design Codes	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM BE20 Design Codes				Comments
	Preferred Option		Alternative Option		
	DM BE20: Require a design code document to outline the broad aspirations for the site and design criteria for future developers for residential development proposals		DM BE20a: No design code policy		
SP1: To increase the level of participation in democratic processes	↑↑	By adopting a development principle policy the concerns and aspirations of the local community can be addressed directly	↓	No local community views considered, development proposals would be based on national planning guidance	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This policy would provide the means to ensure that adequate infrastructure and services are provided with development.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↑↑	This policy will provide for the provision of cohesive high quality design of future developments.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	→	By addressing the infrastructure issues this policy should improve the access to colleges and training centres.	⇄	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP5: To improve the health and sense of well-being of people	→	This policy will provide standards to developers on open spaces, access to public transport and overall improved quality of built environment which should in turn have an indirect benefit on the health and well-being of residents and visitors alike.	⇄	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	→→	This policy will improve the quality of the overall environment whilst providing protection to heritage,	⇄	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑	The policy when considered alongside others (e.g. BE21) has the potential to improve biodiversity.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	The policy when considered alongside others (e.g. BE21) has the potential to improve biodiversity.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	This policy aims to satisfy this objective and so has the ability to have a major direct benefit.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	By addressing issues on access, parking and public transport a reduction in emissions could be achieved.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources	↑↑	By addressing the management of water resource within developments this objective can be satisfied	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR3: To restore and protect land and soil	↑↑	This policy can seek to protect and enhance land and soil through careful design	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	↑↑	The policy could result in sustainable building techniques through consideration of materials and construction methods.	↓	The lack of a design code means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	→→	By improving the infrastructure, social inclusion and access to services through larger developments should enable greater mobility and access. creating a more attractive place to work.	⇄	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	→→	By improving the infrastructure, social inclusion and access to education and training facilities provides people the opportunity greater access to jobs.	⇄	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	→→	Improved infrastructure and greater social inclusion provides opportunities for new businesses to enter the area and foster a greater variety of start-up businesses by locals.	⇄	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective

Key: Significance of Effects		DM BE21 Public Realm Improvements	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	→	Potentially beneficial
↓	Potentially adverse	←	Potentially adverse
↓	Minor adverse	←	Minor adverse
↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse	↔	No significant effect

Sustainability Appraisal Objective	DM BE21: Public Realm Improvements				Comments
	Preferred Option		Alternative Option		
	DM BE21: Criteria based policy to ensure ongoing improvements to the visual, functional and inclusive quality of the public realm		DM BE21a: No improvements to the public realm policy		
SP1: To increase the level of participation in democratic processes	↑↑	This policy is in line with community views which value the use of sustainable design principles whilst ensuring the economic viability of development sites is also considered.	↓	No local community views considered, development proposals would be based on generic planning guidance	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	The policy is in line with increasing the provision of access to open space.	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP5: To improve the health and sense of well-being of people	↑	Policy is in line with promoting health and well being through the enjoyment of open space and public areas.	↔	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	The policy is in line with providing improvements to open space whilst retaining reference to historical features.	↔	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑	Policy seeks to implement tree planting and green infrastructure through development	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	Policy seeks to implement tree planting and green infrastructure through development	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑	Policy seeks to implement tree planting and green infrastructure through development	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	Policy seeks to implement tree planting and green infrastructure through development	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources	↑	Policy seeks to implement tree planting and green infrastructure through development	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR3: To restore and protect land and soil	↑	Policy seeks to implement tree planting and green infrastructure through development	↔	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy should not have any bearing on satisfying this objective.	↓	The lack of a design policy means no consistent approach to satisfying this objective	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective
EC2: To improve access to jobs	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective
EC3: To diversify and strengthen the local economy	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective

Key: Significance of Effects		DM BE22 Previously Developed and Contaminated Land	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM BE22: Previously Developed and Contaminated Land						
	Preferred Option		Alternative Options			Comments	
	DM BE22: Policy giving priority to previously developed sites over greenfield sites, greenfield sites required to undertake sequential test to demonstrate that there are no suitable alternative sites		DM BE22a: No sequential test for previously developed land policy		DM BE22b: Require greenfield site in rural infill villages to be sequentially tested against previously developed sites in local service centres		
SP1: To increase the level of participation in democratic processes	↑↑	This policy supports the views of communities giving priority to previously developed land supporting views of local communities.	↓↓	This policy does not consider the local issues and is against this objective	↑	Policy partly supports the views of communities in requiring sequential assessment to ascertain suitability.	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This policy could provide local services and facilities to smaller rural settlements	↓↓	This policy does not support this objective at all.	⇄	Policy may result in additional services although could present barriers to development.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	⇄	This policy has the potential to support the provision of decent, affordable homes to all in the borough, regardless of location.	←←	This policy does not support this objective at all.	⇄	This policy has the potential to support the provision of decent, affordable homes to all in the borough, regardless of location.	The preferred policy results in similar benefits as option DMBE22b although the overall benefits of the preferred option are considered greater.
SP4: To improve the level of skills, education and training	⇄	This policy should not have any bearing on satisfying this objective.	⇄	This policy should not have any bearing on satisfying this objective.	⇄	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective
SP5: To improve the health and sense of well-being of people	→	This policy allows the flexibility for more people to live in rural developments subject to appropriate assessment	⇄	This policy should not have any bearing on satisfying this objective.	⇄	Policy may provide restrictions to suitable development sites in rural areas	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	→	This policy allows for the development and enhancement of previously developed sites positively increasing the urban environment	⇄	This policy does not support this objective at all.	⇄	Potential to provide active communities through infill development	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑	Redevelopment gives the potential to enhance the existing biodiversity	↓	This policy does not support this objective at all.	⇄	Policy may result in enhancement or reduction depending on sites put forward for development.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	Redevelopment gives the potential to preserve and enhance the landscape quality and environment.	↓↓	This policy does not support this objective at all.	⇄	Policy may result in enhancement or reduction depending on sites put forward for development.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑	Redevelopment gives the potential to enhance the existing environment	↓↓	This policy does not support this objective at all.	⇄	Policy may result in enhancement or reduction depending on sites put forward for development.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	This policy should not have any bearing on satisfying this objective.	↓↓	This policy does not support this objective at all.	⇄	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective
NR2: To improve water quality and water resources	⇄	This policy should not have any bearing on satisfying this objective.	↓	This policy does not support this objective at all.	⇄	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant effect on this objective
NR3: To restore and protect land and soil	↑	This policy gives provision to develop previously developed sites resulting in restoration and enhancement of land and soil/	↓	This policy does not support this objective at all.	↓	This policy does not support this objective if land taken for development	The preferred option has the most positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	⇄	This policy should not have any bearing on satisfying this objective.	↓	This policy does not support this objective at all.	⇄	This policy should not have any bearing on satisfying this objective.	
EC1: To retain existing jobs and create new employment opportunities	→	There is potential for this policy to support this objective	↓	This policy does not support this objective at all.	↑	There is potential for this policy to support this objective	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	→	There is potential for this policy to support this objective	↓	This policy does not support this objective at all.	↑	There is potential for this policy to support this objective	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	→	There is potential for this policy to support this objective	↓	This policy does not support this objective at all.	↑	There is potential for this policy to support this objective	The preferred option has the most positive effect on this objective

Key: Significance of Effects		DM BE23 Contaminated Land Assessments	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇒	Potentially beneficial
↓	Potentially adverse	⇐	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE23: Contaminated Land Assessments				Comments
	Preferred Option		Alternative Option		
	DM BE23: Requirement for three stage assessment into quality of the land on those sites where there is a risk of contamination		DM BE23a: No contaminated land assessments policy		
SP1: To increase the level of participation in democratic processes	↑↑	There is potential to redevelop PDL rather than leaving it contaminated which satisfies the views of the community.	↓↓↓	This policy does not consider the local issues and is against this objective	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	→	This policy will indirectly satisfy this objective by potentially opening up unused land	↓↓↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	⇒	This policy has the potential to support the provision of decent, affordable homes to all in the borough, regardless of location, ensuring that the contaminated land has been made safe.	←←	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	→	This policy indirectly supports this objective by ensuring that areas are restored and regenerated, helping to improve general health and well-being.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	→	This policy will encourage the redevelopment of contaminated sites over greenfield sites, developing and improving existing communities which may be declined when traditional industries left the borough.	⇐	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑	Remediation measures have the potential to enhance the existing biodiversity	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	Remediation measures have the potential to enhance and preserve existing landscape and character, especially the built, historic, industrial landscape	↓↓↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	Remediation measures will satisfy this objective	↓↓↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	Remediation of contaminated land fully supports this objective	↓↓↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources	↑↑	Remediation of contaminated land fully supports this objective	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
NR3: To restore and protect land and soil	↑↑	Remediation of contaminated land fully supports this objective	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	↑↑	Remediation of contaminated land can provide reusable materials and reduce the amount of virgin materials required.	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	⇒	There is potential for this policy to support this objective	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	→	There is potential for this policy to support this objective	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	→→	There is potential for this policy to support this objective	↓	This policy does not support this objective at all.	The preferred option has the most positive effect on this objective

**Key: Significance of Effects** **DM BE24 Conversion of Rural Buildings outside Settlement Limits**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↕	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE24: Conversion of Rural Buildings outside settlement limits				Comments
	Preferred Option		Alternative Option		
	DM BE24: Residential conversions of rural buildings outside settlement limits will only be considered when it can be demonstrated that there is no demand for business or community purposes	DM BE24a: No residential conversion of rural buildings outside settlement limits policy			
SP1: To increase the level of participation in democratic processes	↑	This policy supports views to convert existing redundant buildings in rural areas where not required for other purposes	↔	No significant effect	The preferred options best satisfy this objective.
SP2: To improve access to services, facilities, the countryside and open spaces	→	This policy supports the sustainability of rural communities, encouraging sustainability of communities and clusters.	↔	No significant effect	The preferred options best satisfy this objective.
SP3: To provide everyone with a decent home	↑	The policy will enable provision of housing where demonstrated that demand for business and community use is not required.	↓↓	The policy does not include residential conversions reducing potential	The preferred options best satisfy this objective.
SP4: To improve the level of skills, education and training	↕	Potential to provide development of traditional skills and training within rural areas	↔	Reduction in potential to support enhancement of skills	The preferred options best satisfy this objective.
SP5: To improve the health and sense of well-being of people	↑	Living in rural areas has the potential to satisfy this objective	↓	The policy does not support potential health benefits of living in the countryside	The preferred options best satisfy this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	By encouraging the conversion of empty buildings in settlements or clusters help create a sense of community.	↔	Policy does not support the creation of improved communities.	The preferred options best satisfy this objective.
EN1: To protect and enhance biodiversity	→	Reuse of existing buildings reduces the development on greenbelt sites.	↔	This policy does not have any bearing on satisfying this objective.	The preferred options best satisfy this objective.
EN2: To preserve, enhance and manage landscape quality and character for future generations	→	Reuse of existing buildings reduces the development on greenbelt sites and the wider landscape.	↓	This policy would prevent the restoration and enhancement of redundant buildings	The preferred options best satisfy this objective.
EN3: To improve the quality of the built environment	↑	Reuse of existing buildings reduces the number of new developments, reducing pressure for building in open spaces.	↓	This policy would prevent the restoration and enhancement of redundant buildings	The preferred options best satisfy this objective.
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	Reuse of existing buildings reduces the number of new developments, reducing pressure for building in open spaces.	↓	Policy does not support the reduction of emissions through reuse of existing structures.	The preferred options best satisfy this objective.
NR2: To improve water quality and water resources	↑	Reuse of existing buildings enables water conservation measures to be introduced/retro-fitted.	↓	Policy does not support sustainability objective	The preferred options best satisfy this objective.
NR3: To restore and protect land and soil	↑↑	Reuse of existing buildings reduces the development on greenbelt sites and the wider countryside.	↓	Policy opposes sustainability objective.	The preferred options best satisfy this objective.
NR4: To manage mineral resources sustainably and minimise waste	↑↑	Reuse of buildings produces less waste than new development and comes high up the waste hierarchy.	↓	Policy opposes sustainability objective.	The preferred options best satisfy this objective.
EC1: To retain existing jobs and create new employment opportunities	↕	Potential to provide development of traditional skills and training within rural areas	↓↓	Policy does not provide opportunity to retain existing jobs through appropriate development	The preferred options best satisfy this objective.
EC2: To improve access to jobs	↕	Potential to provide development of traditional skills and training within rural areas	↓↓	This option is contrary to this objective.	The preferred options best satisfy this objective.
EC3: To diversify and strengthen the local economy	↔	This policy does not have any bearing on satisfying this objective.	↓↓	This option is contrary to this objective.	The preferred options best satisfy this objective.

**Key: Significance of Effects** **DM BE25 Flood risk sequential test and exceptions test criteria**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇨	Potentially beneficial
↓	Potentially adverse	⇦	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

⇕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE25: Flood Risk Sequential Test and Exceptions Test Criteria				Comments
	Preferred Option	Alternative Option		DM BE25: Criteria based policy setting out when development in high risk flood zones would be acceptable	
	There is no reasonable alternative				
SP1: To increase the level of participation in democratic processes	⇕	This policy may prevent developments due to economic viability		No Policy to Assess	The preferred options best satisfy this objective.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This policy supports the improvement of infrastructure in flood risk areas enabling increased access		No Policy to Assess	The preferred options best satisfy this objective.
SP3: To provide everyone with a decent home	⇕	This policy promotes resilient construction methods however it may be too restrictive and prevent some new developments from being built due to financial requirements		No Policy to Assess	The preferred options best satisfy this objective.
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.		No Policy to Assess	The preferred options do not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	⇨	This policy has the potential to have an indirect effect on people's well being and health to due sustainable construction methods employed		No Policy to Assess	The preferred options best satisfy this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effect		No Policy to Assess	The preferred options do not have any significant bearing on this objective.
EN1: To protect and enhance biodiversity	↑	Policy provides to prevent displacement of flooding into other areas protecting the existing quality		No Policy to Assess	The preferred options best satisfy this objective.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	Policy seeks to secure the development of brownfield sites over greenfield sites.		No Policy to Assess	The preferred options best satisfy this objective.
EN3: To improve the quality of the built environment	↑↑	Policy sets out principle of promoting resilient constructions methods to ensure longevity of developments in vulnerable areas		No Policy to Assess	The preferred options best satisfy this objective.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effect		No Policy to Assess	The preferred options do not have any significant bearing on this objective.
NR2: To improve water quality and water resources	⇕	Policy allows for development on floodplain which could be adverse but also recommends resilient construction which could be beneficial.		No Policy to Assess	The preferred options best satisfy this objective.
NR3: To restore and protect land and soil	↑	Policy encourages the use of brownfield sites.		No Policy to Assess	The preferred options best satisfy this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effect		No Policy to Assess	The preferred options do not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effect		No Policy to Assess	The preferred options do not have any significant bearing on this objective.
EC2: To improve access to jobs	↔	No significant effect		No Policy to Assess	The preferred options do not have any significant bearing on this objective.
EC3: To diversify and strengthen the local economy	⇦	This policy may make new developments economically unviable and so not support this objective		No Policy to Assess	The preferred options best satisfy this objective.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse	↔	No significant effect

Sustainability Appraisal Objective	DM BE26: Surface Water Management				Comments
	Preferred Option		Alternative Option		
	DM BE26: Policy to ensure measures to reduce the rate of discharge from new development are considered to minimise the risk of surface water flooding		DM BE26a: No surface water management policy		
SP1: To increase the level of participation in democratic processes	↕	This policy may prevent developments due to economic viability therefore restricting involvement	↓↓	This policy does not support the local community but rather relies on national policy solely.	The preferred options best satisfy this objective.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	Policy supports access to new and improvement to existing services	↓↓	This policy does not support the regional infrastructure issues, such as overloading of surface water drains and sewer systems.	The preferred options best satisfy this objective.
SP3: To provide everyone with a decent home	↕	This policy promotes sustainable construction however it may be too restrictive and prevent some new developments from being built due to financial requirements	↓↓	This policy may lead to unsustainable building and new developments being built in high flood risk areas without sufficient control measures implemented.	The preferred options best satisfy this objective.
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	→	This policy has the potential to have a indirect effect on people's well being and health to due sustainable construction methods employed	←←	This policy may lead to unsustainable building and new developments being built in high flood risk areas without sufficient control measures implemented which would impact adversely on the residents and users health and well being.	The preferred options best satisfy this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EN1: To protect and enhance biodiversity	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This policy has the potential to have a direct effect on this objective to due sustainable construction methods employed and reduced potential for localised flooding.	←←	Without regional considerations there is a great risk of increased flooding and therefore indirect impact on the landscape.	The preferred options best satisfy this objective.
EN3: To improve the quality of the built environment	↑	This policy has the potential to have a direct effect on this objective to due sustainable construction methods employed and reduced potential for localised flooding.	←←	Without regional planning considerations this options presents a greater risk of increased flooding and therefore indirect impact on the built environment	The preferred options best satisfy this objective.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
NR2: To improve water quality and water resources	↑↑	This policy fully supports this objective, reducing increased pressure on the regional water environment.	↓↓	This policy does not support this objective whatsoever.	The preferred options best satisfy this objective.
NR3: To restore and protect land and soil	→	These measures have an indirect impact on this objective.	←←	This policy does not support this objective	The preferred options best satisfy this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EC2: To improve access to jobs	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EC3: To diversify and strengthen the local economy	↔	This policy may make new developments economically unviable and so not support this objective	↔	This policy could lead to unsustainable building and put existing and new businesses at increased risk of flooding rather than reducing the risk and encouraging the economy to thrive	The preferred options best satisfy this objective.

