

Planning Carlisle's Future

Draft Carlisle District Local Plan

Preferred Options

2015-2030

Draft Sustainability Appraisal



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1 Introduction

- 1.1** Carlisle City Council is in the process of preparing a Local Plan which, when adopted, will guide future development of the District for the next 15 years and beyond.
- 1.2** This Draft Sustainability Appraisal Report has been published to accompany the Preferred Options of the Local Plan. Sustainability Appraisal is a process that is carried out as an integral part of developing the Local Plan, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a mandatory requirement and is subject to the same level of public consultation and scrutiny as the plan itself.
- 1.3** Sustainability Appraisal (SA) is an ongoing process and this Draft Report follows on from the SA Scoping Report which accompanied the Issues and Options consultation September 2011.
- 1.4** The purpose of the SA is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of development plans.
- 1.5** The SA process is governed by European and national legislation, supported by government policy, which includes:
- The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme. This Directive is transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations);
 - The Planning and Compulsory Purchase Act 2004 which requires sustainability appraisal of emerging Development Plan Documents and Supplementary Planning Documents;
 - The Town and Country Planning (Local Planning) (England) Regulations 2012 which highlights the Sustainability Appraisal as one of the submission documents for local plans; and
 - The National Planning Policy Framework 2012 which states that planning policies should be based on up-to-date information about the natural environment and other characteristics of the area including a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment which should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.

1.6 This sustainability appraisal incorporates the requirements of the SEA Directive, by combining the more environmentally-focussed considerations of SEA with wider social and economic effects.

Carlisle District Local Plan

1.7 To date, working to the requirements of the 2004 Planning and Compulsory Purchase Act, the preparation of the Plan has focused on the development of a 'Core Strategy'. This focussed on strategic policies to define the quantity and distribution of new development across the District and identify strategic development sites essential to the delivery of the Plan as a whole. Since publication of the NPPF we have now modified this approach, taking the opportunity to develop a Local Plan which is strategic and detailed in its policy content. This opportunity has made it possible for us to accelerate the detail of the Plan and to provide greater certainty for developers and communities. The Draft Local Plan provides a new framework for development to 2030, and includes a comprehensive range of policies to determine planning applications as well as identifying strategic development sites essential to the delivery of the Plan and other non-strategic allocations. This current consultation sets out the Council's preferred options and explains the reasons why these options are being taken forward for consultation.

1.8 The Preferred Options document covers a wide range of issues, including:

- Sustainable Development – promoting a sustainable pattern of well designed development to support sustainable managed growth;
- **Economy** - supporting the economy by providing sites for new and existing businesses, supporting the sustainability of the City and town centres and specifying policies that address changing business needs;
- **Housing** - setting the scale, distribution and mix of housing to be developed to support the growth aspirations of the District, identifying sufficient land to meet requirements and supporting policies;
- **Infrastructure** - enabling the provision of new infrastructure such as education, transport, health care and water supplies;
- **Climate Change and Flood Risk** - helping to mitigate climate change and adapt to its effects by encouraging energy efficient design and directing development away from flood risk zones;
- **Health and well being** - supporting the health and wellbeing of the District through a range of policies on education, pollution, designing out crime and accessibility;
- **Heritage** – helping to safeguard the heritage of the District through supporting proposals which protect and enhance the District's historic resources whilst enabling them to be utilised to their full potential;

- **Green Infrastructure-** ensure the preservation and enhancement of the District's biodiversity, landscapes and green spaces for the sake of their own natural value, but also for the well being and good health of the district's citizens and visitors.

1.9 This Draft Sustainability Appraisal Report therefore builds on the Scoping Report that was updated in early March 2012 to reflect consultation comments. Both of these previous reports are available at www.Carlisle.gov.uk/localplan.

Habitats Regulations Assessment

1.10 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations").

1.11 The HRA assesses any impacts of the Local Plan against the conservation objectives of sites of European importance for nature conservation in, and outside the plan area, to ascertain whether it would adversely affect the integrity of any sites concerned. These sites, often referred to as European sites, and include Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and RAMSAR Sites, known collectively as Natura 2000 Sites.

1.12 In 2011 Carlisle City Council carried out an HRA screening exercise for the Issues and Options stage of the Core Strategy. The purpose of screening was to determine whether the plan could have significant effects on the conservation objectives of any European site. A Screening Report was prepared to record the screening process and can be viewed at www.carlisle.gov.uk. Natural England have endorsed this Screening Report.

1.13 Carlisle City Council has undertaken the HRA requirements for the Draft Local Plan. It is important that the sustainability appraisal takes account of HRA findings in order that consideration can be given to mitigating any adverse effects. The HRA process is an iterative one and it will be reviewed and amended as the Local Plan develops.

1.14 Consultation on the draft Habitats Regulations Appraisal Report is running alongside consultation on the Draft Local Plan Preferred Options and can be viewed online at www.carlisle.gov.uk/localplan.

Structure of this Report

1.15 This Draft Sustainability Appraisal Report has been designed to be as succinct as possible to improve accessibility of information and to allow key findings to be presented more concisely. Detailed appraisal work for Local Plan policies and site allocations are presented in separate appendices. There is one question regarding the Sustainability Appraisal within the questionnaire for the Draft Local Plan Consultation. This question is as follows and should be considered alongside the body of this document;

‘Having looked at the Sustainability Appraisal (SA) do you agree with the SA of the Local Plan so far?’

1.16 This section has provided an introduction to the Sustainability Appraisal, Carlisle District Local Plan and Habitats Regulations Assessment (HRA). The rest of the report is structured as follows:

- Section 2 – the methodology of how this appraisal was carried out, any limitations and consultation requirements;
- Section 3 – an overview of the scoping stage prepared in September 2011 and updated early March 2012;
- Section 4 – an overview of significant effects, preferred policies and site allocation options to be taken forward, potential mitigation measures and the overall sustainability of the Local Plan;
- Section 5– Next steps in the sustainability appraisal process;
- Appendices – Full details of the assessments undertaken.

How to respond

1.17 Please send us your comments on the Draft Sustainability Appraisal of the Draft Local Plan Preferred Options 2015-2030 by Monday 16th September 2013 using one of the following methods:



Online at www.carlisle.gov.uk/localplan

By email to lpc@carlisle.gov.uk



By post to Planning Policy and Investment at;

Carlisle City Council

Civic Centre

Rickergate

Carlisle

CA3 8QG

Next Steps

1.18 Incorporating any comments received to this Draft Sustainability Appraisal Report, a full SA Report will accompany the Publication Stage of the Local Plan expected March 2014.

2 Appraisal Methodology

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

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005).
- A Practical Guide to the Strategic Environmental Assessment (SEA) Directive (ODPM, 2005).
- Planning Advisory Service (PAS) Sustainability Appraisal guidance contained in the Communities and Local Government (CLG) Plan Making Manual.

2.2 The guidance issued by PAS is the latest official guidance for sustainability appraisal and replaces the section relating to Development Plan Documents in the 2005 ODPM guidance. The latest guidance on SEA remains that issued by ODPM in 2005.

2.3 The key stages in the SA of the emerging Draft Carlisle District Local Plan are shown in Table 1 below.

Table 1 Key Stages in the Sustainability Appraisal

Stage	Linkages to Plan Preparation	Aim
SA Scoping Report for the Core Strategy Issues and Options (September 2011 with March 2012 update).	Prepared alongside the Core Strategy Issues and Options Stage.	<ul style="list-style-type: none"> • Identify relevant plans and programmes. • Establish the baseline. • Identify sustainability issues. • Set the Sustainability Framework: including deciding on the scope of the appraisal, defining objectives and indicators.
Draft Sustainability Appraisal Report – July 2013	Prepared alongside the preparation of the Preferred Options Local Plan. Consultation on both will take place at the same time.	Appraise the effects (economic, social and environmental) of the preferred options – policies and site allocations – against the Sustainability Framework.
Publication Sustainability Appraisal Report (Spring 2014)	Prepared alongside the preparation of the publication version of the Local Plan. Consultation on both will take place at the same time.	Appraise any significant changes to the plan arising out of consultation undertaken at Preferred Options Stage. Develop proposals for monitoring the plan.
Submission Sustainability Appraisal report (Summer 2014)	Submitted alongside Carlisle District Local Plan for Examination.	The sustainability appraisal will be used as part of determining the robustness of the plan and whether it should be approved.

Sustainability Appraisal Methodology

2.4 The sustainability appraisal is carried out in a series of stages, which include setting the context and objectives for the sustainability appraisal, developing and assessing the effects of policy options and carrying out consultation on a Sustainability Appraisal Report. The stages of methodology are shown in Table 2 below.

Table 2 Stages of sustainability appraisal methodology

Methodology stage	Description
A – Setting the context and objectives for the sustainability appraisal	This stage sets the scope for the ongoing appraisal by establishing an evidence base. A separate Scoping Report and update have been completed and consulted on in September 2011.
B – Developing options and assessing effects	The sustainability appraisal is involved in developing policy options from the outset. Development and appraisal of options is an iterative process, with effects being predicted and evaluated for their significance. Potential mitigation measures for any predicted significant effects are considered at this stage. The SA was involved in assessing issues and options at the Issues and Options stage of the Core Strategy. As the Local Plan now includes Site Allocations and Development Management Policies, the SA has been valuable in developing the preferred options and assessing the effects of the Local Plan.
C – Preparing a Sustainability Appraisal Report	The Draft Sustainability Appraisal Report is the first step in this key output of the appraisal process, presenting information on the effects of the plan in a format suitable for public consideration. (This stage – Regulation 18)
D – Publication of the draft plan and Sustainability Appraisal Report	The Sustainability Appraisal Report is published alongside the Local Plan. Consultation must include the statutory environmental consultation bodies. (Publication Stage scheduled for March 2014 – Regulation 19 with Submission Stage scheduled for April 2014 – Regulation 22).
E – Monitoring significant effects	The predicted significant effects are monitored after implementation of the plan to identify any unforeseen effects and undertake appropriate remedial action.

2.5 A Scoping Report, meeting the requirements of Stage A and part of Stage B was published in September 2011 and updated early in March 2012. This framework provides a way in which sustainability effects can be described, analysed and compared, and forms the basis of the appraisal of Local Plan effects. More detail is provided on this scoping stage in Section 4 of this report and the framework of sustainability objectives is presented in Table 3.

Developing and refining policies and ‘reasonable alternatives’

2.6 The SEA Directive requires assessment of the likely significant effects of implementing the plan, and “reasonable alternatives”. Developing options and alternatives is an important part of both the plan-making and sustainability appraisal process. For the Local Plan, the reasonable alternatives are the different options put forward during the preparation of the plan, these alternatives are recorded in the text of the Preferred Options, subject to consultation at the same time as this document.

2.7 Reasonable alternatives for policies were first considered in the Scoping Report for the SA of the Core Strategy Issues and Options Paper. Options were refined by further sustainability appraisal work and public consultation. The results are set out in this Draft SA report.

2.8 In light of national changes to planning policy and the introduction of the NPPF, work that had been done to date on the Core Strategy has been directed towards creating a ‘Local Plan’ which includes Strategic Policies, Development Management Policies and Site Allocations. This therefore provided the opportunity to consider the options presented through the Issues and Options Paper, and responses to these through consultation. This draft SA report therefore records the appraisal of the preferred and alternative options for policies and site allocations.

2.9 This Draft SA report records appraisal of the full range of options, showing how the SA contributed to the decision on what should be taken forward as part of the Preferred Options in the accompanying Draft Carlisle Local Plan 2015-2030 (Preferred Options document).

Assessing the significance of effects

The SEA Directive requires

... “an assessment of likely significant effects...taking into account the objectives and geographical scope of the plan or programme”.

Appraisal of Policies

- 2.11** It is only necessary to assess those effects that are likely to be significant, not all possible effects. In this report, the social, environmental and economic effects of all Local Plan policies have been predicted and evaluated for their significance. The sustainability appraisal objectives, presented in Table 3, form the basis for the assessment throughout the report.
- 2.12** Prediction of effects involves identifying what changes might occur to the sustainability baseline over time – these changes are then evaluated for their likely significance, in terms of their probability, duration, frequency, and the geographical area likely to be affected.
- 2.13** Assessment matrices (contained in Section 6 – Appraisal of Local Plan Policies and Site Allocations) present the detailed findings of the perceived impact of each policy/site on sustainability objectives. Each matrix is relatively simple and allows for a discussion of potential effects, evidence and possible mitigation measures. The simplicity of the matrix is designed to reflect the fact that a number of options should (and in many cases can only be) assessed in broad terms due to a lack of spatial expression. A combination of expert judgement, an awareness of the key sustainability issues facing the District and analysis of baseline data has been used to judge the effects. Baseline data and key sustainability issues have been updated to reflect changes since the publication of the Scoping Report and to provide up-to-date information upon which to assess the Local Plan Preferred Options for their effects. Updated key sustainability issues and baseline data and indicators is contained in Appendix 1.
- 2.14** Within each matrix, a significance ‘score’, ranging from: green **positive impact** to red: **negative impact**, neutral: **neither positive nor negative impact** or N/A (Not Applicable) is given to each policy against each objective. Ultimately, the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more than a clear and reasonable justification. Where uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made, this has been noted.

Appraisal of site options

- 2.15** The sustainability appraisal of sites consists of a scoring or rating system to help enable comparison between sites in terms of their overall sustainability. Within each matrix sites are assessed against the SA Objectives to consider if they perform **Positively**, **negatively**, **neutral** or if the objective is not applicable (N/A). The judgement forming the basis of the assessment has also been informed by information provided by Cumbria County Council on access to services and facilities. Sites appraised include those identified as being 'Deliverable' within the Strategic Housing Land Availability Assessment, as well as sites allocated within the existing Local Plan 2001-2016 that are proposed to be carried forward.
- 2.16** This rating system has enabled clear comparison between preferred and alternative policy and site options.

Assessing cumulative effects

- 2.17** The assessment of effects of Local Plan policies includes potential secondary, cumulative and synergistic effects, as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones, and consideration of such effects will be included in further discussion of significant effects in this report.

Consideration of potential mitigation measures

The SEA Directive requires

... consideration of "measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme".

- 2.18** These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects.
- 2.19** In the assessment matrix in section 7, potential mitigation measures are considered for likely adverse effects of each of the policies. For any effects judged likely to be significant, these are discussed further in this report.