Key: Significance of Effects		DM BE27 Flood Risk Assessments	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM BE27: Flood Risk Assessments				
	Preferred Option		Alternative Option		Comments
	DM BE27: Policy setting out required detail of FRA to be prepared to ensure it is commensurate with the risk of flooding to the proposed development		DM BE27a: No flood risk assessments policy		
SP1: To increase the level of participation in democratic processes	↑	This policy supports the views of the community for the appropriate level of protection to be prepared.	↓↓	This policy does not support the local community views and issues but rather relies on national policy solely.	The preferred options best satisfy this objective.
SP2: To improve access to services, facilities, the countryside and open spaces	↔	This policy would not have any bearing on satisfying this objective.	↓↓	This policy does not support the regional infrastructure issues, such as overloading of surface water drains and sewer systems.	The preferred options do not have any significant bearing on this objective.
SP3: To provide everyone with a decent home	↑↑	This policy would lead to the appropriate level of detail for development ensuring adequate assessment and preventing unsustainable development.	↓↓	This policy may lead to unsustainable building and new developments being built in high flood risk areas without sufficient control measures implemented.	The preferred options best satisfy this objective.
SP4: To improve the level of skills, education and training	↔	This policy would not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	↑↑	This policy would lead to the appropriate development in the right areas with consideration paid to communities long term health	←←	This policy may lead to unsustainable building and new developments being built in high flood risk areas without sufficient control measures implemented which would impact adversely on the residents and users health and well being.	The preferred options best satisfy this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EN1: To protect and enhance biodiversity	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	The policy would lead to the appropriate consideration given to the effects of flooding and therefore provide protection to the landscape	←←	Without regional considerations there is a great risk of increased flooding and therefore indirect impact on the landscape.	The preferred options best satisfy this objective.
EN3: To improve the quality of the built environment	↑↑	Policy seeks to identify potential flood risk resulting in identification of suitable build quality.	←←	Without regional planning considerations this options presents a greater risk of increased flooding and therefore indirect impact on the built environment	The preferred options best satisfy this objective.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	
NR2: To improve water quality and water resources	↑↑	Policy would seek to prevent potential for flooding improving water environment.	↓↓	This policy does not support this objective whatsoever.	The preferred options best satisfy this objective.
NR3: To restore and protect land and soil	→→	Policy would seek to protect land and soils through the prevention of increased flood risk.	←←	This policy does not support this objective whatsoever.	The preferred options best satisfy this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EC2: To improve access to jobs	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred options do not have any significant bearing on this objective.
EC3: To diversify and strengthen the local economy	↑	Policy would seek to prevent development of unsustainable development within risk areas providing protection to the existing local businesses and economy.	↔	This policy could lead to unsustainable building and put existing and new businesses at increased risk of flooding rather than reducing the risk and encouraging the economy to thrive	The preferred options best satisfy this objective.

**Key: Significance of Effects** **DM BE28 Development affecting Listed Buildings and Conservation Areas (and their settings)**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

⇄	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE28: Development affecting Listed Buildings and Conservation Areas (and their settings)				
	Preferred Option		Alternative Option		Comments
	DM BE28: Policy ensuring that proposals affecting listed buildings and conservation areas safeguard and protect the character and architectural interest of the area	DM BE28a: No policy addressing issues relating to listed buildings and conservation areas, instead relying on national guidance			
SP1: To increase the level of participation in democratic processes	⇄	On the whole this policy would support community views however it may allow some forms of development considered inappropriate by some groups.	↓↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the more positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This policy includes the protection of hard and soft landscaping, such as open spaces, trees, hedges, fences and surfacing which could support this objective.	↓↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the more positive effect on this objective
SP3: To provide everyone with a decent home	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	→	This policy has the potential to have an indirect effect on this objective, by enhancing the local historic environment	←←	This policy does not consider or protect the local historic environment at all.	The preferred option does not have any significant bearing on this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	By protecting and preserving the local historic environment, this option helps to support this objective .	↓↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the more positive effect on this objective
EN1: To protect and enhance biodiversity	↑	This policy includes the protection of soft landscaping, such as open spaces, trees and hedges, which could support this objective.	↓↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the more positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This policy includes the protection of hard and soft landscaping, such as open spaces, trees, hedges, fences and surfacing and so supports this objective.	↓↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the more positive effect on this objective
EN3: To improve the quality of the built environment	↑	This policy supports the sympathetic development in conservation areas and alteration/extensions to listed buildings and so supports this objective	↓↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the more positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR2: To improve water quality and water resources	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR3: To restore and protect land and soil	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	↑↑	This policy aims to enhance social and economic regeneration by promoting the role of heritage; historic properties can provide an income, source of employment and supplement the regional tourism industry.	↓↓↓	This policy does not support this objective as there is no stipulation to protect or preserve the local historic environment, so potential tourist interests could be lost.	The preferred option has the more positive effect on this objective
EC2: To improve access to jobs	↑↑	This policy will provide additional jobs in tourism and other associated industries by promoting the role of heritage in the Borough	↓↓↓	This policy does not support this objective as there is no stipulation to protect or preserve the local historic environment, so not provide any new jobs in tourism or association industries	The preferred option has the more positive effect on this objective
EC3: To diversify and strengthen the local economy	↑↑	This policy promotes the role of heritage within the local economy and supplements the facilities available to visitors to the Borough	↓↓↓	This policy does not support this objective as there is no stipulation to protect or preserve the local historic environment which is important to the local economy	The preferred option has the more positive effect on this objective

**Key: Significance of Effects** **DM BE29 Reuse of listed buildings at risk outside settlements**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↕	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE29: Reuse of Listed Buildings at risk outside settlements				
	Preferred Option		Alternative Option		Comments
	DM BE29: Policy to resist conversion of redundant rural listed buildings to safeguard landscape character and sustainable development unless it is demonstrated that the buildings is at risk		DM BE289a: No policy - relying on national guidance		
SP1: To increase the level of participation in democratic processes	↑↑	This policy supports the views of the community for the appropriate level of protection to be prepared.	↓↓	This policy does not support the local community and consider the local factors specific to each application but rather relies on general guidance within the Core Strategy.	The preferred option has the more positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↔	This policy would have no significant effect on this objective	↔	This lack of a policy would have no significant effect on this objective	The preferred option does not have any significant bearing on this objective.
SP3: To provide everyone with a decent home	↔	The policy may provide for the protection of listed buildings from inappropriate development therefore providing opportunity for development for residential use.	↔	This lack of a policy would have no significant effect on this objective	The preferred option has the more positive effect on this objective
SP4: To improve the level of skills, education and training	↔	This policy would not have any bearing on satisfying this objective.	↔	This lack of a policy would have no significant effect on this objective	The preferred option does not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	↔	This policy would not have any bearing on satisfying this objective.	↔	This lack of a policy would have no significant effect on this objective	The preferred option does not have any significant bearing on this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	The policy should support the appropriate redevelopment of listed buildings to safeguard character and local history.	↓↓	The lack of a policy may lead to inappropriate development of listed building having an adverse effect upon communities.	The preferred option has the more positive effect on this objective
EN1: To protect and enhance biodiversity	↔	This policy would not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	The policy should support the appropriate redevelopment of listed buildings to safeguard character and local history with potential to improve the overall landscape setting of these.	↓↓	The lack of policy guidance would result in reliance on general guidance and not provide adequate protection for listed structures and associated land having a negative effect on landscape quality and character	The preferred option has the more positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	The policy should support the appropriate redevelopment of listed buildings to safeguard character and local history.	↓↓	The lack of policy guidance would result in reliance on general guidance and not provide adequate protection for listed structures having a negative effect on built environment	The preferred option has the more positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	The policy should allow for the appropriate reuse of existing buildings reducing the number of new developments and pressure for building in open spaces.	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective
NR2: To improve water quality and water resources	↑	The policy may give rise to benefits in water quality and resources and the implementation of water management in currently unmanaged areas.	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective
NR3: To restore and protect land and soil	↑	Policy would lead to the sensitive development of appropriate sites which may otherwise be at risk of serious deterioration	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	↑	Policy seeks to allow appropriate reuse of existing structures reducing the need for extraction for construction purposes.	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	↔	The policy may indirectly lead to the provision of employment opportunities in the conversion of structures.	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective
EC2: To improve access to jobs	↔	The policy may indirectly lead to the provision of employment opportunities in the conversion of structures.	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective
EC3: To diversify and strengthen the local economy	↔	The lack of policy would not contribute to meeting this objective.	↔	The lack of policy would not contribute to meeting this objective.	The preferred option has the more positive effect on this objective

**Key: Significance of Effects** **DM BE30 Demolition of historic buildings and structures**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↕	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE30: Demolition of Historic Buildings and Structures				
	Preferred Option		Alternative Option		Comments
	DM BE30: Criteria based policy to control the demolition of listed buildings and structures or demolition of buildings and structures within conservation areas		DM BE30a: No demolition of historic buildings and structures policy		
SP1: To increase the level of participation in democratic processes	↑↑	This policy supports the views of the community for the appropriate level of protection to be prepared.	↓↓	The lack of detailed policy would rely upon the use of the Core Strategy and national guidance potentially not providing adequate site specific guidance.	The preferred option has the more positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This policy supports the retention of historical features which may include countryside and open space associated with historic buildings.	↓	The lack of detailed policy would rely upon the use of the Core Strategy and national guidance potentially not providing adequate site specific guidance.	The preferred option has the more positive effect on this objective
SP3: To provide everyone with a decent home	↔	This policy should not have any bearing on satisfying this objective.	↔	The lack of policy would result in no bearing on satisfying this objective.	The preferred option does not have any significant benefit towards this objective
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	The lack of policy would result in no bearing on satisfying this objective.	The preferred option does not have any significant benefit towards this objective
SP5: To improve the health and sense of well-being of people	↑↑	This policy would maintain the local historic character where possible providing a feeling of wellbeing for local communities.	↔	The lack of policy would result in no bearing on satisfying this objective.	The preferred option has the more positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	The policy seeks to protect the historical environment where possible with reference to local history through the retention of historical buildings where appropriate.	↓	The lack of policy would rely upon core strategy and national guidance and not provide the adequate level of local consideration to the objective	The preferred option has the more positive effect on this objective
EN1: To protect and enhance biodiversity	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant benefit towards this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	The policy seeks to protect the historic environment where possible from unnecessary demolition therefore retaining local distinctiveness and character.	↓	The lack of policy would rely upon general policy guidance which may not provide adequate protection at a local level.	The preferred option has the more positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	The policy would provide protection from demolition to historic features retaining the local urban character	↓	The lack of policy would rely upon general policy guidance which may not provide adequate protection at a local level.	The preferred option has the more positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy should not have any bearing on satisfying this objective.	↔	The lack of policy would have no bearing on this objective	The preferred option does not have any significant benefit towards this objective
NR2: To improve water quality and water resources	↔	This policy should not have any bearing on satisfying this objective.	↔	The lack of policy would have no bearing on this objective	The preferred option does not have any significant benefit towards this objective
NR3: To restore and protect land and soil	↔	This policy should not have any bearing on satisfying this objective.	↔	The lack of policy would have no bearing on this objective	The preferred option does not have any significant benefit towards this objective
NR4: To manage mineral resources sustainably and minimise waste	↑	The policy would provide protection of historic buildings resulting in the reuse leading to a reduction in resources for development.	↓	The lack of policy would result in an increased quantity of new materials required for construction on demolished sites.	The preferred option has the more positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	↔	Policy would result in the retention of historic structures which may result in the requirement for specialist restoration trades	↔	The lack of policy may result in the creation of employment opportunities for new construction works	The alternative options result in similar benefits although when considered alongside other objectives the preferred option is considered most beneficial.
EC2: To improve access to jobs	↔	Policy would result in the retention of historic structures which may result in the requirement for specialist restoration trades	↔	The lack of policy may result in the creation of employment opportunities for new construction works	The alternative options result in similar benefits although when considered alongside other objectives the preferred option is considered most beneficial.
EC3: To diversify and strengthen the local economy	↑	The policy may result in the requirement of local specialist trades for development and enhancement of historical structures.	↓	The lack of local policy may result in demolition of historic structures and development of new buildings bringing in trades from outside the local area.	The preferred option has the more positive effect on this objective

**Key: Significance of Effects** **DM BE31 Development affecting scheduled ancient monuments and sites of archaeological interest**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE31: Development affecting scheduled ancient monuments and sites of archaeological interest				Comments
	Preferred Option		Alternative Option		
	DM BE31: Policy seeking to safeguard and protect SAMs and archaeological sites including requirements for archaeological assessments and design solutions to minimise impacts		DM BE31a: No development affecting scheduled ancient monuments and sites of archaeological interest policy		
SP1: To increase the level of participation in democratic processes	↕	On the whole this policy would support community views however it may allow some forms of development considered inappropriate by some groups.	↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This policy includes the protection of hard and soft landscaping, such as open spaces, trees, hedges, fences and surfacing which could support this objective.	↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	↑	The policy includes the protection of the natural environment and features within it which would overall be in support of this objective.	←←	This policy does not consider or protect the local historic environment at all.	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	By protecting and preserving the local historic environment, this policy helps to support this objective.	↓↓	This policy does not consider or protect the local historical environment at all.	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑	This policy includes the protection of soft landscaping, such as open spaces, trees and hedges, which could support this objective.	↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This policy includes the protection of hard and soft landscaping, such as open spaces, trees, hedges, fences and surfacing and so supports this objective.	↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑	This policy supports the sympathetic development in conservation areas and alteration/extensions to listed buildings and so supports this objective	↓↓	This policy does not consider or protect the local historic environment at all.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR2: To improve water quality and water resources	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR3: To restore and protect land and soil	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	↑↑	This policy aims to enhance social and economic regeneration by promoting the role of heritage; historic properties can provide an income, source of employment and supplement the regional tourism industry.	↓↓	This policy does not support this objective as there is no stipulation to protect or preserve the local historic environment, so potential tourist interests could be lost.	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	↑↑	This policy will provide additional jobs in tourism and other associated industries by promoting the role of heritage in the District.	↓↓	This policy does not support this objective as there is no stipulation to protect or preserve the local historic environment, so not provide any new jobs in tourism or association industries	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	↑↑	This policy promotes the role of heritage within the local economy and supplements the facilities available to visitors to the District	↓↓	This policy does not support this objective as there is no stipulation to protect or preserve the local historic environment which is important to the local economy	The preferred option has the most positive effect on this objective

**Key: Significance of Effects** **DM BE32 Recording the loss or alteration of heritage assets**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	→↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	↔↔	Minor adverse
↓↓↓	Major adverse	↔↔↔	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM BE32: Recording the loss or alteration of heritage assets				Comments
	Preferred Option		Alternative Option		
	DM BE32: Policy to ensure that records of heritage assets are properly recorded where consent has been granted resulting in impact to the asset		DM BE32a: No recording of the loss or alteration of heritage assets policy		
SP1: To increase the level of participation in democratic processes	↑↑	This policy would seek to record the local historic environment for future community reference which would be of benefit to the community.	↓↓	This policy does not consider the recording of the historic environment for community benefit.	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP3: To provide everyone with a decent home	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	↑↑	This policy would take a proactive role in the recording of historical assets for future educational purposes increasing community knowledge.	↓	This policy would not make provision for knowledge of the historic environment to be passed on to future generations	The preferred option has the most positive effect on this objective
SP5: To improve the health and sense of well-being of people	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This policy would give provision for the recording of heritage assets to a reasonable standard through the use of planning conditions	↓	This policy does not consider the recording of the heritage of the community.	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This policy should ensure the recording of historic assets to enable urban character and historic reference to be continued within future development	↓↓	This policy does not consider the recording of the historic assets for future reference during enhancement or for future generations	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	This policy should ensure the recording of historic assets to enable urban character and historic reference to be continued within future development	↓↓	This policy does not consider the recording of the historic assets for future reference during enhancement or for future generations	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR2: To improve water quality and water resources	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR3: To restore and protect land and soil	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	→→	This policy would support the recording of local historic environment so potential tourist interests could be retained as even though features are removed recorded sites are visited.	↓↓	This policy does not support the recording of local historic environment so potential tourist interests could be lost as even though features are removed recorded sites are visited.	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	→→	This policy would support this objective as there would be a requirement to record the local historic environment potentially providing new jobs in the tourism or association industries	↓↓	This policy does not support this objective as there is no stipulation to record the local historic environment so not provide any new jobs in tourism or association industries	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	→→	This policy would support this objective as there would be a requirement to record the local historic environment potentially providing new jobs in the tourism or association industries	↓↓	This policy does not support this objective as there is no stipulation to record the local historic environment, so not provide any new jobs in tourism or association industries	The preferred option has the most positive effect on this objective

Key: Significance of Effects		DM BE33 Safeguarding Hadrian's Wall WHS	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↕	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse	↔	No significant effect

Sustainability Appraisal Objective	DM BE33: Safeguarding Hadrian's Wall WHS				Comments
	Preferred Option		Alternative Option		
	DM BE33: Criteria based policy to protect the Hadrian's Wall WHS, its setting and buffer zone from inappropriate development		DM BE33a: No safeguarding Hadrian's Wall WHS policy		
SP1: To increase the level of participation in democratic processes	↑↑	This policy supports the views of communities and the wider public in the protection of the World Heritage Site asset.	↓↓	This policy does not consider or protect the World Heritage Site or its buffer zone.	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This policy supports the protection of the World Heritage Site and control change within the area ensuring the asset should be managed and accessible in the future.	↓↓	This policy does not consider or protect the World Heritage Site or its buffer zone or access to it.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP4: To improve the level of skills, education and training	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP5: To improve the health and sense of well-being of people	↔	This policy should not have any bearing on satisfying this objective.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This policy provides for the protection of the local history of the World Heritage site and the setting.	↓↓	This policy does not consider or protect the World Heritage Site or its buffer zone or make provision for retaining local history.	The preferred option has the most positive effect on this objective
EN1: To protect and enhance biodiversity	↑↑	This policy provides for consideration of the setting of the heritage asset and potential development within it which would include biodiversity.	↓↓	This policy does not consider or protect the biodiversity of the World Heritage Site which has a direct effect upon its setting and designation.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This policy provides for the preservation, enhancement and management of landscape quality and character through robust assessment of development with the WHS and buffer zone.	↓↓	This policy does not consider or protect the landscape quality and character of the World Heritage Site which has a direct effect upon its setting and designation.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	This policy seeks to identify and provide for the preservation and enhancement of the WHS through the application of detailed policy and assessment of proposals.	↓↓	This policy does not consider or protect the landscape quality and character of the World Heritage Site which has a direct effect upon its setting and designation.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This policy may have an indirect effect on this objective through the restriction of development and activities within the WHS and buffer zone.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR2: To improve water quality and water resources	↔	This policy may have an indirect effect on this objective through the restriction of development and activities within the WHS and buffer zone.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR3: To restore and protect land and soil	↔	This policy may have an indirect effect on this objective through the restriction of development and activities within the WHS and buffer zone.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
NR4: To manage mineral resources sustainably and minimise waste	↔	This policy may have an indirect effect on this objective through the restriction of development and activities within the WHS and buffer zone.	↔	This policy should not have any bearing on satisfying this objective.	The preferred option does not have any significant bearing on this objective.
EC1: To retain existing jobs and create new employment opportunities	↑↑	This policy actively provides for the protection of the World Heritage site and its buffer zone which attracts tourism and the potential for increased jobs	↓↓	This policy does not support this objective as it makes no detailed provision for the protection of a key tourist asset.	The preferred option has the most positive effect on this objective
EC2: To improve access to jobs	↑↑	This policy actively provides for the protection of the World Heritage site and its buffer zone which attracts tourism and the potential for increased jobs	↓↓	This policy does not support this objective as it makes no detailed provision for the protection of a key tourist asset which may generate jobs	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	↑↑	This policy actively provides for the protection of the World Heritage site and its buffer zone which attracts tourism and the potential for increased jobs and the strengthening of the local community.	↓↓	This policy does not support this objective as it makes no detailed provision for the protection of a key tourist asset which may generate jobs in the local area.	The preferred option has the most positive effect on this objective

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇌	Potentially beneficial
↓	Potentially adverse	⇌	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇌	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC1: Expansion and intensification of employment sites				
	Preferred Option		Alternative Option		Comments
	DM EC1: Proposals to expand existing employment sites will be permitted subject to criteria on scale, amenity, traffic and policy		DM EC1a: Policy to take a restrictive approach to extensions or intensifications to existing businesses		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective by respecting the needs of all communities and future generations in terms of ensuring that appropriate employment development is delivered without adverse impacts upon other land uses.	↓	This option would not support the objective as it would constrain development of the local economy.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option supports the objective by enabling appropriate employment development to be delivered where there is demand thereby improving access to employment opportunities, facilities and services.	↓↓	This option would not support the objective as it would prevent the delivery of employment development in close proximity to some demand thereby hindering access to employment opportunities, facilities and services	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No significant impacts	None
SP4: To improve the level of skills, education and training	→→	This option indirectly supports the objective by enabling the creation of employment opportunities within areas of demand contributing to the goal of sustainable living.	←	This option would not support the objective as it would force economic development away from areas of demand thereby detracting from the goal of sustainable living through potential increases to travelling distances.	The preferred option is the most sustainable.
SP5: To improve the health and sense of well-being of people	→	This option will support the objective by enabling the provision of employment opportunities within local areas thereby improving quality of life through a healthy working environment.	←	This option would not support the objective as it would restrict employment development in local areas and not contribute to improving quality of life through a healthy working environment.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by enabling the delivery of employment opportunities within areas of demand contributing to the vitality of local areas.	↓	This option would not support the objective as it would restrict the provision of employment opportunities within local areas.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No significant impacts	None
EN3: To improve the quality of the built environment	↑	This option could potentially support the objective by ensuring that new employment development is sympathetic to the character of the built environment.	↔	No significant impacts	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	This option would support the objective by enabling the delivery of employment opportunities within areas of local demand reducing the need for communities to travel longer distances for employment.	↓	This option would not support the objective as it would direct employment development away from local communities increasing the need for communities to travel longer distances to work	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No significant impacts	None
NR3: To restore and protect land and soil	↑	This option would support the objective by promoting the further development of brownfield sites reducing demand for greenfield development.	↔	No significant impacts	The preferred option is the most sustainable.
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑↑	This option would support the objective by enabling the expansion of existing local businesses and the creation of new businesses leading to increased local employment opportunities.	↓	This option would not support the objective as it does not support local companies by forcing development to allocated sites potentially removed from their customer base.	The preferred option is the most sustainable.
EC2: To improve access to jobs	↑↑	This option would support the objective by providing local employment opportunities within areas of demand.	↓	This option would not support the objective as it would force employment development away from areas of demand.	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↑↑	This option would support the objective by enabling the expansion of existing local businesses and the creation of new businesses.	↓	This option would not support the objective as it would hinder the expansion of local business.	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse

  

	Potentially beneficial or adverse
	No significant effect

Sustainability Appraisal Objective	DM EC2: Protection of employment sites						Comments
	Preferred policy option		Rejected policy options				
	DM EC2: Criteria based policy for the protection of employment sites	DM EC2a: Policy for the strict protection of employment allocations	DM EC2b: Low protection of employment allocations				
SP1: To increase the level of participation in democratic processes		This option would support the objective by ensuring that employment sites are retained for communities and future generations and providing positive guidance upon the acceptability of proposals		This option would not support the objective as it would not respond to the changing needs of communities and future generations.		This option would not support the objective as it does not reflect all the evidence base and would not protect against the loss of employment land required by communities and future generations.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces		This option supports the objective by promoting opportunities for developments providing facilities and services.		This option would not support the objective as it would not enable the diversification of employment sites into uses providing facilities and services required by communities.		This option would potentially not support the objective as it would not promote mixed use development providing community facilities and services over competing proposals	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home		This option would not support the objective as it would hinder the provision of residential development on existing employment sites or allocated land.		This option would not support the objective as it would hinder the provision of residential development on existing employment sites or allocated land.		This option could potentially support the objective by enabling the provision of homes on existing employment sites or allocated land	The preferred option is not the most sustainable when considered in isolation from the other sustainability objectives.
SP4: To improve the level of skills, education and training		This option will support the objective by promoting mixed use developments incorporating community facilities aimed at improving levels of skills, education and training.		This option would not support the objective as it would prevent the use of existing employment sites or allocated land for developments incorporating community facilities aimed at improving levels of skills, education and training.		This option could have potential beneficial or adverse impacts upon the objective as it would enable both development of community facilities aimed at improving levels of skills, education and training and single use development that would not support the objective.	The preferred option is the most sustainable.
SP5: To improve the health and sense of well-being of people		This option would support the objective by promoting developments aimed at improving the quality of life in communities.		This option has the potential to benefit the objective by ensuring the retention of employment opportunities within communities thereby raising quality of life.		This option could have potential beneficial or adverse impacts upon the objective as it would enable both development of community facilities aimed at improving quality of life and alternative developments that would not benefit the community in the same way.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		This option would support the objective by promoting developments that would benefit the social structure of a community.		This option would not support the objective as it does not provide opportunities for the delivery of alternative developments that would benefit the social structure of a community		This option could have potential beneficial or adverse impacts upon the objective as it would enable both delivery of developments that would benefit the social structure of a community and alternative developments that would not benefit the community in the same way.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity		No significant impacts		No significant impacts		No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations		No significant impacts		No significant impacts		No significant impacts	None
EN3: To improve the quality of the built environment		This option would support the objective by enabling innovative mixed use developments that would promote improvements to the quality of the built environment and promote local distinctiveness		No significant impacts		No significant impacts	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant impacts		No significant impacts		No significant impacts	None
NR2: To improve water quality and water resources		No significant impacts		No significant impacts		No significant impacts	None
NR3: To restore and protect land and soil		No significant impacts		No significant impacts		No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste		No significant impacts		No significant impacts		No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities		This option will support the objective by promoting the retention of existing employment sites and in cases where a suitable alternative mixed use scheme is approved alternative employment opportunities will be created.		This option would support the objective by protecting employment sites from alternative development thereby retaining employment opportunities.		This option could either support or detract from the objective depending upon the types of developments proposed	The preferred option is the most sustainable as it provides scope for the development of alternative employment opportunities.
EC2: To improve access to jobs		This option would support the objective by ensuring that employment opportunities are retained at existing sites or, through alternative mixed use development schemes, that other employment opportunities are created alongside facilities for the development of skills that will increase access to jobs.		This option would support the objective by retaining employment sites thereby improving the access to employment for communities.		This option could either support or detract from the objective depending upon the types of developments proposed	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy		This opportunity would support the objective by both protecting existing employment sites and promoting alternative employment generating development that would diversify the local economy.		This option would support the objective by retaining employment sites.		This option could either support or detract from the objective depending upon the types of developments proposed	The preferred option is the most sustainable.