Appraisal limitations, difficulties encountered and assumptions made

- 2.20** A key issue in undertaking the appraisal of the emerging Local Plan is the partly strategic nature of the document, the uncertainty surrounding precisely how its ambitions would be implemented on the ground and the degree to which they would be achievable in practice. A key assumption was made that the policies in the Local Plan would be fully implemented (i.e they were taken at ‘face value’).
- 2.21** Inevitably, a high degree of judgement has been required in undertaking the policy appraisals to determine the ‘significance’ of effects. Sustainability appraisal relies on expert judgement, which is guided by knowledge of the likely impacts of the plan, the baseline data available and responses and information provided by consultees and other stakeholders at previous stages of plan preparation. The assessment has been carried out and reported using an expert, judgement-led, qualitative assessment.
- 2.22** An effort has been made to address the necessary qualitative nature of the policy appraisals. In the matrix, consideration has been given to issues such as travel times from a settlement centre, or publically accessible open space, access to services such as schools, doctors surgeries and local shops, the proximity to employment and flood risk. This has enabled a qualitative-led appraisal.

Consultation requirements for the sustainability appraisal

The SEA Directive requires that

... “authorities with relevant environmental responsibilities and the public...shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan...and accompanying environmental report...”

- 2.23** This Draft Sustainability Appraisal Report has been published for formal public consultation alongside the Draft Carlisle District Local Plan 2015-2030 – Preferred Options document. The consultation includes statutory environmental organisations Natural England, English Heritage and the Environment Agency, as required by the SEA Directive, alongside a wide range of other stakeholders and community organisations that have an interest in the SA.

3 SA Scoping Stage

Overview of the SA Scoping process

The SEA Directive requires

an environmental report to include...“An outline of the plan’s relationship with other relevant plans and programmes”.

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”

“The environmental characteristics of those areas likely to be significantly affected”

“Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas or a particular environmental importance such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive”.

“The environmental protection objectives, established as international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”.

3.1 This stage of the sustainability appraisal (shown as stage A in Table 2) involves compiling background information needed before a sustainability appraisal can be undertaken. It established an evidence base for ongoing appraisal work and culminated in a framework of sustainability objectives and baseline indicators.

3.2 Key tasks in this evidence compilation included:

- Identifying relevant policies, plans and programmes;
- Collecting baseline information;
- Identifying key sustainability issues in the plan area;
- Establishing sustainability objectives.

3.3 The key elements of the Scoping Report are described below, and the full version, including March 2012 update, can be viewed online at: www.carlisle.gov.uk/localplan.

Relationship with other plans and programmes (policy context) and baseline evidence

3.4 A thorough review was undertaken of other relevant plans, policies and programmes and this was presented in the Scoping Report. The purpose of this was to meet the requirement of the SEA Directive to take account of environmental protection objectives and to gather other information that would influence options to be considered in plan preparation.

3.5 This review studied a range of international, national, regional and local documents that should be taken into account during the preparation of the Local Plan, under the following sustainability themes:

- Population
- Human Health
- Community Safety
- Leisure
- Education
- Housing
- Transport
- Biodiversity, Fauna and Flora
- Soil and Land Resources
- Character and Quality of Landscape
- Water Quality and Resources
- Air Quality
- Climatic Factors, Energy and Flooding
- Local Economy and Employment, including Tourism
- Cultural Heritage

3.6 This was followed by a thorough review of the sustainability “baseline” for the District under the headings of social, environmental and economic. The baseline identifies what is currently happening in the District and the likely future state of the area if current trends were to continue. It provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them (See Appendix 1).

Key sustainability issues

3.7 The review of plans, policies and programmes, and baseline research as described above, has enabled the identification of key sustainability issues in the District (including environmental problems as required by the SEA Directive). Sustainability issues can be any problems or uncertainties which needed to be understood and addressed before the Local Plan can be considered sustainable. On the basis of the

issues identified, sustainability appraisal objectives have been defined which are used to test how likely the proposals in the Local Plan and alternative options are to lead to sustainable outcomes.

Sustainability appraisal framework

3.8 The Sustainability Appraisal Framework consists of sustainability objectives which provide a way in which the effects of the Local Plan can be described, analysed and compared. These objectives were developed using a list of draft objectives prepared by Cumbria County Council’s Sustainability Officer in consultation with the Cumbrian Local Planning Authorities and the statutory agencies with additional objectives considered important for Carlisle District. The 20 objectives are structured around the four national objectives for sustainable development (Maintenance of high and stable levels of economic growth and employment; Social progress which recognises the needs of everyone; Prudent use of natural resources; and, effective protection of the environment) and are based on objectives used to appraise the former Cumbria Joint Structure Plan and Cumbria Sub Regional Guidance.

3.9 Sustainability appraisal objectives are different in concept and purpose from the objectives of the Local Plan, though there is a degree of overlap in terms of key themes. Table 3 below lists the SA Objectives and demonstrates how the Sustainable Development Framework for Carlisle meets the requirements of the SEA Regulations 2004.

Table 3 Carlisle District Sustainability objectives in comparison with the SEA Directive Topic Areas

No.	SA Objective	SEA Directive Topic Area/SA Subject Issue
1	Provide opportunities to strengthen and diversify the economy	Population
2	Improve access to employment	Population
3	Protect and improve the quality of water resources	Water
4	Act to mitigate the causes and impacts of climate change including minimising flooding	Water Climatic factors
5	Encourage sustainable use of previously developed land	Land; soil

6	Encourage urban regeneration	Population
7	Improve the availability & use of sustainable transport modes	Population; Air; Material assets
8	Promote the development & use of sustainable and renewable energy resources	Climatic factors; Material assets
9	Increase the use of sustainable design and construction techniques	Climatic factors; Material assets
10	Minimise the production of waste & increase reuse and recycling rates	Soil; Material assets
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling	Population; Human Health
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Population; Material assets
13	Ensure opportunities for all for living in decent and affordable homes	Population
14	Improve people's sense of safety and well-being	Population; Human health
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally and locally designated wildlife sites and priority habitats	Biodiversity; Fauna; Flora
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Landscape
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural importance and their settings	Landscape
18	Protect and improve local air quality	Air; Human health
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change	Climatic factors
20	Reduce potential for environmental nuisance	Population; Human health

Comments received on the SA Scoping Report

3.10 The SA Scoping Report was consulted on for six weeks alongside the Issues and Options for the Core Strategy, between September and October 2011.

3.11 Three statutory consultees made comments on the SA Scoping Report and others responded to one of the questions in the Issues and Options questionnaire which focussed directly on the Sustainability Appraisal.

4 Summary of findings

The SEA Directive requires

-An environmental report to include... “the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives...”

-“an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties...encountered in compiling the required information”

-“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”

4.1 With reference to the requirements of the SEA Directive outlined above, options/alternatives for the Local Plan have been appraised and their likely significant effects “identified, described and evaluated”. The appraisals included an explanation of why different options were selected and the possible measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects.

Local Plan Policies

4.2 In this section, a summary of the results of the appraisal of the preferred options for policies is presented. For each policy, significant effects are described with details of possible mitigation measures.

Policy S1: Sustainable Development

The Sustainable Development policy seeks to ensure that the Local Plan will take a positive approach to development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economy and environmental conditions in the area, as well as the sustainability of communities. The policy is compatible with all of the SA Objectives as sustainable development principles will seek to mitigate negative impacts through sequential approach to the location of new development, and mitigation measures where development is required to take place. The Council will take a positive approach that reflects presumption in favour of sustainable development through the use of this lead sustainability policy of the plan.