**Key: Significance of Effects** **DM EC3 Development outside established industrial estates and allocations**

Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse

	Potentially beneficial or adverse
	No significant effect

Sustainability Appraisal Objective	DM EC3: Development outside established industrial estates and allocations				Comments
	Preferred Option		Alternative Option		
	DM EC3: Criteria based policy to control new employment sites within the settlement hierarchy but outside established industrial estates or allocated sites		DM EC3a: Strict approach allowing no development outside employment sites and allocations		
SP1: To increase the level of participation in democratic processes		This option would support the objective by enabling employment development to meet the needs of communities and future generations and providing a clear framework for the consideration of schemes.		This option would potentially not support the objective by restricting provision of required employment development	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces		This option could both potentially benefit and detract from the objective by enabling improved access to facilities and services but at a greater risk of development occurring on greenfield sites reducing opportunities for access to the countryside and open spaces.		This option could both potentially benefit and detract from the objective by ensuring that development is restricted to existing sites and allocations thereby helping to preserve access to the countryside and open space but at a greater risk of preventing the development of facilities and services.	The preferred option is the most sustainable as it maintains flexibility and so would not constrain development and opportunities relying upon other policies to safeguard open space and the countryside.
SP3: To provide everyone with a decent home		No significant impacts		No significant impacts	None
SP4: To improve the level of skills, education and training		No significant impacts		No significant impacts	None
SP5: To improve the health and sense of well-being of people		This option could both potentially benefit and detract from the objective by enabling the provision of development that would raise quality of life but at the risk of losing valuable access to open space		This option could both potentially benefit and detract from the objective by ensuring the retention of valuable open space but at the risk of preventing development that would improve quality of life.	The preferred option is the most sustainable as it maintains flexibility and so would not constrain development and opportunities relying upon other policies to safeguard open space and the countryside.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		No significant impacts		No significant impacts	None
EN1: To protect and enhance biodiversity		This option could potentially detract from the objective by enabling proposals that would have adverse effects on the natural environment through greenfield development		This option would support the objective by ensuring that employment development does not take place outside of existing employment sites or allocated land.	The rejected option is the most sustainable when viewed in isolation but when taken in conjunction with other policies aimed at protecting the natural environment the flexibility it enables would appear to be preferable.
EN2: To preserve, enhance and manage landscape quality and character for future generations		This option could potentially detract from the objective by enabling proposals that would have adverse effects on the landscape character and quality through greenfield development		This option would support the objective by ensuring that employment development does not take place outside of existing employment sites or allocated land.	The rejected option is the most sustainable when viewed in isolation but when taken in conjunction with other policies aimed at protecting the natural environment the flexibility it enables would appear to be preferable.
EN3: To improve the quality of the built environment		No significant impacts		No significant impacts	None
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant impacts		No significant impacts	None
NR2: To improve water quality and water resources		No significant impacts		No significant impacts	None
NR3: To restore and protect land and soil		This option would not support the objective as it would contribute to the loss of greenfield sites and open space		This option would support the objective by ensuring that no greenfield sites or open space is lost.	The rejected option is the most sustainable when viewed in isolation but when taken in conjunction with other policies aimed at protecting the natural environment the flexibility it enables would appear to be preferable.
NR4: To manage mineral resources sustainably and minimise waste		No significant impacts		No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities		This option would support the objective by enabling employment development that would generate new jobs and opportunities.		This option would not support the objective as it would restrict the provision of new jobs and opportunities.	The preferred option is the most sustainable.
EC2: To improve access to jobs		This option would not support the objective as it would result in employment development occurring away from existing transport facilities and existing employment sites.		This option would support the objective by ensuring that development is located within the settlement hierarchy resulting in improved accessibility both in terms of transport and the interrelation between places of employment.	The rejected option is the most sustainable however it lacks the flexibility to enable the provision employment opportunities provided by the preferred option
EC3: To diversify and strengthen the local economy		No significant impacts		No significant impacts	None

Key: Significance of Effects				DM EC4: Live / work	
Direct Effects		Indirect Effects			
↑↑	Major beneficial	→→	Major beneficial		
↑	Minor beneficial	→	Minor beneficial		
↑	Potentially beneficial	⇄	Potentially beneficial		
↓	Potentially adverse	⇄	Potentially adverse		
↓↓	Minor adverse	←←	Minor adverse		
↓↓↓	Major adverse	←←←	Major adverse		
⇄	Potentially beneficial or adverse				
⇄	No significant effect				

Sustainability Appraisal Objective	DM EC4: Live / work				Comments
	Preferred Option		Alternative Option		
	DM EC4: creation of new or conversion of existing dwellings to live/work units will be supported within rural areas		DM EC4a: Do not include a development management policy for live/work proposals		
SP1: To increase the level of participation in democratic processes	↑↑	This option supports the objective by reflecting the evidence base and providing for the needs of communities and future generations.	↓	This option would not support the objective as it would not support the provision for the needs of communities and future generations.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option supports the objective as it would facilitate people in rural communities to access the countryside and open space and generate a demand for rural facilities due to reductions in commuting levels.	↓	This option would not support the objective as it would not promote the ability to live and work in a rural community and therefore not reduce commuting levels meaning that there would be no increase in demand a subsequent supply of local facilities.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	⇄	No significant impacts	⇄	No significant impacts	None
SP4: To improve the level of skills, education and training	↑↑	This option would support the objective by enabling people in rural communities to live sustainable lifestyles	↓	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
SP5: To improve the health and sense of well-being of people	↑↑	This option would support the objective by helping people to maintain a good work life balance thereby improving quality of life	↓	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	this option would support the objective by providing opportunities for working people living in rural communities to have a greater impact upon their local area.	⇄	No significant impacts as this option would rely upon existing policies to manage development	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	⇄	No significant impacts	⇄	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option supports the objective by its relation to key built environment policies that guide development and ensure that this type of development does not result in adverse impacts.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	⇄	This option supports the objective by its relation to key built environment policies that guide development and ensure that this type of development contributes to the quality of the built environment..	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	This option would support the objective by enabling a reduction in levels of commuting thereby reducing the associated environmental impacts of transport.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
NR2: To improve water quality and water resources	⇄	No significant impacts	⇄	No significant impacts	None
NR3: To restore and protect land and soil	⇄	No significant impacts	⇄	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant impacts	⇄	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑↑	This option would support the objective by enabling the start up of new businesses in rural communities that would contribute to the creation of further employment opportunities.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	None
EC2: To improve access to jobs	↑↑	This option supports the objective by promoting opportunities for people in rural communities to implement business ideas independent from considerations regarding the accessibility of existing employment sites	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↑↑	This option would support the objective by promoting rural economic growth and diversification.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM EC5: Farm Diversification				Comments
	Preferred Option		Alternative Option		
	DM EC5: Support proposals for diversification of farming activities that are of a scale and nature appropriate to the location and accompanied by a Farm Diversification Plan		DM EC5a: No policy for farm diversification - relying on national policy		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective by allowing for the continued economic viability of agricultural industries for future generations.	↓	This option would not support the objective as it would not reflect the strategic objectives of the plans to support the rural economy.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by enabling diversification of rural enterprises providing access to facilities and services for local communities.	⇄	No significant impacts as this option would rely upon existing national policies to manage development	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	⇄	No significant impacts	⇄	No significant impacts	None
SP4: To improve the level of skills, education and training	→	This option could indirectly support the objective by increasing demand for and therefore the supply of skills, education and training in rural communities	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
SP5: To improve the health and sense of well-being of people	→	This option could indirectly support the objective by enabling the diversification of rural enterprise aiding economic vitality and associated quality of life.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by promoting rural enterprise leading to a sense of community identity.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	⇄	No significant impacts	⇄	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective by providing robust criteria for the prevention of adverse impacts upon the rural environment.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	⇄	No significant impacts	⇄	No significant impacts	None
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	No significant impacts	⇄	No significant impacts	None
NR2: To improve water quality and water resources	⇄	No significant impacts	⇄	No significant impacts	None
NR3: To restore and protect land and soil	⇄	No significant impacts	⇄	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant impacts	⇄	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑↑	This option would support the objective by helping to retain existing jobs and enable the creation of new jobs.	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EC2: To improve access to jobs	↑↑	This option would support the objective by enabling the creation of a wider variety of jobs within rural communities	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↑↑	This option would support the objective by enabling the creation of a wider variety of jobs within rural communities	⇄	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC6: Agricultural Buildings				Comments
	Preferred Option		Alternative Option		
	DM EC6: Criteria based policy for the approval of agricultural buildings, development and structures for livestock and bulk storage in the countryside		DM EC6a: No policy on agricultural buildings		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective by supporting the agricultural sector ensuring it can continue to play an important role in future generations and by providing clear guidance upon the acceptability of proposals	↓	This option would not support the objective as it would rely upon existing and proposed policies to manage development and not provide clear guidance for future development	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↔	No significant impacts	↔	No significant impacts	None
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No significant impacts	None
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No significant impacts	None
SP5: To improve the health and sense of well-being of people	↔	No significant impacts	↔	No significant impacts	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant impacts	↔	No significant impacts	None
EN1: To protect and enhance biodiversity	↑↑	This option would support the objective by ensuring that agricultural development does not impact upon the natural environment	↔	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	This option would support the objective by ensuring that agricultural development does not impact upon the landscape quality	↔	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑↑	This option would support the objective by ensuring that agricultural development is appropriate in terms of scale and form	↔	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No significant impacts	None
NR2: To improve water quality and water resources	↑	This option would support the objective as it would minimise the risk of water pollution from agricultural developments.	↔	No significant impacts as this option would rely upon existing and proposed policies to manage development	The preferred option is the most sustainable.
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option will support the objective by enabling agricultural industry to develop and continue to provide employment opportunities	↔	No significant impacts	The preferred option is the most sustainable.
EC2: To improve access to jobs	↔	No significant impacts	↔	No significant impacts	None
EC3: To diversify and strengthen the local economy	↑	This option will support the objective by helping to strengthen the agricultural economy	↓	This option would not support the objective as relying on other policies would constrain agricultural development	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM EC7: Equestrian Buildings				Comments
	Preferred Option		Alternative Option		
	DM EC7: Criteria based policy for the permitting of equestrian buildings in the countryside		DM EC7a: No policy on equine development		
SP1: To increase the level of participation in democratic processes	↑	This option would support the objective by enabling the provision of equestrian facilities for use by communities and future generations	↓	This option would not support the objective as it would not follow national policy.	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by enabling the provision of services promoting access to the countryside and open space	↓	This option would not support the objective as it would reduce opportunities for the provision of facilities resulting in fewer opportunities to access the countryside and open space	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	⇄	No significant impacts	⇄	No significant impacts	None
SP4: To improve the level of skills, education and training	⇄	No significant impacts	⇄	No significant impacts	None
SP5: To improve the health and sense of well-being of people	↑	This option supports the objective by enabling the provision of recreational facilities that will improve health and quality of life.	↓	This option would not support the objective as it would restrict the provision of recreational facilities	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by enabling the provision of recreational facilities that will contribute to local communities.	↓	This option would not support the objective as it would restrict the provision of recreational facilities	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	⇄	No significant impacts	⇄	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective by ensuring that equine development is not damaging to the character and quality of the landscape.	⇄	No significant impacts	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	⇄	No significant impacts	⇄	No significant impacts	None
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	No significant impacts	⇄	No significant impacts	None
NR2: To improve water quality and water resources	⇄	No significant impacts	⇄	No significant impacts	None
NR3: To restore and protect land and soil	⇄	No significant impacts	⇄	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant impacts	⇄	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option would support the objective by enabling the provision of leisure employment opportunities in the countryside.	⇄	No significant impacts	The preferred option is the most sustainable.
EC2: To improve access to jobs	⇄	No significant impacts	⇄	No significant impacts	None
EC3: To diversify and strengthen the local economy	↑	This option would support the objective by enabling the provision of leisure employment opportunities in the countryside.	⇄	No significant impacts	The preferred option is the most sustainable.

**Key: Significance of Effects** **DM EC8 Town Centre Uses - List of uses as prescribed in PPS4**

Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse

  

	Potentially beneficial or adverse
	No significant effect

Sustainability Appraisal Objective	DM EC8: Town Centre Uses						Comments
	Preferred Option		Alternative Options				
	DM EC8: Definition of appropriate main town centre uses	DM EC8a: Use the existing Use Class order to define uses for town centre locations	DM EC8b: Prescriptive list of uses - drawn from a combination of Use Classes and PPS4				
SP1: To increase the level of participation in democratic processes		No significant impacts		This option would not support the objective as it would require excessive additional exceptions and limitations adding confusion to the policy.		No significant impacts	The preferred option is considered to be the most sustainable as it would avoid an overly complicated policy with the potential for inflexibility.
SP2: To improve access to services, facilities, the countryside and open spaces		This option would support the objective by enabling the provision of appropriate facilities within town centres		This option could potentially benefit and detract from the objective by enabling the provision of some facilities and services at the expense of others.		This option could potentially benefit and detract from the objective by enabling the provision of some facilities and services at the expense of others.	The preferred option is the most sustainable. Both of the rejected options would result in a similar situation of a prescriptive list of appropriate town centre uses.
SP3: To provide everyone with a decent home		No significant impacts		No significant impacts		No significant impacts	None
SP4: To improve the level of skills, education and training		No significant impacts		No significant impacts		No significant impacts	None
SP5: To improve the health and sense of well-being of people		No significant impacts		No significant impacts		No significant impacts	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		This option would support the objective by enabling the creation of a thriving town centre containing a variety of businesses and leisure facilities.		This option could both benefit and detract from the option as it would result in a locally distinctive policy but that may result in restrictions on future development that would benefit the town centre		This option could both benefit and detract from the option as it would result in a locally distinctive policy but that may result in restrictions on future development that would benefit the town centre	The preferred option is the most sustainable. Both of the rejected options would result in a similar situation of a prescriptive list of appropriate town centre uses that may hamper future development.
EN1: To protect and enhance biodiversity		No significant impacts		No significant impacts		No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations		No significant impacts		No significant impacts		No significant impacts	None
EN3: To improve the quality of the built environment		No significant impacts		No significant impacts		No significant impacts	None
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant impacts		No significant impacts		No significant impacts	None
NR2: To improve water quality and water resources		No significant impacts		No significant impacts		No significant impacts	None
NR3: To restore and protect land and soil		No significant impacts		No significant impacts		No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste		No significant impacts		No significant impacts		No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities		No significant impacts		No significant impacts		No significant impacts	None
EC2: To improve access to jobs		No significant impacts		No significant impacts		No significant impacts	None
EC3: To diversify and strengthen the local economy		This option would support the objective by enabling a diverse mix of uses within town centres.		This option could potentially benefit and detract from the objective by enabling the provision of some town centre uses but restricting diversity through being overly prescriptive.		This option could potentially benefit and detract from the objective by enabling the provision of some town centre uses but restricting diversity through being overly prescriptive.	The preferred option is the most sustainable. Both of the rejected options would result in a similar situation of a prescriptive list of appropriate town centre uses that could potential hamper diversity.

Key: Significance of Effects				DM EC9 Town Centre Development	
Direct Effects		Indirect Effects			
	Major beneficial		Major beneficial		
	Minor beneficial		Minor beneficial		
	Potentially beneficial		Potentially beneficial		
	Potentially adverse		Potentially adverse		
	Minor adverse		Minor adverse		
	Major adverse		Major adverse		
	Potentially beneficial or adverse				
	No significant effect				

Sustainability Appraisal Objective	DM EC9: Town Centre Development				Comments
	Preferred Option		Alternative Option		
	DM EC9: Proposals for town centre uses will be approved in centres within the town centre hierarchy subject to scale		DM EC9a: No alternative policy		
SP1: To increase the level of participation in democratic processes		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP2: To improve access to services, facilities, the countryside and open spaces		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP3: To provide everyone with a decent home		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP4: To improve the level of skills, education and training		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP5: To improve the health and sense of well-being of people		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		This option supports the objective by ensuring that town centre development fosters diversity that will generate vibrancy and sense of place.		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN1: To protect and enhance biodiversity		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN2: To preserve, enhance and manage landscape quality and character for future generations		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN3: To improve the quality of the built environment		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR2: To improve water quality and water resources		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR3: To restore and protect land and soil		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR4: To manage mineral resources sustainably and minimise waste		No significant impacts		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC1: To retain existing jobs and create new employment opportunities		This option would support the objective by ensuring that there are a variety of employment opportunities available across a range of different employers.		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC2: To improve access to jobs		This option would support the objective by ensuring that there are a variety of employment opportunities available across a range of different employers.		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC3: To diversify and strengthen the local economy		This option would support the objective by ensuring that town centres and rural economies complement each other rather than competing		There is no alternative policy	The preferred option is the most sustainable as there is no alternative policy