Policy S2: Spatial Strategy

The Council will support the delivery of new housing, economic growth and diversification through: delivery of 9000 dwellings over 10-15 years; creating a sustainable centre with adequate services; strengthening high educational achievement; developing employment land; maintaining and enhancing the importance of environmental, heritage and landscape assets; reducing non-essential car use; addressing the impact on climate change; contributing to individual and community well being; and achieving high standards of design and sensitivity to character. The Spatial Strategy scores very highly in relation to SA Objectives as new development is directed towards the most sustainable locations in line with the Sustainable Development policy. It is recommended that the policy may do more to recognise that villages within the rural area work in clusters to make existing services more sustainable. This is something that was also highlighted by Rural Proofing.

Policy S3: Design

To promote development of a high quality design. To ensure that new development takes into account the local context; landscape character; respects local character and distinctiveness; has no adverse effect on adjacent land use; ensures retention and/or enhancement of natural habitats; ensures services and infrastructure can be incorporated; ensures adequate space of waste; and seeks to use traditional materials. This policy will have a very positive impact on the quality of the built environment, enhancing and maintaining townscape, heritage assets, supporting tourism and promoting sustainable modes of travel through integrated design. Policy makes reference to ensuring development is well designed to respect the local context and design of the area. This is therefore considered to be a positive policy in relation to the sustainability appraisal.

Policy S4: Green Infrastructure

This is a Strategic policy with the intention of implementing actions from the Green Infrastructure study. The Policy promotes encouraging the protection and establishment of well integrated green infrastructure provision. It also welcomes submission of candidate sites for Local Green Space to be protected under new guidance in the NPPF. This policy supports nearly all sustainability objectives and will have a very positive effect on biodiversity, designated sites, sustainable transport, health and well being of residents, as well as making a positive contribution to flood risk and minimising pollution. The Green Infrastructure highlighted the effects of visitor and developer pressure as a key sustainability issue. It is considered that this policy will help to protect GI assets from any adverse development.

Policy S5: Regeneration and Strategic Retail in the City Centre and Botchergate

This policy provides a retail strategy promoting the city centre as the principle focus for high quality comparison retail/leisure/tourism/heritage uses along with allowing flexibility of development in Botchergate to broaden appropriate uses there. There is some concern regarding the potential environmental nuisance from noise and litter in terms of concentrating uses however this should be mitigated by other policies within the plan including waste. Additionally there may be benefits from concentrating some uses with regards to evening entertainment. Whilst on the whole this policy scores highly, mitigation measures should be used to offset any negative effects.

Policy S6: University Development

This Policy considers options for the future expansion of the University of Cumbria. The University is a major education provider within the District and wider region and as such contributes to both the economy and educational attainment of the area. This policy therefore scores highly within the sustainability appraisal.

Policy 1: Employment and Commercial Growth Land Allocations

This policy outlines the allocations for employment and commercial growth. It also addresses airport and appropriate uses related to the airport. This policy illustrates that there is a requirement for employment land, however it is recognised that an increase in energy use and increased use of the road network, has the potential for traffic and air pollution to increase around employment sites. This employment development policy has been critically evaluated against the SA objectives. Given the nature of employment uses and their potential to produce waste and cause environmental nuisance, the policy does not score very highly in terms of the sustainability appraisal. Potential mitigation measures include monitoring air quality. Additionally by concentrating these uses, for example at Kingmoor Park/Brunthill, this may reduce the potential for environmental nuisance from noise and light. Additionally, the identification of a site to the South of the City relating to Junction 44 of the M6 would make employment more accessible. It should be noted that through the SA Scoping Report and consultation, one of the key sustainability issues identified was the concentration of employment land in the north of the City as well as the shortage of modern employment space and a lack of employment space in the south of Carlisle. This policy therefore seeks to address these sustainability issues.

Policy 2: Primary Employment Areas

This policy outlines appropriate uses and change of use within Primary Employment Areas. It also recognises the distinctiveness of some of the existing employment sites. Within employment areas, because of their industrial nature, there may be potential for environmental nuisance however this policy considers new uses within these existing areas

and as such conditions could be placed on planning applications to mitigate any adverse effects.

Policy 3: Mixed Commercial Areas

This policy outlines appropriate uses and change of uses within Mixed Commercial Areas, including Sequential testing of retail uses and it sets out the requirements for residential uses. This policy scores positively in relation to the sustainability appraisal.

Policy 4: Primary Retail Areas

This policy aims to protect the integrity of the Primary Retail Area by assessing appropriate uses and change of uses within the Primary Retail Area. This policy also contributes towards a vibrant and viable town centre therefore supporting a prosperous economy. This policy scores highly within the SA.

Policy 5: Primary Shopping Frontages

This policy aims to protect and enhance the primary shopping frontages within the city centre. The policy seeks to allow for more A3 and A4 uses in primary shopping frontages to allow for changing nature of city centres. In terms of the sustainability appraisal the policy is largely neutral, with positive SA outcomes relating to the local economy.

Policy 6: Retail Proposals outside the Primary Retail Area

This policy sets out the principles for where retail, that has passed a sequential test, outside of the Primary Retail Area would be acceptable where a development would be greater than 200sqm. This is very specific to retail uses however there may be a negative impact in that this will potentially increase the number of trips by car. There is potential for this to be mitigated by ensuring that this type of development is located in sustainable locations, accessible by public transport.

Policy 7: Neighbourhood Shopping Parades

Policy for the development and protection of small scale parades of shops within residential areas. This is in line with sustainability benefits as it creates opportunities for a greater provision of services within these areas and will enable more sustainable lifestyles.

Policy 8: Morton District Centre

This policy relates to the allocation for the Morton District Centre which includes a new food store. This will help to create more sustainable living environments for residents of the Morton area by having easy access to this type of facilities. The Carlisle Retail Capacity Study 2012 identified that there is limited retail food offer in the west and south-west of the City. This is therefore a key sustainability issue that this policy seeks to resolve. The development of this area does however perform negatively through the SA in relation to the landscape

impact and that the development is on greenfield land. It is worth remembering here that this site has planning permission in relation to the wider Morton Masterplan which was considered to be a logical extension to the city. With that in mind and as previously mentioned, this provides sustainability benefits in relation to providing services locally to residents.

Policy 9: Shop Fronts

This policy relates to protecting well designed shop fronts in line with the Shop Front SPD and particularly ensuring appropriate and sensitive shop fronts in the Botchergate Conservation Area. This policy is very specific in relation to shop fronts however its overarching aims are positive based on the SA objectives. The alternative option has not been taken forward as it is considered that the preferred option creates a policy that is more reflective for the local area adding local context. This is not to say that it is necessarily the more sustainable option, it simply provides more detail rather than relying solely on the information contained within the NPPF.

Policy 10: Food and Drink

This policy relates to the provision for the development of restaurants, cafes, drinking establishments and hot food takeaways. There may be issues in terms of environmental nuisance, however this is likely to be mitigated by the addition of planning conditions relating to this type of development and also with the input of Environmental Health. Through the sustainability appraisal this policy comes out as the most sustainable when considered against the alternative options for food and drink.

Policy 11: Leisure Development

This policy provides criteria for assessment of proposals for new leisure development. This policy is very specific in relation to leisure development however its overarching aims are positive based on the SA objectives.