Key: Significance of Effects		DM EC10 Town Centre Thresholds	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC10: Town Centre Thresholds				Comments
	Preferred Option		Alternative Option		
	DM EC10: Application of floorspace thresholds within the retail hierarchy to determine appropriate scale of development within a town and for out-of-Centre proposals		DM EC10a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↔	No significant impacts	↔	No significant impacts	None
SP2: To improve access to services, facilities, the countryside and open spaces	→	This option would indirectly support the objective by ensuring appropriate scales of town centre development that will help to promote a variety of facilities and services	↔	No significant impacts	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No significant impacts	None
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No significant impacts	None
SP5: To improve the health and sense of well-being of people	↑	This option would support the objective by ensuring the creation of vibrant town centres that will beneficially impact upon quality of life	↔	No significant impacts	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by ensuring the creation of vibrant town centres promoting diversity and town centre distinctiveness	↓	This option would not support the objective as it could result in a loss of town centre vitality	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No significant impacts	None
EN3: To improve the quality of the built environment	↑	This option would support the objective by promoting appropriate scales of development in town centres benefitting the built environment	↓	This option would not support the objective as it would enable inappropriate development within town centres	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No significant impacts	None
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No significant impacts	None
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option would support the objective by promoting appropriate economic development within town centres	↓	This option would not support the objective as it would enable inappropriate development within town centres	The preferred option is the most sustainable
EC2: To improve access to jobs	↔	No significant impacts	↔	No significant impacts	None
EC3: To diversify and strengthen the local economy	↑	This option would support the objective as it would ensure that economic development is appropriately located	↓	This option would not support the objective as it would not direct economic development to the most appropriate locations.	The preferred option is the most sustainable

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC11: Out of Centre Development				Comments
	Preferred Option		Alternative Option		
	DM EC11: Proposals for retail, leisure and commercial uses outside defined town centres will be subject to sequential test set out in PPS4 and other national policy		DM EC11a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↔	No significant effects	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This option supports the objective by directing development towards town centres thereby improving accessibility to services and facilities and protecting the countryside and open spaces preserving their accessibility.	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No significant impacts	None
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No significant impacts	None
SP5: To improve the health and sense of well-being of people	↔	No significant impacts	↔	No significant impacts	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option supports the objective by directing development towards town centres thereby contributing to their vitality and diversity.	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No significant impacts	None
EN3: To improve the quality of the built environment	↔	No significant impacts	↔	No significant impacts	None
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No significant impacts	None
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No significant impacts	None
NR3: To restore and protect land and soil	↑	This option supports the objective by restricting out of town developments that are more likely to use greenfield sites	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option supports the objective by directing development towards town centres thereby promoting job retention and creation.	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable
EC2: To improve access to jobs	↑	This option supports the objective by directing economic development towards town centres thereby improving the accessibility of employment opportunities	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable
EC3: To diversify and strengthen the local economy	↑	This option supports the objective by promoting town centres and their economic strength and vitality	↔	There is no alternative to the preferred policy option as it is required by national policy	The preferred option is the most sustainable

Key: Significance of Effects		DM EC12 Town Centre Boundaries	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC12: Town Centre Boundaries				Comments
	Preferred Option		Alternative Option		
	DM EC12: Designation of town centre boundaries on the Proposals Map		DM EC12a: Retain existing town centre boundaries		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective by taking into account up to date evidence relating to the needs of communities and future generations	↓	This option would not support the objective as it would not take account of up to date information relating to the needs of communities and future generations	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This option will support the objective when taken alongside other BE policies by directing the development of facilities and services to accessible town centres	↕	This option will potentially both benefit and detract from the objective because whilst it will direct the provision of facilities and services to accessible town centres it would not do so based upon up to date evidence.	The preferred option is the most sustainable.
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No significant impacts	None
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No significant impacts	None
SP5: To improve the health and sense of well-being of people	→	This option will indirectly support the objective by promoting the vitality of town centres resulting in improved quality of life for local communities.	↕	This option will potentially both benefit and detract from the objective because whilst it will promote the vitality of town centres resulting in improved quality of life for local communities it would not do so based upon up to date evidence.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option will support the objective by promoting the vitality of town centres leading to a strong sense of place.	↕	This option will potentially both benefit and detract from the objective because whilst it will promote the vitality and diversity of town centres leading to a strong sense of place it would not do so based upon up to date evidence.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No significant impacts	None
EN3: To improve the quality of the built environment	↑	This option will support the objective by ensuring that the boundaries of town centres are clearly defined that will avoid the spread of commercial development into inappropriate areas resulting in negative impacts to the quality of the built environment.	↑	This option will support the objective by ensuring that the boundaries of town centres are clearly defined that will avoid the spread of commercial development into inappropriate areas resulting in negative impacts to the quality of the built environment.	The preferred option is the most sustainable as it takes into account the changing nature of towns and town centres
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No significant impacts	None
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No significant impacts	None
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant impacts	↔	No significant impacts	None
EC2: To improve access to jobs	↑	This option supports the objective as it will direct employment generating development to accessible town centres.	↑	This option supports the objective as it will direct employment generating development to accessible town centres.	The preferred option is the most sustainable as it takes into account the changing nature of towns and town centres
EC3: To diversify and strengthen the local economy	↑	This option will support the objective as it promotes and manages the continued development of town centres	↑	This option will support the objective as it promotes and manages the continued development of town centres	The preferred option is the most sustainable as it takes into account the changing nature of towns and town centres

Key: Significance of Effects		DM EC13 Frontages - Primary	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM EC13: Frontages - Primary				Comments
	Preferred Option		Alternative Option		
	DM EC13: Designation of primary frontages to manage the different town centre uses and protect areas where loss may impact vitality and viability		DM EC13a: Designate different boundaries		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective by providing clear guidance for development based upon up to date evidence	↓	This option would not support the objective as defining different boundaries would not represent the evidence gathered	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	⇄	No significant impacts	⇄	No significant impacts	None
SP3: To provide everyone with a decent home	⇄	No significant impacts	⇄	No significant impacts	None
SP4: To improve the level of skills, education and training	⇄	No significant impacts	⇄	No significant impacts	None
SP5: To improve the health and sense of well-being of people	→	This option would support the objective indirectly by protecting and enhancing the borough town centres thereby contributing to quality of life	⇄	This option would potentially indirectly detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by protecting and enhancing the viability and vitality of borough town centres	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	⇄	No significant impacts	⇄	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	→	This objective would indirectly support the objective by protecting town centre uses and the resultant character of an area	⇄	This option would potentially indirectly detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This objective would support the objective by protecting town centre uses and the resultant character of an area	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	No significant impacts	⇄	No significant impacts	None
NR2: To improve water quality and water resources	⇄	No significant impacts	⇄	No significant impacts	None
NR3: To restore and protect land and soil	⇄	No significant impacts	⇄	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant impacts	⇄	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This objective would support the objective by protecting town centre uses and the employment provided by them	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EC2: To improve access to jobs	↑	This objective would support the objective by protecting town centre uses and the employment provided by them	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↑	This objective would support the objective by protecting town centre uses and the employment provided by them	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM EC14: Frontages - Secondary				Comments
	Preferred Option		Alternative Option		
	DM EC14: Designation of secondary frontages to manage the existing uses within the parade, the loss of ground floor uses and an over concentration of units within Use Classes A5, B1 or C3		DM EC14a: Designate different boundaries		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective by providing clear guidance for development based upon up to date evidence	↓	This option would not support the objective as defining different boundaries would not represent the evidence gathered	The preferred option is the most sustainable.
SP2: To improve access to services, facilities, the countryside and open spaces	⇄	No significant impacts	⇄	No significant impacts	None
SP3: To provide everyone with a decent home	⇄	No significant impacts	⇄	No significant impacts	None
SP4: To improve the level of skills, education and training	⇄	No significant impacts	⇄	No significant impacts	None
SP5: To improve the health and sense of well-being of people	→	This option would support the objective indirectly by protecting and enhancing the town centres of Workington and Cockermouth thereby contributing to quality of life	⇄	This option would potentially indirectly detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option would support the objective by protecting and enhancing the viability and vitality of the Workington and Cockermouth town centres	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	⇄	No significant impacts	⇄	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	→	This objective would indirectly support the objective by protecting town centre uses and the resultant character of the Workington and Cockermouth town centres	⇄	This option would potentially indirectly detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EN3: To improve the quality of the built environment	↑	This objective would support the objective by protecting town centre uses and the resultant character of the Workington and Cockermouth town centres	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	No significant impacts	⇄	No significant impacts	None
NR2: To improve water quality and water resources	⇄	No significant impacts	⇄	No significant impacts	None
NR3: To restore and protect land and soil	⇄	No significant impacts	⇄	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant impacts	⇄	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This objective would support the objective by protecting Workington and Cockermouth town centre uses and the employment provided by them	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EC2: To improve access to jobs	↑	This objective would support the objective by protecting Workington and Cockermouth town centre uses and the employment provided by them	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.
EC3: To diversify and strengthen the local economy	↑	This objective would support the objective by protecting Workington and Cockermouth town centre uses and the employment provided by them	↓	This option would potentially detract from the objective by not being based upon the up to date evidence base.	The preferred option is the most sustainable.

Key: Significance of Effects		DM EC15 Community and Rural Services	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↕	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC15: Community and Rural Services				Comments
	Preferred Option	Alternative Option			
	DM EC15: Policy to permit neighbourhood community facilities that will enhance existing community, subject to scale, and to protect against the loss of existing facilities	DM EC15a: No alternative policy			
SP1: To increase the level of participation in democratic processes	↑↑	This option would support the objective by protecting community services for future generations	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option would support the objective by protecting and promoting existing and new services and facilities within communities where there is demonstrated to be demand	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP4: To improve the level of skills, education and training	↑↑	This option would support the objective through the protection and promotion of community facilities including those for the improvement of skills, education and training.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP5: To improve the health and sense of well-being of people	→→	This option would indirectly support the objective by preserving and promoting community services leading to an improved quality of life.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support the objective by preserving and protecting community facilities that contribute to the vitality and independence of local areas improving their senses of place.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN3: To improve the quality of the built environment	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC1: To retain existing jobs and create new employment opportunities	↑	This option would support the objective by protecting existing jobs within existing community facilities and promoting opportunities for new jobs within new proposals	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC2: To improve access to jobs	↑	This option would support the objective as community services provide employment opportunities for local people who are less able/willing to travel further for work	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC3: To diversify and strengthen the local economy	↑↑	This option would support the objective as it promotes and protects local business and enterprise.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC16: Evening Economy and Town Centre Amenity				Comments
	Preferred Option		Alternative Option		
	DM EC16: Uses that support the evening and night time economy within town centres will be supported where there is no adverse effect on nearby amenity		DM EC16a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective through the support of development that will benefit communities and future generations.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP2: To improve access to services, facilities, the countryside and open spaces	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP5: To improve the health and sense of well-being of people	↑	This option will support the objective by promoting amenity development that is important for producing and maintaining quality of life.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option will support the objective by promoting amenity development supporting both recreational and cultural activities that will contribute to the vitality of town centres	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN3: To improve the quality of the built environment	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC1: To retain existing jobs and create new employment opportunities	↑	This option will support the objective by promoting amenity development that contributes to creating a variety of employment opportunities	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC2: To improve access to jobs	↑	This option will support the objective by promoting amenity development that contributes to creating a variety of employment opportunities	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC3: To diversify and strengthen the local economy	↑	This option will support the objective by promoting amenity development that contributes to creating a variety of employment opportunities	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy

Key: Significance of Effects				DM EC17 Upper Floor Uses
Direct Effects		Indirect Effects		
↑↑	Major beneficial	→→	Major beneficial	
↑	Minor beneficial	→	Minor beneficial	
↑	Potentially beneficial	↔	Potentially beneficial	
↓	Potentially adverse	↔	Potentially adverse	
↓↓	Minor adverse	←	Minor adverse	
↓↓	Major adverse	←←	Major adverse	
↕	Potentially beneficial or adverse			
↔	No significant effect			

Sustainability Appraisal Objective	DM EC17: Upper Floor Uses				Comments
	Preferred Option		Alternative Option		
	DM EC17: Proposals for change of use and alterations within Town Centres will be required to make provision for continued use of upper floors		DM EC17a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↔	No significant impacts	↔	No significant impacts	None
SP2: To improve access to services, facilities, the countryside and open spaces	↔	This option would support the objective by providing space for the development of additional services and facilities within town centres	↔	No significant impacts	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↑	This option would support the objective by enabling the delivery of additional housing stock within town centres	↔	No significant impacts	The preferred option is the most sustainable
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No significant impacts	None
SP5: To improve the health and sense of well-being of people	↔	No significant impacts	↔	No significant impacts	None
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option could potentially support this objective due to the opportunities to use upper floor space providing opportunities for enterprises that will increase the vitality of the local area	↔	No significant impacts	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No significant impacts	None
EN3: To improve the quality of the built environment	↑	This option would support the objective by promoting the adaptive re-use of space within existing buildings.	↔	No significant impacts	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No significant impacts	None
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No significant impacts	None
NR3: To restore and protect land and soil	→	This option would indirectly support the objective by reducing the demand for development space thereby reducing	↔	No significant impacts	The preferred option is the most sustainable
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↑	This option would support the objective by providing space for additional enterprise that would produce employment opportunities	↔	No significant impacts	The preferred option is the most sustainable
EC2: To improve access to jobs	↑	This option would support the objective by providing space for additional enterprise that would produce employment opportunities	↔	No significant impacts	The preferred option is the most sustainable
EC3: To diversify and strengthen the local economy	↑	This option would support the objective by providing space for additional enterprise that would produce employment opportunities and strengthen the local economy	↔	No significant impacts	The preferred option is the most sustainable

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

Sustainability Appraisal Objective	DM EC18: Accessibility and Town Centre Parking				Comments
	Preferred Option		Alternative Option		
	DM EC18: Parking requirements will be determined on a case by case basis and requirement for facilities may be reduced for developments in sustainable locations		DM EC18a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↔	No significant impacts	↔	No significant impacts	None
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This option would support the objective as it promotes the use of public transport whilst providing scope for the delivery of town centre parking	↓	This option has the potential to detract from the objective as it lacks local distinction	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No significant impacts	None
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No significant impacts	None
SP5: To improve the health and sense of well-being of people	↑	This option has the potential to support the objective by promoting the use of public transport that would raise levels of safety within town centres due to decrease traffic	↔	No significant impacts	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant impacts	↔	No significant impacts	None
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No significant impacts	None
EN3: To improve the quality of the built environment	↔	No significant impacts	↔	No significant impacts	None
NR1: To improve local air quality and reduce greenhouse gas emissions	↑	this option would support the objective by promoting the use of public transport that would reduce the environmental impact associated with car use.	↔	No significant impacts	The preferred option is the most sustainable
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No significant impacts	None
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities	↔	No significant impacts	↔	No significant impacts	None
EC2: To improve access to jobs	↑	This option has the potential to support this objective by promoting public transport that would enable more people to easily access jobs within the town centres.	↔	No significant impacts	The preferred option is the most sustainable
EC3: To diversify and strengthen the local economy	↔	No significant impacts	↔	No significant impacts	None

Key: Significance of Effects				DM EC19 Holiday Accommodation	
Direct Effects		Indirect Effects			
↑↑	Major beneficial	→→	Major beneficial		
↑	Minor beneficial	→	Minor beneficial		
↑	Potentially beneficial	↔	Potentially beneficial		
↓	Potentially adverse	↔	Potentially adverse		
↓↓	Minor adverse	←	Minor adverse		
↓↓↓	Major adverse	←←	Major adverse		
↕	Potentially beneficial or adverse				
↔	No significant effect				

Sustainability Appraisal Objective	DM EC19: Holiday Accommodation				Comments
	Preferred Option		Alternative Option		
	DM EC19: Applications for the provision of new holiday accommodation will be conditioned to remain for holiday purposes only, removal of conditions will be assessed against housing policies		DM EC19a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This option supports the objective as it will ensure that holiday accommodation is used as such rather than for long residential accommodation thereby enabling more people to have access to the countryside and open space	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP5: To improve the health and sense of well-being of people	↑	This option will potentially support the objective as it will ensure that holiday cottages are used as such thereby adding to overall quality of life.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN1: To protect and enhance biodiversity	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN3: To improve the quality of the built environment	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR3: To restore and protect land and soil	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC1: To retain existing jobs and create new employment opportunities	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC2: To improve access to jobs	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC3: To diversify and strengthen the local economy	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy

Significance of Effects				DM EC20 Provision of Camping, Caravan and Chalet Development			
Direct Effects		Indirect Effects		Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial	↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial	↑	Minor beneficial	→	Minor beneficial
↕	Potentially beneficial	↔	Potentially beneficial	↕	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse	↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse	↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse	↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse	↔	No significant effect	↕	Potentially beneficial or adverse	↔	No significant effect

Sustainability Appraisal Objective	DM EC20: Provision of Camping, Caravan and Chalet Development				Comments
	Preferred Option		Alternative Option		
	DM EC20: Applications for new development will be supported where they positively contribute to the local tourism economy and community and in accordance with set criteria		DM EC20a: No alternative policy		
SP1: To increase the level of participation in democratic processes	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option supports the objective as it will enable appropriate development of recreational facilities that provide opportunities to access the countryside and open space.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP3: To provide everyone with a decent home	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP4: To improve the level of skills, education and training	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP5: To improve the health and sense of well-being of people	↑	This option supports the objective as it will enable appropriate development of recreational facilities that contribute to people's sense of health and well-being.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN1: To protect and enhance biodiversity	↑	This option supports the objective by providing a clear framework to ensure that development does not have a negative impact upon biodiversity.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option supports the objective by providing a clear framework to ensure that development does not have a negative impact upon landscape character and quality.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EN3: To improve the quality of the built environment	↑	This option supports the objective by providing a clear framework to ensure that development does not have a negative impact upon the quality of the built environment.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR2: To improve water quality and water resources	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR3: To restore and protect land and soil	↑↑	This option supports the objective by providing clear guidance designed to prevent the loss of agricultural land.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant impacts	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC1: To retain existing jobs and create new employment opportunities	↑	This option would support the objective as it enables the provision of facilities that are vital to the tourism economy in terms of providing jobs.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC2: To improve access to jobs	↑	This option would support the objective as it enables the provision of facilities that are vital to the tourism economy in terms of providing jobs.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy
EC3: To diversify and strengthen the local economy	↑	This option would support the objective as it enables the provision of facilities that are vital to the tourism economy.	↔	No alternative policy	The preferred option is the most sustainable as there is no alternative policy

Significance of Effects			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse

  

	Potentially beneficial or adverse
	No significant effect

Sustainability Appraisal Objective	DM EC21: Change of Use / Loss of Tourism Facilities						Comments
	Preferred Option		Alternative Options				
	DM EC21: Criteria based policy to protect against the loss of tourism uses	DM EC21a: Strict protection of tourist facilities and sites	DM EC21b: Allow the market to decide use				
SP1: To increase the level of participation in democratic processes		This option would support the objective by providing scope to preserve tourism facilities for communities and future generations whilst retaining the ability to diversify if this becomes the most preferable option		This option could potentially detract from the objective as it does not necessarily reflect the best interests of future generations.		This option could potential benefit or detract from the objective depending upon whether the market retained or lost tourism facilities	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces		This option would support the objective by preserving tourism facilities		This option would support the objective by preserving tourism facilities		This option could potential benefit or detract from the objective depending upon whether the market retained or lost tourism facilities	Option DM EC21a is the most sustainable when viewed in isolation against this objective.
SP3: To provide everyone with a decent home		No significant impacts		No significant impacts		No significant impacts	None
SP4: To improve the level of skills, education and training		No significant impacts		No significant impacts		No significant impacts	None
SP5: To improve the health and sense of well-being of people		This option would support the objective by preserving tourism facilities that contribute to people's sense of health and well-being		This option would support the objective by preserving tourism facilities that contribute to people's sense of health and well-being		This option could potential benefit or detract from the objective depending upon whether the market retained or lost tourism facilities	The preferred option and option DM EC21a are the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		No significant impacts		No significant impacts		No significant impacts	None
EN1: To protect and enhance biodiversity		No significant impacts		No significant impacts		No significant impacts	None
EN2: To preserve, enhance and manage landscape quality and character for future generations		No significant impacts		No significant impacts		No significant impacts	None
EN3: To improve the quality of the built environment		This option potentially supports the objective by enabling the conversion of redundant facilities thereby avoiding the risk of dereliction		This option potentially detracts from the objective by running the risk that redundant tourism facilities will become derelict		This option could potential benefit or detract from the objective depending upon whether the market retained or lost tourism facilities	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions		No significant impacts		No significant impacts		No significant impacts	None
NR2: To improve water quality and water resources		No significant impacts		No significant impacts		No significant impacts	None
NR3: To restore and protect land and soil		No significant impacts		No significant impacts		No significant impacts	None
NR4: To manage mineral resources sustainably and minimise waste		No significant impacts		No significant impacts		No significant impacts	None
EC1: To retain existing jobs and create new employment opportunities		This option supports the objective by protecting existing tourism employment whilst providing scope for the creation of alternative forms of employment should sites become redundant		This option could potentially benefit or detract from the objective as whilst it would protect existing tourism employment it could prevent the creation of new employment opportunities if sites became redundant		This option could potential benefit or detract from the objective depending upon whether the market retained or lost tourism facilities	The preferred option is the most sustainable
EC2: To improve access to jobs		No significant impacts		No significant impacts		No significant impacts	None
EC3: To diversify and strengthen the local economy		This option supports the objective by protecting the existing tourism economy whilst providing scope for the creation of alternative enterprise should sites become redundant		This option could potentially benefit or detract from the objective as whilst it would protect the existing tourism economy it could prevent the creation of new enterprise opportunities if sites became redundant		This option could potential benefit or detract from the objective depending upon whether the market retained or lost tourism facilities	The preferred option is the most sustainable

Key: Significance of Effects		DM HO1 Housing Demolition	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse		
⇄	No significant effect		

Sustainability Appraisal Objective	DM HO1 Housing Demolition				
	Preferred Option		Alternative Option		Comments
	DM HO1: Seek to resist demolition of existing housing stock where possible and expect the potential for refurbishment and re-use to be fully explored		DM HO1a: Do not include a policy relating to housing demolition		
SP1: To increase the level of participation in democratic processes	⇄	No significant effects	⇄	No significant effects	None
SP2: To improve access to services, facilities, the countryside and open spaces	→	This option could indirectly support this objective because a more mixed, balanced community through the refurbishment and re-use of the existing housing stock would help support and encourage regeneration and the provision of a wider mix of accessible services and facilities.	←	This option could indirectly hinder this objective by enabling unnecessary demolition in situations where re-use and refurbishment are the preferable options resulting in a less balanced and mixed community	The preferred option is the most sustainable as it provides an opportunity to ensure the refurbishment of existing housing stock where this is preferable that will indirectly encourage the provision of accessible facilities and services.
SP3: To provide everyone with a decent home	↑↑	This option would support this objective through the refurbishment and re-use of existing housing stock avoiding unnecessary demolition.	↓	This option would enable unnecessary demolition thereby not making the best use of existing housing resources	The preferred option is the most sustainable as it will enable the best use to be made from the existing housing stock.
SP4: To improve the level of skills, education and training	⇄	No significant effects	⇄	No significant effects	None
SP5: To improve the health and sense of well-being of people	→	This option could indirectly support this objective through the regeneration of existing housing areas leading to improved senses of well being and levels of health.	⇄	No significant effects	The preferred option is the most sustainable.
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option would support this objective by aiming to preserve the built aspect of established communities thereby helping to promote a sense of community identity.	↓	This option would enable the demolition of potentially important aspects of community heritage undermining the preservation of local history.	The preferred option is the most sustainable.
EN1: To protect and enhance biodiversity	⇄	No significant effects	⇄	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would promote the retention of distinctive features of the built environment thereby preserving it for future generations	↓	This option would enable the demolition of distinctive features of the built environment potentially resulting in a loss of local character.	The preferred option is the most sustainable
EN3: To improve the quality of the built environment	↑↑	This option would promote the retention of existing features of the built environment and the adaptive re-use of buildings thereby strengthening local distinctiveness	↓	This option would not promote the re-use of existing buildings and therefore would not contribute to the goals of sustainable construction	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	→→	This option would indirectly support this objective by promoting the re-use and refurbishment of existing housing stock rather than demolition and rebuild would reduce carbon emissions.	⇄	This option would potentially indirectly hinder this objective by enabling unnecessary demolition projects resulting in increased levels of carbon emissions.	The preferred option is the most sustainable
NR2: To improve water quality and water resources	⇄	No significant effects	⇄	No significant effects	None
NR3: To restore and protect land and soil	⇄	This option could support this objective by promoting the re-use and refurbishment of existing buildings rather than proposals involving greenfield development. However, discouraging demolition could result in greenfield development becoming more attractive to developers.	↑	This option could support this objective by keeping open developer options for the re-use of brownfield sites thereby contributing towards the effort to reduce greenfield development	The rejected policy option is the most sustainable overall when considered in isolation. However, the negative effects of the preferred option and positive effects of the rejected option are reduced when considered alongside existing and proposed planning policy related to greenfield development.
NR4: To manage mineral resources sustainably and minimise waste	↑↑	This option would promote the re-use of existing buildings and materials by discouraging demolition thereby reducing the amounts of waste generated.	↓↓	This option would enable demolition which would both produce greater amounts of waste whilst also requiring a greater consumption of primary minerals in construction projects.	The preferred option is the most sustainable
EC1: To retain existing jobs and create new employment opportunities	⇄	No significant effects	⇄	No significant effects	None
EC2: To improve access to jobs	⇄	No significant effects	⇄	No significant effects	None
EC3: To diversify and strengthen the local economy	⇄	No significant effects	⇄	No significant effects	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

DM HO2 Removal of agricultural occupancy conditions

Sustainability Appraisal Objective	DM HO2: Removal of agricultural occupancy conditions				Comments
	Preferred Option		Alternative Option		
	DM HO2: Removal of occupancy conditions will only be permitted if it can be demonstrated that the long term need for the dwelling has ceased		DM HO2a: Do not include a policy relating to the removal of agricultural occupancy conditions		
SP1: To increase the level of participation in democratic processes	↑↑	This option supports this objective by respecting the needs of communities and future generations through acknowledging that needs change and providing a clear basis upon which decisions would be made.	↓↓	This option would be in contravention of national planning policy and as such would not contribute to this objective	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	This option supports the objective as it will enable the provision of rural homes providing access to the countryside and open spaces. Additionally, this provision will support the retention of rural enterprises reliant upon local homes and communities.	↓↓	This option would not support this objective as it would prevent the continued use of disused agricultural buildings thereby preventing the provision of rural housing that would provide access to the countryside and open spaces and support the provision of local facilities.	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↑↑	This option supports the objective by ensuring that there is potential to re-use redundant agricultural buildings to provide housing	↓↓	This option would not support the objective as it would prevent the re-use of redundant agricultural buildings for the provision of needed housing	The preferred option is the most sustainable
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	→	This option indirectly supports the objective by improving the health and well being in rural communities by providing opportunities for local housing.	←	This option would not support the objective as it would hinder the provision of local rural housing thereby reducing the levels of health and well being in rural communities	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option supports the objective as it would create opportunities for young people and families to stay in their community which would help rural communities to stay strong and vibrant.	↓	This option would not support the objective as it would reduce the ability of young people and families to stay within their community.	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option would support the objective by providing opportunities for continued use of agricultural buildings thereby ensuring that they are maintained and can continue to contribute to the local landscape quality and character of an area.	↓	This option would not support the objective as it could result in the disrepair of dis-used agricultural buildings thereby impacting negatively upon local landscape character and quality	The preferred option is the most sustainable
EN3: To improve the quality of the built environment	↑	This option would support the objective as it would enable the adaptive re-use of redundant agricultural buildings thereby providing housing that is sympathetic to the character of the built environment	↓	This option would not support the objective as it would hinder the re-use of redundant agricultural buildings.	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑	This option would support the objective as it would promote the re-use of brownfield sites thereby reducing the demand for greenfield development	↓	This option would not support the objective as it would not promote the reuse of brownfield sites thereby potentially increasing the demand for greenfield development.	The preferred option is the most sustainable
NR4: To manage mineral resources sustainably and minimise waste	↑	This option potentially supports the objective as the re-use of existing buildings would reduce the amount of waste generated and primary minerals consumed through new development	↓	This option would potentially not support the objective as it may result in a need for additional new development to provide rural housing thereby using primary mineral resources unnecessarily	The preferred option is the most sustainable
EC1: To retain existing jobs and create new employment opportunities	→	This option indirectly supports the objective by helping young people and families remain in agricultural communities.	←	This option indirectly would not support the objective as it could result in people having to leave their communities due to lack of suitable housing.	The preferred option is the most sustainable
EC2: To improve access to jobs	→	This option indirectly supports the objective by helping young people and families remain in agricultural communities.	←	This option indirectly would not support the objective as it could result in people having to leave their communities due to lack of suitable housing.	The preferred option is the most sustainable
EC3: To diversify and strengthen the local economy	→	This option indirectly supports the objective by helping young people and families remain in agricultural communities.	←	This option indirectly would not support the objective as it could result in people having to leave their communities due to lack of suitable housing.	The preferred option is the most sustainable

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

DM HO3 Extension of small dwellings in the open countryside

Sustainability Appraisal Objective	DM HO3: Extension of small dwellings in the open countryside				Comments
	Preferred Option		Alternative Option		
	DM HO3: Proposals to extend small dwellings in countryside will only be permitted if proposal remains subservient to original dwelling and in keeping with character and design		DM HO3a: A policy relating to the Extension of Small Dwellings based on an officers judgement		
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective by recognising the need for housing adaptability and that in rural locations there is a need for smaller dwellings whilst providing a rigid framework for the determination of applications	↕	This option has both negative and positive impacts upon this objective. It recognises the need for housing adaptability however it does not provide clear guidelines upon which applications would be determined	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces	→	This option indirectly supports the objective as the ability to adapt housing will enable families to remain in a community and continue to contribute to the demand for/supply of services and facilities and in rural areas to retain access to the countryside and open spaces.	→	This option indirectly supports the objective as the ability to adapt housing will enable families to remain in a community and continue to contribute to the demand for/supply of services and facilities and in rural areas to retain access to the countryside and open spaces.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
SP3: To provide everyone with a decent home	↑↑	This option supports the objective by enabling the adaptation of homes to meet requirements.	↑↑	This option supports the objective by enabling the adaptation of homes to meet requirements.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑	This option supports the objective by enabling people to remain within their community thereby contributing to their sense of well-being.	↑	This option supports the objective by enabling people to remain within their community thereby contributing to their sense of well-being.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option indirectly supports the objective as it will enable people to remain within their community fostering a sense of community identity that would be lost if they were forced to relocate.	↑	This option indirectly supports the objective as it will enable people to remain within their community fostering a sense of community identity that would be lost if they were forced to relocate.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↔	No significant effects	↔	No significant effects	None
EN3: To improve the quality of the built environment	↔	No significant effects	↔	No significant effects	None
NR1: To improve local air quality and reduce greenhouse gas emissions	→	This option has potential to indirectly support the objective by enabling people to live closer to their place of work thereby reducing the greenhouse gas emissions associated with increased travelling.	→	This option has potential to indirectly support the objective by enabling people to live closer to their place of work thereby reducing the greenhouse gas emissions associated with increased travelling.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑	This option will support the objective by reducing the demand for new development on greenfield sites	↑	This option will support the objective by reducing the demand for new development on greenfield sites	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
NR4: To manage mineral resources sustainably and minimise waste	↑	This option will support the objective by reducing the demand for new development that would both consume primary mineral resources and produce waste.	↑	This option will support the objective by reducing the demand for new development that would both consume primary mineral resources and produce waste.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
EC1: To retain existing jobs and create new employment opportunities	→	This option would support the objective indirectly by helping people remain within their community.	→	This option would support the objective indirectly by helping people remain within their community.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
EC2: To improve access to jobs	→	This option would support the objective indirectly by helping people remain within their community.	→	This option would support the objective indirectly by helping people remain within their community.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development
EC3: To diversify and strengthen the local economy	→	This option would support the objective indirectly by helping people remain within their community.	→	This option would support the objective indirectly by helping people remain within their community.	From a sustainability perspective both options meet the objective however the preferred option provides a more robust framework for managing development