Policy 12: Arts, Culture and Tourism Development

This policy supports arts, culture and tourism and arts development within the city as well as in rural areas. The Local Plan has an important role to play in supporting the development of arts, cultural and tourism related development in appropriate locations. The proposed policy incorporates the criteria and majority of text from the current policy, which have been successfully used in determining applications, with updates where required.

Policy 13: Caravan, Camping and Chalet Sites

The policy covers the development of tourism caravan sites to caravan, camping and chalet sites to take account of the increase in planning applications for these other forms of tourist

accommodation. The policy supports the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities. Whilst this policy scores negatively in some areas the policy does aim to protect the landscape and environment from any negative consequences as a result of this type of development. Additionally it scores highly in relation to employment opportunities. Potential negative effects of this policy will be mitigated and safeguarded by other policies within the plan.

Policy 14: Rural Diversification

The proposed policy encourages opportunities for rural diversification including sustainable rural tourism and leisure developments where they respect the character of the countryside. There are some negative implications of this policy in terms of sustainability however this is largely due to accessibility via public transport which is recognised as being limited within the rural area.

Policy 15: Farm Shops

This policy relates to the development of farm shops as a form of diversification, to promote the development and diversification of agricultural and other land-based rural businesses. Due to its rural nature, this policy could have negative impact on gaining access to the facility, noise and air quality however mitigation measures will be used to reduce the impact of this type of development.

Policy 16: Agricultural Buildings

This policy will be used to assess applications for the development of agricultural buildings. Policy and text worded to ensure that the development of agricultural buildings is within the most appropriate locations in terms of potential landscape impact.

Policy 17: Equestrian Development

This policy relates to applications for different scales of equestrian development, ranging from single stable blocks to riding schools. This will ensure that this type of development is in the most appropriate location, especially in relation to highway safety. This policy scores quite positively through the SA.

Policy 18: Advertisements

This policy outlines how proposals for advertisements will be assessed, how conservation areas will be protected, and how advertisements within the open countryside, outside of Carlisle and larger towns will be restricted. Includes Areas of Special Control of Adverts. The policy is largely not applicable to the majority of the SA criteria however it performs positively against landscape protection objectives.

Policy 19: Housing Strategy and Delivery

The policy presents an achievable housing target for the plan area based on capacity to accommodate housing growth. The policy seeks to ensure that housing need for present and future populations can be met over the plan period. Significant effects of the policy may include a loss of greenfield land to housing development. An increase in the number of homes will invariably result in an increase in air, traffic and light pollution. It is recommended that new housing developments should be evaluated critically against sustainability principles as outlined in Policy S1 to ensure that negative impacts are mitigated accordingly, this includes high quality design and energy standards in new homes.

Policy 20: Housing Development (not on allocated sites)

Policy details the principles for housing development not on allocated land (i.e. windfall development). This is a largely positive policy in meeting the sustainability objectives, however other policies within the plan when used in conjunction with this one will seek to mitigate any areas which have been identified as negative within this SA.

Policy 21: Residential Density

This policy allows for a more flexible housing density – preferring a case by case, location sensitive approach. The policy seeks to optimise the potential of a site to accommodate development to ensure that development is concentrated in areas that are more sustainable and avoids sprawling development. Whilst there are some negative aspects to this policy in relation to the SA these impacts will be mitigated by other policies within this plan.

Policy 22: Affordable Housing

One key sustainability issue identified within the SA Scoping Report was that whilst new affordable housing has increased, this has not met the demand identified within the Housing Need and Demand Study 2012. This affordable housing policy seeks to resolve this by providing a clear rationale for when developers will be asked to provide affordable houses on a site, depending on the size of development and its location (in relation to affordable need). Provides scope for lesser requirement if this can be proven to be necessary. Where the policy scores negatively this is largely due to it relating to the development of housing and as such will be mitigated by other policies within the plan.

Policy 23: Rural Exception Sites

Criteria for allowing small housing developments where open market housing would not normally be acceptable in the rural area. Allowing for some supporting open market housing if it is proven to be required for viability. Overall this policy scores positively in relation to the SA.

Policy 24: Housing for Rural Workers

This policy relates to principles for allowing dwellings in rural areas for people who are required to be at or near to their place of work at all times. This is now broader than the previous plan and applies to any rural business. Overall the policy scores positively against the SA objectives, however negatively in relation to sustainable transport as this is in the remote rural area.

Policy 25: Other Housing in the Open Countryside

This policy provides a selection of criteria detailing when houses may be allowable in the open countryside either as replacement dwellings or for the conversion of disused agricultural buildings. Overall the policy scores positively against the SA objectives.

Policy 26: Dwellings through the Conversion of Heritage Assets and as Enabling Development

Policy outlines the principles for the conversion of a heritage asset to a new dwelling, particularly where it would secure the future of the heritage asset in question. This policy scores positively in relation to the SA.

Policy 27: Development in Residential Gardens

Policy outlines criteria for allowing new housing development in residential gardens – a more restrictive policy that looks to reduce the impact of garden grabbing seen in the last few years. This policy has equally positive and negative impacts but has mitigating criteria to consider future proposals within the context of their environment. This policy is considered positive in relation to the SA Objectives.

Policy 28: House Extensions

Policy outlines the principles for householder extensions. This policy scores well against the SA Objectives.

Policy 29: Houses in Multiple Occupation and Subdivision of dwellings

Principles designed to ensure the potentially negative impacts of an over saturation of HMOs and Subdivided Houses is kept to a minimum – including an exclusion zone for HMOs where they are already overly dominant. The policy scores well within the SA due to providing accommodation which is not substandard and minimising the effects of disturbance to neighbouring properties.

Policy 30: Special Needs Housing

Principles for ensuring housing that meets the needs of vulnerable people as well as encouraging Lifetime Homes Standards. This policy scores highly within the SA as it

encourages the opportunity for all to have access to decent homes, promoting a sustainable lifestyle.

Policy 31: Traveller Site Provision

Principles for the development of new sites and pitches that meet the needs of travellers, ensuring sites are appropriately located, do not adversely impact upon neighbouring amenity and have access to utilities and services. This policy positively contributes to achieving the provision of traveller pitches to provide sustainable lifestyles with consideration of landscape impact and potential environmental nuisance. It therefore scores highly against SA Objectives.

Policy 32: Other Uses in Primary Residential Areas

This policy aims to protect the amenity of residential areas from non residential uses and seeks to safeguard the sense of wellbeing and sustainable communities of an area through protecting residential areas from inappropriate development. This policy therefore scores positively against SA Objectives.

Policy 33: Delivering Infrastructure

Policy ensuring that the required infrastructure is in place, is arranged to be in place, before a development is completed. Looking at the long term sustainability of the District, development of infrastructure can be of benefit to the long term social, economic and environmental future. The alternative option to develop in areas with insufficient infrastructure may have short term immediate benefits however in the long term it is likely to have detrimental impact on the area. The alternative also places no safeguard on biodiversity, landscape or townscape. This policy therefore scores positively in relation to the SA Objectives due to its effects on the long term sustainability of the District.

Policy 34: Sustainable Transport

Sustainable locations, reducing need to travel, ensuring conformity with the Local Transport Plan and major projects, requirements for travel plans and transport assessments, encouraging cycle/pedestrian provision, sustainable vehicle technologies are all what this policy promotes. Preferred Option and the two alternative options score largely the same as the alternatives simply make the requirements on sustainable transport more stringent. The Preferred Option therefore provides developers with greater flexibility over the range of sustainable transport options to provide. This is a positive policy in sustainability terms. Sustainable transport, including travel by public transport, cycling and walking was highlighted as a key sustainability issue within the SA Scoping Report. It is considered that this policy will help to improve the situation within the District, increasing its sustainability.