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

DM HO4 Replacement / Rebuilding of dwellings in open countryside

Sustainability Appraisal Objective	DM HO4: Replacement / Rebuilding of dwellings in open countryside				Comments
	Preferred Option		Alternative Option		
	DM HO4: Outside of the settlement hierarchy proposals to replace and rebuild dwellings will only be acceptable subject to a set of criteria		DM HO4a: No policy for the replacement / rebuilding of dwellings		
SP1: To increase the level of participation in democratic processes	↑	This option will support the objective by enabling the continued use of rural buildings to provide housing stock for communities and future generations. The criteria basis for this option provides a rugged framework for the management of development.	↓	This option would not support the objective as it would not allow for the replacement of existing dwellings thereby reducing the available housing stock for communities and future generations.	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces	↑	This option will support the objective by enabling the continued use of rural dwellings providing access to the countryside and open spaces. Additionally, this provision will support the retention of rural enterprises reliant upon local homes and communities	↓	This option would not support the objective as it would prevent the continued use of rural dwellings thereby hindering access to the countryside and open spaces and the provision of local facilities.	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↑	This option will support the objective by enabling the retention of rural dwellings thereby contributing to housing stocks.	↓	This option would not support the objective as it would prevent the retention of rural dwellings and impact negatively upon housing stocks.	The preferred option is the most sustainable
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	→	This option indirectly supports the objective by improving the health and well being in rural communities by providing opportunities for local housing.	←	This option would not support the objective as it would hinder the provision of local rural housing thereby reducing the levels of health and well being in rural communities.	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑↑	This option will support the objective by enabling the retention of rural dwellings which can contribute to the local history of a community. Additionally, the provision of rural housing creates opportunities for developing vibrant and active local communities.	↓↓	This option would not contribute to the objective as it would potentially reduce housing stocks and result in shrinking rural communities.	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↕	This option provides a basis for enabling the redevelopment of rural dwellings which will support the objective, in the case of historic buildings when read in conjunction with relevant Historic Environment policies, by allowing their continued use and maintenance for future generations. However, this option will not support the objective in terms of enabling greater amounts of development within the countryside.	↑	This option will support the objective by protecting the countryside from development.	The rejected option is the most sustainable when considering only this sustainability objective.
EN3: To improve the quality of the built environment	↑↑	This option supports the objective by providing opportunities to conserve features of historic importance, when read in conjunction with relevant Historic Environment policies, and promote the re-use of buildings.	↓	This option will not support the objective as it will not allow for the sensitive re-use of historic buildings.	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects	↔	No significant effects	None
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↑	This option will support the objective by reducing the demand for new development on greenfield sites	↓	This option will not support the objective as it could result in greater demand for greenfield site development	The preferred option is the most sustainable
NR4: To manage mineral resources sustainably and minimise waste	↑	This option potentially supports the objective as the re-use of existing buildings would reduce the amount of waste generated and primary minerals consumed through new development	↓	This option would potentially not support the objective as it may result in a need for additional new development to provide rural housing thereby using primary mineral resources unnecessarily	The preferred option is the most sustainable
EC1: To retain existing jobs and create new employment opportunities	↔	This option would support the objective indirectly by helping people remain within their community.	↔	This option would not support the objective as it could result in people having to leave their community due to lack of available housing.	The preferred option is the most sustainable
EC2: To improve access to jobs	↔	This option would support the objective indirectly by helping people remain within their community.	↔	This option would not support the objective as it could result in people having to leave their community due to lack of available housing.	The preferred option is the most sustainable
EC3: To diversify and strengthen the local economy	↔	This option would support the objective indirectly by helping people remain within their community.	↔	This option would not support the objective as it could result in people having to leave their community due to lack of available housing.	The preferred option is the most sustainable

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse		
↔	No significant effect		

DM HO5 Residential Annexes

Sustainability Appraisal Objective	DM HO5: Residential Annexes				Comments
	Preferred Option	Alternative Option		DM HO5a: Do not include a policy relating to residential annexes	
	DM HO5: Creation of self-contained annexes to existing dwellings will only be considered if the proposal is supported with evidence of need for such accommodations				
SP1: To increase the level of participation in democratic processes	↑	This option supports the objective as it provides clear policy guidance for developers	↓	This option would not support the objective as it would result in a lack of clear policy guidance for developers	The preferred option is the most sustainable
SP2: To improve access to services, facilities, the countryside and open spaces	→	This option indirectly supports the objective by providing opportunities for people reliant on support to benefit from living in close proximity to their providers thereby enabling them to take advantage of local facilities and services.	←	This option could indirectly hinder this objective as the lack of clear policy guidance could result in difficulties for developers who wish to provide for their dependent in terms of obtaining planning permission for appropriate developments	The preferred option is the most sustainable
SP3: To provide everyone with a decent home	↑	This option supports the objective by providing a framework within which a decent home can be provided for a dependent.	↓	This option would not support the objective as it would not promote the creation of a decent home for a dependent.	The preferred option is the most sustainable
SP4: To improve the level of skills, education and training	↔	No significant effects	↔	No significant effects	None
SP5: To improve the health and sense of well-being of people	↑	This option would support the objective by enabling developments that would create peace of mind for both dependents and providers through increases to quality of life.	↓	This option would not support the objective as it would not hinder development aimed at the improvement of quality of life for dependents and providers.	The preferred option is the most sustainable
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↑	This option will support the objective by helping to enable disadvantaged and elder members of a community to remain thereby contributing to the sense of community identity	↓	This option would not support the objective as it would not promote opportunities for disadvantaged and elderly members of a community to continue to contribute to its identity.	The preferred option is the most sustainable
EN1: To protect and enhance biodiversity	↔	No significant effects	↔	No significant effects	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	This option will support the objective as it provides a framework for development management that will ensure that landscape character is maintained for future generations.	↓	This option would not support the objective as the lack of a clear framework for development could result in mismanaged development leading to negative impacts upon the local landscape.	The preferred option is the most sustainable
EN3: To improve the quality of the built environment	↑	This option will support the objective as it provides a framework for development management that will ensure a high quality built environment.	↓	This option would not support the objective as the lack of a clear framework for development could result in mismanaged development leading to a low quality built environment.	The preferred option is the most sustainable
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	This option could indirectly support the objective by reducing the distance travelled by people visiting elderly and disadvantaged friends and family.	↔	No significant effects	The preferred option is the most sustainable
NR2: To improve water quality and water resources	↔	No significant effects	↔	No significant effects	None
NR3: To restore and protect land and soil	↔	No significant effects	↔	No significant effects	None
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects	↔	No significant effects	None
EC1: To retain existing jobs and create new employment opportunities	↔	This option could indirectly support the objective by presenting opportunities within a community for employment related to the provision of services to resident dependents.	↔	No significant effects	The preferred option is the most sustainable
EC2: To improve access to jobs	↔	No significant effects	↔	No significant effects	None
EC3: To diversify and strengthen the local economy	↔	No significant effects	↔	No significant effects	None

**Key: Significance of Effects** **DM NE1 Development in the Solway Coast AONB**

Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse

↕	Potentially beneficial or adverse
↔	No significant effect

Sustainability Appraisal Objective	DM NE1 Development in the Solway Coast AONB				Comments
	Preferred Option		Alternative Option		
	DM NE1: Development within or adjacent to the AONB will be required to protect its natural beauty, proposals will be judged against a set of criteria		DM NE1a: No DM policy - relying upon Core Strategy, AONB Management Plan, National Policy and International Protections		
SP1: To increase the level of participation in democratic processes	↑	This option supports this objective ensuring that the AONB will be preserved for communities and future generations through the use of locally distinctive criteria providing clarification upon the expectations required of developers.	↓	This option would rely upon non locally distinct criteria and would not provide clear guidance upon the expectations required of developers.	The preferred option has the most positive effect on this objective
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	By protecting and preserving the AONB using locally distinctive criteria this option helps to support this objective.	↓	This option would not provide locally distinctive criteria and may therefore not meet local requirements for access to the countryside and open spaces.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↑	By protecting and preserving the AONB using locally distinctive criteria this option may lead to affordable housing with a reduced environmental impact, particularly in terms of landscape and visual impact.	↓	This option would rely upon non locally distinct criteria and would not provide clear guidance upon the expectations required of developers to reduce environmental impact.	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	↔	By protecting and preserving the AONB using locally distinctive criteria this option may enable people to live sustainable lifestyles.	↔	No significant effects between this option and this objective	The preferred option may offer an advantage in relation to this objective
SP5: To improve the health and sense of well-being of people	↑	By protecting and preserving the AONB using locally distinctive criteria this option would increase the sense of well-being of people.	↓	This option would rely upon non locally distinct criteria and would not provide clear guidance upon the expectations required of developers.	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EN1: To protect and enhance biodiversity	↑↑	One of the criteria is for existing landscape features to be incorporated in such a way which preserves or enhances the character of the area and mitigates the effects of developments. This will have a positive effect on protecting and enhancing biodiversity.	↓	This option would not include a criterion for existing landscape features to be incorporated appropriately. This could result in opportunities to protect / enhance biodiversity being lost, and potentially to negative impacts arising.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	By protecting and preserving the AONB using locally distinctive criteria this option helps to support this objective.	↓	This option would rely upon non locally distinct criteria and would not provide clear guidance upon the expectations required of developers.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	One of the criteria is for the scale, siting or design of proposed developments being appropriate to the landscape setting. This will help ensure that development is of high quality and sympathetic to the receiving environment.	↓	This option would not include a criterion relating to the local landscape setting. This could result in inappropriate development unsympathetic to the receiving environment.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR2: To improve water quality and water resources	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR3: To restore and protect land and soil	↑	The policy states that all development within or adjoining the AONB should actively seek to minimise environmental harm caused by the development. This could therefore help to encourage reuse of brownfield sites.	↔	No significant effects between this option and this objective	The preferred option may offer an advantage in relation to this objective
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EC1: To retain existing jobs and create new employment opportunities	↔	By protecting and preserving the AONB using locally distinctive criteria this option may help retain a skilled workforce and graduates in Cumbria, due to the positive influence on quality of life.	↔	No significant effects between this option and this objective	The preferred option may offer an advantage in relation to this objective
EC2: To improve access to jobs	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EC3: To diversify and strengthen the local economy	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None

Key: Significance of Effects		DM NE2 Ecological Surveys	
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	⇄	Potentially beneficial
↓	Potentially adverse	⇄	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓	Major adverse	←←	Major adverse
⇄	Potentially beneficial or adverse	⇄	No significant effect

Sustainability Appraisal Objective	DM NE2 Ecological Surveys				Comments
	Preferred Option		Alternative Option		
	DM NE2: Application cannot be determined until suitable information regarding the need, or otherwise, for an ecological survey has been made available to the LA		DM NE2a: No alternative policy is required, rely on existing strategy and policy		
SP1: To increase the level of participation in democratic processes	⇄	No significant effects between this option and this objective	⇄	No significant effects between this option and this objective	None
SP2: To improve access to services, facilities, the countryside and open spaces	↑	As the policy lays out requirements for ecological surveys this will provide an increased level of protection to ecological species and habitats and will therefore help maintain or improve opportunities to enjoy the countryside.	↓	Without the policy there would be greater risk of loss or damage to important wildlife habitats and species. This would reduce opportunities to enjoy the countryside.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↑	As the policy lays out requirements for ecological surveys this could lead to housing with reduced environmental impact.	↓	Without the policy housing development would be more likely to have an adverse impact on ecological species and habitats	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	⇄	The policy could result in an increased demand for people with ecological survey skills.	⇄	No significant effect	The preferred option may have a positive effect on this objective
SP5: To improve the health and sense of well-being of people	⇄	By protecting ecological habitats and species the policy could help improve quality of life.	⇄	If loss or damage to important wildlife habitats or species occurred this could negatively impact quality of life.	The preferred option may have a positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	⇄	No significant effects between this option and this objective	⇄	No significant effects between this option and this objective	None
EN1: To protect and enhance biodiversity	↑↑	As the policy lays out requirements for ecological surveys this will provide an increased level of protection for ecological species and habitats and will therefore help to protect and enhance biodiversity.	↓↓	Without the policy there would be more risk of loss or damage to important wildlife habitats and species. This would result in biodiversity not being protected and enhanced.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	→	As the policy lays out requirements for ecological surveys this will provide an increased level of protection to ecological habitats and would therefore help preserve, enhance and manage landscape quality.	←	Without the policy there would be more risk of loss or damage to important wildlife habitats. This would impact on landscape quality.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑	The policy would result in the built environment incorporating mitigation measures to protect important habitats and species identified in the ecological surveys. This would therefore promote sustainable design and construction.	↓	Without the policy the built environment would be more likely to result in negative impacts to habitats and species, which would make it less sustainable.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	⇄	The policy could result in habitats or species being identified that would require protection from any increase in local air pollution, which would act as a driver to reduce air pollution.	⇄	No significant effects between this option and this objective	The preferred option may have a positive effect on this objective
NR2: To improve water quality and water resources	↑↑	The policy would lead to identification and protection of important aquatic habitats and species which would require mitigation measures such as preventing water pollution and creating sustainable drainage systems.	↓	In the absence of the policy there may be less of a driver to take action such as controlling water pollution or creating sustainable drainage systems.	The preferred option has the most positive effect on this objective
NR3: To restore and protect land and soil	↑	Through more accurately identifying the presence of important species and habitats the policy would help reduce loss of greenfield sites. The policy would also prevent use of peat.	↓	In the absence of this policy there may be less restriction on using greenfield sites and using peat.	The preferred option has the most positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	⇄	No significant effects between this option and this objective	⇄	No significant effects between this option and this objective	None
EC1: To retain existing jobs and create new employment opportunities	↑	The policy could result in employment opportunities for ecological surveyors.	⇄	No significant effects between this option and this objective	The preferred option may have a positive effect on this objective
EC2: To improve access to jobs	⇄	No significant effects between this option and this objective	⇄	No significant effects between this option and this objective	None
EC3: To diversify and strengthen the local economy	⇄	No significant effects between this option and this objective	⇄	No significant effects between this option and this objective	None

Key: Significance of Effects	
Direct Effects	Indirect Effects
↑↑ Major beneficial	→→ Major beneficial
↑ Minor beneficial	→ Minor beneficial
↑↓ Potentially beneficial	↔ Potentially beneficial
↓↓ Potentially adverse	↔ Potentially adverse
↓ Minor adverse	↔ Minor adverse
↓↓ Major adverse	↔ Major adverse
↔ Potentially beneficial or adverse	
↔ No significant effect	