Policy 35: Car Parking

Minimum requirements of parking provision to be set out in SPD, and to be appropriate for different locations and uses. Require car park design to have regard to Manual for Streets. This policy is largely neutral with some positives relating to increased parking for bicycles. The converse of this is however that increased parking could lead to increased surface water run-off. The alternative options to this would provide a worsened situation with alternative option 2 leading to an inconsistent approach for developers. This policy therefore scores neutrally in terms of the SA.

Policy 36: Broadband

Policy ensuring developers consider broadband infrastructure in new development through Connectivity Statements. Developers will be required to provide necessary ducting infrastructure to carry cables in future. Policy is very specific to the provision of broadband and is largely not applicable to a number of the SA objectives.

Policy 37: Waste Minimisation and Recycling of Waste

Reduction of waste from new development, encouraging on-site recycling facilities within or nearby new development and requiring single point waste storage and collection areas on new development is the aim of this policy which is sustainable in that it aims to reduce waste and increase recycling within development. It performs positively against SA Objectives.

Policy 38: Drainage on Development Sites

Ensuring adequate provision sewage treatment infrastructure. Allowing for on site treatment if required, subject to Environment Agency satisfaction. This is a specific policy relating to the natural environment and the enjoyment of it making it. It therefore performs very well against SA Objectives.

Policy 39: Satellite Receiving Equipment

Provision of satellite dishes on buildings. This policy is largely unrelated to many of the SA objectives however performs positively in relation to design and visual impact.

Policy 40: Planning Obligations

Setting out the Council's intention to use planning obligations to secure infrastructure where required/desired and linking to the Infrastructure Delivery Plan (IDP). This policy is largely descriptive and explains that more detail will come through an SPD and the IDP however it scores positively within the SA.

Policy 41: Renewable Energy

This policy will be used to determine applications for the development of renewable energy and provides detailed criteria of which to assess this against. This policy scores highly within the sustainability appraisal and is in line with the majority of SA objectives due to its overall aim to increase renewable energy sources.

Policy 42: Wind Energy

This new policy has been developed to assist the consideration of the individual and cumulative effects of turbine development. This policy is specific to wind energy which has conflicting opinions in relation to objectives 12 and 14 in terms of human health and sense of safety and wellbeing, however it is felt that the policy will ensure enough protection for objectives 15-17 and overall would help towards meeting climate change reduction targets, therefore scoring positively against SA Objectives.

Policy 43: Development, Energy Conservation and Efficiency

There is concern that application of this policy could reduce or deter inward investment due to higher environmental standards and associated costs, however these standards are intended as a guide for development and a Code Level itself is not set within the policy. Had a higher standard been set, this may risk affecting the viability of affordable homes delivery. The policy also mentions viability to ensure that this does not render a development unviable. This policy will be used to ensure that development makes the fullest contribution to climate change adaption through requiring new developments to achieve above the baseline energy standards as identified through building standards. These increased standards should be set out within an Energy Statement as part of the planning application. It is however stated within the policy that these standards will be applied robustly but flexibly, should their achievement jeopardise the viability of a particular development. The policy also seeks to encourage all major developments to explore the potential for a District Heating Network or decentralised energy scheme. It therefore scores positively against SA Objectives.

Policy 44: Flood Risk and Development

This policy will be used to assess applications for development that fall within areas flood risk. It seeks to ensure that new development will not result in unacceptable flood risk or drainage problems by requiring new development to satisfy a range of criteria. This is a sustainably acceptable policy which safeguards to protect future development whilst still allowing acceptable proposals which incorporate adequate flood risk measures, scoring highly against SA Objectives. The position of Carlisle at the meeting point of three rivers was identified in the SA Scoping Report as a key sustainability issue. It is considered that this policy will ensure that any new development would not have an unacceptable impact on flood risk within the District.

Policy 45: Sustainable Drainage Systems

This policy seeks to ensure that suds should be incorporated in the first instance as part of the drainage system for all developments as this is the most sustainable method – in line with Carlisle Strategic Flood Risk Assessment (SFRA) and the Flood and Water Management Act 2010. This policy is therefore positive in respect of SA objectives which seek to tackle/reduce rate of surface water run-off and potentially create new natural habitats and reduce the risk of flooding.

Policy 46: Doctors' Surgeries and Health Centres

The proposed new policy will enable appropriate locations for the development of doctors' surgeries and health centres to be identified within the most appropriate and sustainable locations. This emphasise Carlisle's role as a WHO Healthy City and to takes account of new development of this type that has been carried out in recent years and that which is in the pipeline. It is acknowledged that there is a requirement for a new health centre in Brampton and as such this policy will help to facilitate the development of this in the most appropriate location. This policy scores well in relation to the SA due to its social benefits and development within sustainable locations.

Policy 47: Educational Needs

This policy will be used to support the education authority, Cumbria County Council in identifying land for future educational provision, The policy reflects the current position within the District in terms of school capacity. The Council will work with the Education Authority, to identify what level of demand new development will place on education provision across the District. This is a sustainably acceptable policy that seeks to strengthen and diversify the economy through improving access to education which could lead to future employment opportunities.

Policy 48: Sustaining Rural Facilities and Services

This policy will be used to assess applications that look to change the use of a rural shop, pub, doctors surgery, school, village hall, chapel etc. It will assess any application against a set of criteria which looks to ensure that every option has been taken to keep the current use. The policy criteria also mentions that where a facility is listed as an asset of community value planning permission would be restricted. This policy therefore scores well against SA Objectives, especially relating to ensuring sustainable lifestyles.

Policy 49: Access, Mobility and Inclusion

This policy will help to ensure that new developments meet the access needs of all in terms of design and use of buildings and external spaces. This policy is not applicable to a number of the SA Objectives however it performs positively in terms of sustainability through seeking to ensure access for all.

Policy 50: Planning Out Crime

This policy assesses new developments to ensure that they contribute to a safe and secure environment and integrate measures for security and crime prevention thus minimising the opportunity for crime. This policy scores well against the SA Objectives, especially in relation to improving peoples sense of safety and well-being.

Policy 51: Safeguarding Zones

This policy highlights where applications will be assessed in consultation with statutory consultees including the MOD and Carlisle Airport to consider where new developments may have a negative impact on their operations. This policy is largely not applicable in relation to the majority of SA Objectives however it scores well in relation to improving peoples sense of safety and well-being.

Policy 52: Pollution

This policy aims to ensure that developments will not generate significant levels of pollution and provides advice on various aspects of pollution and ways in which they can be satisfactorily mitigated within the development proposal. These include noise, dust and light management, planning and noise, air quality, artificial light, air quality and insects. The SA scores this policy highly as it positively reflects the SA objectives or protecting and enhancing the natural and human environment. The SA Scoping Report identified 6 Air Quality Management Areas have been declares in the urban area. This policy recognises this and seeks to ensure that developers have regard for the air quality implications of new developments, asking that new large developments prepare an Air Quality Impact Assessment.

Policy 53: Protection of Groundwaters and Surface Waters

This policy relates to protecting Ground waters and surface waters from pollution. This Policy scores positively against SA Objectives, especially in relation to protecting and enhancing biodiversity and the natural environment.

Policy 54: Hazardous Substances

This policy will be used to assess applications for development which would be close to existing hazardous installations or applications for new hazardous substance installations. This policy scores well against the SA Objectives, especially in relation to improving people's sense of safety and well-being.

Policy 55: Land Affected by Contamination

This policy will be used to assess applications for development on land that is contaminated or where contamination is suspected and outlines what would be needed to show that development is acceptable in these locations. This policy scores well against the SA Objectives, especially in relation to improving peoples sense of safety and well-being.

Policy 56: Cemetery Provision

The 'Location of New Cemetery' policy provides the criteria against which to allocate a site for this use. It seeks to ensure that that it will be positioned in the most accessible location, with suitable ground conditions and away from flood risk with minimal impact on surrounding uses, biodiversity, geology and archaeology. This policy has been developed to reflect the potential requirement for this type of land use. This policy scores well against the SA Objectives, especially in relation to improving peoples sense of safety and well-being.

Policy 57: Hadrian's Wall World Heritage Site

Policy protecting the historical integrity and setting of the Hadrian's Wall World Heritage Site and buffer zone. This policy therefore scores positively against SA Objectives, especially relating to the protection and enhancement of sites, features and areas of archaeological, historical and cultural heritage and their settings.

Policy 58: Scheduled and Other Nationally Important Ancient Monuments

Policy aims to protect the historical integrity of SAM. Also requiring appropriate excavation and recording should development take place. This policy therefore scores positively against SA Objectives, especially relating to the protection and enhancement of sites, features and areas of archaeological, historical and cultural heritage and their settings.

Policy 59: Local Listings

Policy for protecting buildings of local significance, that have not otherwise been listed by English Heritage, from harmful development. This policy is not applicable to a number of the SA Objectives however scores positively relating to the protection and enhancement of sites, features and areas of archaeological, historical and cultural heritage and their settings.

Policy 60: Development affecting Conservation Areas

Policy outlines the principles for development within or affecting the setting of conservation areas, including the form, materials, scale, density and physical characteristics of new development and principles for demolishing buildings in conservation areas. This policy scores positively against SA Objectives, especially relating to the protection and enhancement of sites, features and areas of archaeological, historical and cultural heritage and their settings.

Policy 61: Proposals affecting Listed Buildings, Historic Parks and Gardens and Battlefields

Policy protecting the historical integrity of listed buildings, historic parks and gardens, and battlefields. The numbers of listed buildings at risk was highlighted as a key sustainability issue within the SA Scoping Report. It is considered that this policy will protect these properties from further damage and will contribute towards their restoration. It therefore scores positively against SA Objectives, especially relating to the protection and enhancement of sites, features and areas of archaeological, historical and cultural heritage and their settings.

Policy 62: Landscapes

This Policy introduces concept of valuing all landscapes, not just local designations, by assessing impacts using the Cumbria Landscape character assessment toolkit. It provides protection for areas valued for tranquillity and dark skies, as required in the NPPF. The policy scores highly within the SA on its protection and enhancement of distinctive landscapes.

Policy 63: Nationally Designated Landscape Areas

Policy for protecting the landscape quality of the AONBs – also provides reference to AONB Management Plans and the Solway Landscape Character Assessment. One of the key sustainability issues identified within the SA Scoping Report was the diverging quality from the characteristic elements of the landscape of the Solway Plain due to inappropriate management methods. This policy seeks ensure the protection of the natural beauty and historic integrity of the AONBs with consideration to high quality design. It therefore scores positively in the SA.

Policy 64: Biodiversity and Geodiversity

Biodiversity and geodiversity are to be protected and, where possible enhanced through this Policy. It establishes a hierarchy of designations from International down to local, and the levels of protection appropriate to each. It allows for the possibility of identifying sites for habitat creation, or which are important to key species and outlines requirements for development affecting biodiversity and appropriate levels of mitigation to be taken where required. A key sustainability issue identified within the SA Scoping Report as that nine SSSIs in the District are considered to be in unfavourable condition. This policy aims to protect and enhance these environmental assets and scores positively in the SA.

Policy 65: Open Space

Protecting open space, principles on when development on open space would be permissible, setting provision of open space standards and the requirement of major new residential development to provide play space on site. The potential loss of access to green spaces as a result of development on greenfield sites was highlighted as a key sustainability

issue within the SA Scoping Report. This policy seeks to safeguard access to green spaces and scores positively against SA Objectives, especially in relation to maintaining and enhancing access to green spaces.

Policy 66: Public Rights of Way

This policy relates to protecting public rights of way and ensuring satisfactory replacement routes and diversions are provided where the loss of route is unavoidable. Ensuring that existing Public Rights of Way are retained and can encourage healthier lifestyles and enhance human health alongside improving availability to sustainable transport which could mitigate the impacts of climate change through providing an alternative to motorised transport. Providing, conserving and maintaining access to green and open spaces and rights of way was highlighted within the SA Scoping Report as a key sustainability issue. This policy therefore seeks to achieve this and is positive in terms of the SA Objectives.

Policy 67: Trees and Hedgerows

This policy details how trees are to be protected/integrated into new development and the requirements for tree surveys on new development sites. It outlines protection of trees under tree preservation orders and provides provision for the protection of areas of ancient woodland as well as outlining requirements for landscaping using trees and how areas of woodland/trees should be replanted within a local context. One of the key sustainability issues identified within the SA Scoping Report was that trees and woodland cover is deteriorating on the Solway Plain due to a lack of management. This policy therefore seeks to provide protection and integration of trees and hedgerows to go some way towards resolving this. It is therefore positive in terms of the SA as it supports the protection and integration of existing trees and hedges whilst encouraging new schemes to incorporate the planting of native tree and hedge species and replacement of trees where they may be lost.

Local Plan Allocations

In this section, a summary of the results of the appraisal of all potential allocations is presented. For each site option, a commentary is provided and details given as to whether the site has been taken forward as a preferred option.

Housing Allocations

Carlisle

CARL 1 – Land to the South East of Junction 44

The site has been put forward for a housing allocation in the two previous Local Plans. At the last Local Plan Inquiry the site was assessed as having good access, being above the functional flood plain, and of low habitat potential. Archaeological remains would require evaluation work, but ultimately the site is considered to be deliverable. During the previous Local Plan enquiry it was decided that sufficient land had been included in the 2008 Local Plan and there was no need to allocate the site at that time. The Inspector concluded that the site should be reconsidered as a potential allocation during the next Local Plan process.

This site has been taken forward as a preferred option.

CARL 2 – Site of Pennine Way Primary School

In order to fulfil plans to provide more primary school places in the City, Pennine Way Primary has been earmarked for an increased intake of pupils. This has necessitated its redevelopment and relocation onto an adjacent site. The school redevelopment is due to be completed in September 2014. This will leave a vacant brownfield site in a neighbourhood that benefits from a range of local facilities and services including public transport, neighbourhood shops, churches, open space and play areas.

This site has been taken forward as a preferred option.

CARL 3 – Land south of Edgehill Road

The development of this site is linked to proposals for a community based facility on the adjacent former NCTC site. This will involve the rebuilding and expansion of the Pennine Way Primary School, relocation of the football pitch, and creation of a new Harraby Community Centre including a new community cafe, library link, multi purpose rooms, Sure Start facilities and crèche and youth room. This has resulted in the creation of a development site on the site of the current community centre and car park following the opening of the new facility in Sept 2014.