DM NE3 Protecting Trees, Hedgerows and Woodland

Sustainability Appraisal Objective	DM NE3 Protecting Trees, Hedgerows and Woodland								
	Preferred Option		Alternative Options				Comments		
	DM NE3: Existing trees, hedgerows and woodland that are considered important, contribute positively to character and/or are of nature conservation value will be protected	DM NE3a: Do not include a tree/woodland policy	DM NE3b: Adopt a policy that seeks to safeguard protected trees, hedgerows and woodland	DM NE3c: Resist new development proposals that would result in the need for the felling of trees and/or the removal of hedgerows within the site in the future					
SP1: To increase the level of participation in democratic processes	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
SP2: To improve access to services, facilities, the countryside and open spaces	↑	The policy lays out requirements for protecting existing trees, hedgerows and woodland that are considered important, contribute positively to character and/or are of nature conservation value. This will therefore help maintain or improve opportunities to enjoy the countryside and green space.	↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows. This would reduce opportunities to enjoy the countryside.	↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows not covered by TPOs or Hedgerow Regulations. This would reduce opportunities to enjoy the countryside.	↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows. This would reduce opportunities to enjoy the countryside.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
SP4: To improve the level of skills, education and training	→	The policy could result in an increased demand for people with arboricultural survey skills.	↔	No significant effect	↔	No significant effect	↔	No significant effect	The preferred option may have a more positive effect on this objective
SP5: To improve the health and sense of well-being of people	→	By protecting important trees, hedgerow and woodland the policy could help improve quality of life.	↔	If loss or damage to important trees, hedgerow or woodland occurred this could negatively impact quality of life.	↔	If loss or damage to important trees, hedgerow or woodland occurred, not covered by TPOs or Hedgerow Regulations, this could negatively impact quality of life.	↔	If loss or damage to important trees, hedgerow or woodland occurred this could negatively impact quality of life.	The preferred option may have a more positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EN1: To protect and enhance biodiversity	↑↑	The policy lays out requirements for protecting existing trees, hedgerows and woodland that are considered important, contribute positively to character and/or are of nature conservation value. This will therefore help protect and enhance biodiversity.	↓↓	Without the policy there would be more risk of loss or damage to important existing trees, woodland and hedgerows. This would negatively impact on biodiversity.	↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows not covered by TPOs or Hedgerow Regulations. This would negatively impact on biodiversity.	↓↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows. This would negatively impact on biodiversity.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑↑	The policy lays out requirements for protecting existing trees, hedgerows and woodland that are considered important, contribute positively to character and/or are of nature conservation value. This will therefore help to preserve, enhance and manage landscape quality and character.	↓↓	Without the policy there would be more risk of loss or damage to important existing trees, woodland and hedgerows. This would negatively impact on landscape quality and character.	↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows not covered by TPOs or Hedgerow Regulations. This would negatively impact on landscape quality and character.	↓↓	With this policy option there would be more risk of loss or damage to important existing trees, woodland and hedgerows. This would negatively impact on landscape quality and character.	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑	The policy would result in the built environment incorporating mitigation measures to protect existing trees, hedgerows and woodland that are considered important, contribute positively to character and/or are of nature conservation value. This would therefore promote sustainable design and construction.	↓	Without the policy the built environment would be more likely to result in negative impacts to existing trees, hedgerows and woodland, which would make it less sustainable.	↓	Without the policy the built environment would be more likely to result in negative impacts to existing trees, hedgerows and woodland not covered by TPOs or Hedgerow Regulations, which would make it less sustainable.	↓	Without the policy the built environment would be more likely to result in negative impacts to existing trees, hedgerows and woodland, which would make it less sustainable.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR2: To improve water quality and water resources	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR3: To restore and protect land and soil	→	As it is possible that greenfield sites have more important trees, hedgerows and woodland than brownfield sites, the policy may help to minimise the loss of greenfield sites.	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	The preferred option may have a more positive effect on this objective
NR4: To manage mineral resources sustainably and minimise waste	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EC1: To retain existing jobs and create new employment opportunities	↑	The policy could result in employment opportunities for arboricultural surveyors.	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	The preferred option may have a more positive effect on this objective
EC2: To improve access to jobs	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EC3: To diversify and strengthen the local economy	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse
	Potentially beneficial or adverse		No significant effect

Sustainability Appraisal Objective	DM TR1 Travel Plans and Transport Assessments				Comments
	Preferred Option		Alternative Option		
	DM TR1: Require Travel Plans and Transport Assessments to accompany planning applications for development that matches certain thresholds and criteria		DM TR1a: Do not define thresholds for requiring Travel Plans and Transport Assessments		
SP1: To increase the level of participation in democratic processes		No significant effects between this option and this objective		No significant effects between this option and this objective	None
SP2: To improve access to services, facilities, the countryside and open spaces		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport and access to transport for the disabled to be considered on a wider and more consistent basis.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to issues such as sustainable transport and access to transport for the disabled would therefore not be as great.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home		No significant effects between this option and this objective		No significant effects between this option and this objective	None
SP4: To improve the level of skills, education and training		The policy could result in an increased demand for people with transport planning skills.		No significant effects between this option and this objective	The preferred option may have a more positive effect on this objective
SP5: To improve the health and sense of well-being of people		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport and provision for cyclists to be considered on a wider and more consistent basis. This will help to create a healthier environment and better quality of life.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to healthier lifestyles and better quality of life would therefore not be as great.	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history		No significant effects between this option and this objective		No significant effects between this option and this objective	None
EN1: To protect and enhance biodiversity		The preferred option states that any development that is considered likely to have an impact on European protected sites of nature conservation must also have regard to any trips it may generate would have on such sites within any required travel plan or transport assessment. This would help protect and enhance biodiversity.		This option would not include a requirement to consider European protected sites and therefore there would be a risk that this would not be included within travel plans or transport assessments.	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations		No significant effects between this option and this objective		No significant effects between this option and this objective	None
EN3: To improve the quality of the built environment		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport to be considered on a wider and more consistent basis. This will help to improve the quality of the built environment, for example by reducing noise levels.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to the quality of the built environment would therefore not be as great.	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport to be considered on a wider and more consistent basis. This will help to reduce local air quality pollution and the need to travel, especially by car.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to local air quality and greenhouse gas emissions would therefore not be as great.	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources		No significant effects between this option and this objective		No significant effects between this option and this objective	None
NR3: To restore and protect land and soil		No significant effects between this option and this objective		No significant effects between this option and this objective	None
NR4: To manage mineral resources sustainably and minimise waste		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport to be considered on a wider and more consistent basis. This will help conserve reserves of hydrocarbon fuels and materials used to build and maintain private cars.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to sustainable transport would therefore not be as great.	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities		The policy could result in employment opportunities for transport planners.		No significant effects between this option and this objective	The preferred option may have a more positive effect on this objective
EC2: To improve access to jobs		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport to be considered on a wider and more consistent basis, which would facilitate access to jobs by sustainable transport.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to sustainable transport would therefore not be as great.	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy		By providing greater clarity on when Travel Plans and Transport Assessments are required these will be undertaken on a more consistent basis. This will allow issues such as sustainable transport to be considered on a wider and more consistent basis. This will help to increase the environmental performance of local companies and their products / services.		Although Travel Plans and Transport Assessments would still be undertaken under this option, this would be on a less consistent basis than with the preferred option. Benefits in relation to sustainable transport would therefore not be as great.	The preferred option has the most positive effect on this objective

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑↓	Potentially beneficial	↔	Potentially beneficial
↓	Potentially adverse	↔	Potentially adverse
↓↓	Minor adverse	←	Minor adverse
↓↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse	↔	No significant effect

Sustainability Appraisal Objective	DM TR2 HGV Access to Major Sites				Comments
	Preferred Option		Alternative Option		
	DM TR2: Policy to ensure that local communities are protected when development involves large numbers of HGVs		DM TR2a: Do not include a policy covering HGV Access to Major Sites in the plan		
SP1: To increase the level of participation in democratic processes	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
SP2: To improve access to services, facilities, the countryside and open spaces	↕	The policy could restrict access to goods transported by HGVs. Alternatively it could protect the countryside and open spaces from high levels of HGV traffic.	↕	This policy option would place less restriction on the transportation of goods by HGVs, but it may give lower protection to the countryside and open spaces.	None
SP3: To provide everyone with a decent home	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
SP4: To improve the level of skills, education and training	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
SP5: To improve the health and sense of well-being of people	↑↑	The policy would reduce levels of safety risk, traffic disruption, noise, air pollution and other nuisance associated with uncontrolled HGV operations at major sites. This would help increase the sense of well-being of local residents and improve quality of life.	↓↓	This policy would not result in increased control being placed on HGV operations at major sites. There would therefore be more risk of issues arising with safety risk, traffic disruption, noise, air pollution and other nuisance	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EN1: To protect and enhance biodiversity	↕	The policy could reduce disturbance to wildlife through better management of HGV traffic, but it could also impact species and habitats by increasing the number of road widening and junction realignment schemes.	↕	The policy could increase disturbance to wildlife through less effective management of HGV traffic, but it could lead to less impact on wildlife than the preferred option from road widening and junction realignment schemes.	None
EN2: To preserve, enhance and manage landscape quality and character for future generations	↑	The policy would reduce levels of traffic disruption, noise and other nuisance associated with uncontrolled HGV operations at major sites. Depending on the location of these sites this could help maintain the tranquillity of landscapes.	↓	This policy would not result in increased control being placed on HGV operations at major sites. There would therefore not be corresponding improvements in traffic disruption, noise and other nuisance. Depending on the location of these sites this could adversely affect the tranquillity of landscapes.	The preferred option may have a more positive effect on this objective
EN3: To improve the quality of the built environment	↑↑	The policy would reduce levels of safety risk, traffic disruption, noise, air pollution and other nuisance associated with uncontrolled HGV operations at major sites. This would help promote a built environment with low impact operation.	↓	This policy would not result in increased control being placed on HGV operations at major sites. There would therefore be more risk of issues arising with safety risk, traffic disruption, noise, air pollution and other nuisance	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	The policy will encourage the uptake of rail/sea freight transport for sites on or near to railways and ports. This will help to improve local air quality and reduce greenhouse gas emissions.	↓	This policy would not include a requirement on developers to include measures to encourage the uptake of rail/sea freight transport for sites on or near to railways and ports. This could lead to negative impacts on local air quality and greenhouse gas emissions.	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR3: To restore and protect land and soil	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR4: To manage mineral resources sustainably and minimise waste	↑	The policy will encourage the uptake of rail/sea freight transport for sites on or near to railways and ports. This will help to reduce consumption of fossil fuels.	↔	This policy would not include a requirement on developers to include measures to encourage the uptake of rail/sea freight transport for sites on or near to railways and ports. This would not help to reduce consumption of fossil fuels.	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	↓	By placing restrictions on HGV access to major sites the policy could negatively impact the development of major sites and the associated jobs and economic growth.	↔	This policy would place no additional restrictions on HGV access to major sites.	The preferred option has the least positive effect on this objective
EC2: To improve access to jobs	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EC3: To diversify and strengthen the local economy	↕	By placing restrictions on HGV access to major sites the policy could negatively impact the development of major sites and the associated jobs and economic growth. However, by encouraging uptake of rail/sea freight transport it would increase the environmental performance of local companies and their products / services.	↕	This policy would place no additional restrictions on HGV access to major sites. However, it would not encourage uptake of rail / sea freight transport.	None

Key: Significance of Effects			
Direct Effects		Indirect Effects	
↑↑	Major beneficial	→→	Major beneficial
↑	Minor beneficial	→	Minor beneficial
↑	Potentially beneficial	→	Potentially beneficial
↓	Potentially adverse	←	Potentially adverse
↓	Minor adverse	←	Minor adverse
↓↓	Major adverse	←←	Major adverse
↕	Potentially beneficial or adverse	↔	No significant effect

Sustainability Appraisal Objective	DM TR3 Car Parking				Comments
	Preferred Option		Alternative Option		
	DM TR3: Apply a maximum standard to new development limiting the number of car parking spaces to be provided.		DM TR3a: Do not set maximum parking standards for new development		
SP1: To increase the level of participation in democratic processes	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
SP2: To improve access to services, facilities, the countryside and open spaces	↑↑	The policy is aimed at promoting sustainable transport choices. It ensures that transport arrangements are suitable for those with a disability by applying minimum parking standards for the number of disabled parking spaces to be provided.	↓↓	By not restricting car parking spaces for new developments sustainable transport options would not be encouraged. By not stipulating minimum requirements for disabled parking spaces, access to services by the disabled may be restricted.	The preferred option has the most positive effect on this objective
SP3: To provide everyone with a decent home	↑↑	By reducing the number of parking spaces for new developments the policy will lead to new housing with reduced environmental impact.	↓	By not restricting car parking spaces for new developments the opportunity to develop new housing with reduced environmental impact will be reduced.	The preferred option has the most positive effect on this objective
SP4: To improve the level of skills, education and training	↑	The policy will enable people to live more sustainable lifestyles by being less reliant on the private car.	↓	By not restricting car parking spaces for new developments the opportunity for sustainable lifestyles may be reduced.	The preferred option has the most positive effect on this objective
SP5: To improve the health and sense of well-being of people	↑	The policy will enable people to live more sustainable lifestyles by being less reliant on the private car and more likely to take healthier transport options such as walking and cycling.	↓	By not restricting car parking spaces for new developments the likelihood of people adopting healthier transport options will be reduced.	The preferred option has the most positive effect on this objective
SP6: To create vibrant, active, inclusive and open minded communities with a strong sense of local history	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EN1: To protect and enhance biodiversity	→	By encouraging sustainable transport there would be less impact on biodiversity from road building and the operation of roads.	↔	No significant effects between this option and this objective	The preferred option has the most positive effect on this objective
EN2: To preserve, enhance and manage landscape quality and character for future generations	→	By encouraging sustainable transport there would be less impact on landscape quality and character from road building and the operation of roads.	↔	No significant effects between this option and this objective	The preferred option has the most positive effect on this objective
EN3: To improve the quality of the built environment	↑	By encouraging sustainable transport the policy would promote low impact operation of the built environment and reduce noise levels.	↔	No significant effects between this option and this objective	The preferred option has the most positive effect on this objective
NR1: To improve local air quality and reduce greenhouse gas emissions	↑↑	The policy is aimed at reducing travel by private car which would help to limit local air quality pollution and greenhouse gas emissions.	↓↓	By not restricting car parking spaces for new developments sustainable transport options would not be encouraged. Local air quality pollution and greenhouse gas emissions would therefore not improve and may deteriorate.	The preferred option has the most positive effect on this objective
NR2: To improve water quality and water resources	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR3: To restore and protect land and soil	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
NR4: To manage mineral resources sustainably and minimise waste	↑	The policy will encourage sustainable transport. This will help to reduce consumption of fossil fuels and materials required for building and maintaining private cars.	↓	This policy would not encourage sustainable transport. This would not help to reduce consumption of fossil fuels and materials required for building and maintaining private cars.	The preferred option has the most positive effect on this objective
EC1: To retain existing jobs and create new employment opportunities	↔	No significant effects between this option and this objective	↔	No significant effects between this option and this objective	None
EC2: To improve access to jobs	↑	The policy will encourage sustainable transport which will assist with people obtaining access to jobs.	↓	This policy would not encourage sustainable transport. This would not assist with people obtaining access to jobs by sustainable transport.	The preferred option has the most positive effect on this objective
EC3: To diversify and strengthen the local economy	↕	By encouraging sustainable transport the policy will increase the environmental performance of local companies and their products / services. However, by restricting car parking spaces some companies / organisations may be discouraged from occupying new developments. This could have a negative impact on the local economy.	↔	No significant effects between this option and this objective	The impacts of the preferred option may be both beneficial and adverse.