This site has been taken forward as a preferred option.

CARL 4 – Land north of Moorside Drive/Valley Drive

This site was included in the previous adopted Local Plan as part of a larger allocation now fully developed and known as Carleton Grange. The site was however excluded from the last Local Plan due to a clerical error in the plan – although the Inspector did not have any fundamental objections to its allocation. The Inspector considered that this site could be reviewed through during the next Local Plan process. It has therefore now been put forward as a preferred allocation as it is considered to be well contained by existing housing areas, close to local amenities and facilities including primary schools, shops, playing fields and public transport.

This site has been taken forward as a preferred option.

CARL 5 – Land between Carleton Road and Cumwhinton Road

This site is proposed as a preferred option for a housing allocation as it is physically and visibly well connected to the existing built edge of Carlisle, and is well contained within mature hedgerows on its eastern and southern boundary. A minor road on the southern boundary of the site also forms an effective edge between the site and Carleton village to the south. London Road has a frequent and regular bus service to the City Centre, and there are neighbourhood shops at both Petheril Bank Road and Central Avenue.

This site has been taken forward as a preferred option.

CARL 6 – Land at Garden Village, West of Wigton Road

This site is located on the edge of the urban area, within the urban area boundary for Carlisle. The land is level and not subject to any landscape or nature conservation designations. Some adjacent land is allocated in the current Local Plan for major mixed use development in the future comprising residential, employment and open space. Both the adjacent housing allocations have the benefit of planning permission and the site adjacent to Glaramara Drive is under construction.

The site is well positioned in relation to the south western expansion of the City. Its close proximity to the Carlisle Northern Development Route and local services increase its sustainability and accessibility.

This site has been taken forward as a preferred option.

CARL 7 – Land at Newhouse Farm, South-West of Orton Road

This site is located on the edge of the urban area, within the urban area boundary for Carlisle. The land is level and not subject to any landscape or nature conservation designations. Some adjacent land is allocated in the current Local Plan for major mixed use development in the future comprising residential, employment and open space. Both the adjacent housing allocations have the benefit of planning permission. The site is well

positioned in relation to the south western expansion of the City. Its close proximity to the western bypass and local services increases its sustainability and accessibility.

This site has been taken forward as a preferred option.

CARL 8 – Land north of Burgh Road

This site lies opposite an established housing area. To the west of the site are the lines of five major overhead power cables. To the east lies Burgh Road Industrial estate. The site slopes gently down towards the River Eden. It has frontage onto Burgh Road, and the boundary is marked by a mature hawthorn hedge. The site is visibly and physically well related to the surrounding urban area in this part of Carlisle. It is also well located in terms of accessibility to the new western bypass and local services and facilities.

This site has been taken forward as a preferred option.

CARL 9 – Former Belah School Site

This is a cleared brownfield site is sustainably located with good access to a range of local services, including public transport. The school closed in July 2008 and the buildings were subsequently demolished. In November 2011 0.38 hectares of the site gained planning permission for a Primary Care Centre, pharmacy and associated car park. The remainder of the site is considered suitable for housing development as it lies within an existing Primary Residential Area, has existing access onto the road network, is close to open spaces and other community facilities, and is deliverable.

This site has been taken forward as a preferred option.

CARL 10 – Land off Windsor Way

This site lies opposite an area of established housing with potentially easily access routes into and out of the site. The site is a flat grazing land close to community facilities and is deliverable.

This site has been taken forward as a preferred option.

CARL11 – Laings Site, Dalston Road

This site is cleared and has been unused for a significant period of time. It is surrounded by security fencing, and its development would provide the opportunity to improve the environment of the local area. It was allocated in the previous Local Plan for mixed use, with up to 70% of the site ear-marked for residential. This Local Plan accepts that that the whole site could be developed for housing. However, this is a densely built up area, with restricted access to open space. As such the Council would expect quality open space to be provided within the site.

This site has been taken forward as a preferred option.

CARL 12 – Land at southern end of Harraby Green Road

This site was allocated in the previous Local Plan for housing. This site is a former tip, and lies at the south eastern end of Harraby Green Road. The road serves a mix of established business uses and a recent housing development. A small part of the site on its western boundary lies within the flood plain. Development of the site will need to have regard to this, and also any impact of the development on the river environment for example from surface water run off.

This site has been taken forward as a preferred option.

CARL13- Durranhill Road

This site is the remainder of a larger site that was allocated in the previous Local Plan for housing. The land to the west at Barley Edge has been recently developed for housing. The principle of the development of this site was accepted by the Inspector at the last Local Plan inquiry. Access is available through the adjacent Barley Edge development.

This site has been taken forward as a preferred option.

CARL14 – Land at Carleton Clinic

The Carleton Clinic has a longer term development strategy as parts of the site become surplus to requirements. The site lies in a parkland setting with many mature trees, and a low density development will be appropriate which respects this setting. Opportunities should be taken to re-use any of the more substantial buildings.

This site has been taken forward as a preferred option.

CA55 & CA22 - Land at Middle Farm, Crindledyke

This is a large greenfield site to the north of Kingmoor Park and the approved residential development site at Crindledyke. Physically, the land is unconstrained and is available for development. However, it is currently somewhat detached from the urban boundary of the city, and has therefore not been selected as an allocation at this stage. As development of the adjacent Crindledyke site progresses, the detached nature of this site will diminish and it could very well prove a strong candidate for allocation in the next plan period. There are also issues currently with junction capacity at J44 of the M6 and school placements in the north of the city. These would need to be addressed before this site could come forward.

This site has not been taken forward as a preferred option.

CA68- Land off Deer Park Road

This site has been allocated for mixed development use in the previous Local Plan. There has been no interest in it however, and the allocation has been removed. It could have potential as a housing allocation, but again, the lack of interest on site has meant other areas have been proposed as preferred allocations ahead of this one. There are a number of mature, protected trees on the site, and an adjacent nature reserve would require a buffer zone to protect it from development. Any residential development would also require a buffer zone to separate it from the industrial uses located to the north.

This site has not been taken forward as a preferred option.

CA47 - Land off Stainton Road, Etterby

This greenfield site of Stainton Road lies adjacent to a recently constructed residential estate. Though relatively unconstrained, apart from some concerns regarding highway capacity along Stainton Road, it was not put forward for allocation at this stage. It was considered to be too large scale for the Stainton Road area, which has seen considerable levels of recent new development. It was considered that development of this scale would detract from the 'village' feel of this location.

This site has not been taken forward as a preferred option.

CA12 - Site of Former Morton Park Primary School

This is the site of the Former Morton Park Primary School. The site has been cleared and now sits as a vacant area of previously developed land. Physically it is unconstrained, with no history of flooding and an existing access in place. However, a planning application on the site was refused in 2010 due to a lack of affordable housing and open space provision on site. This history of refusal has meant the land has not been considered for allocation at this stage. If the reasons for refusal could be overcome, then this could prove to be a sustainable and deliverable site.

This site has not been taken forward as a preferred option.

CA10 - Land at York Gardens

This is a large greenfield site that covers an area of public open space. The open space is considered to be of low quality and, whilst its loss would not be ideal, the argument could be made that development on part of the site could secure investment to improve the quality of the open space overall. A number of constraints are present though, that have meant the land was not allocated at this stage. These being, records of an historical landfill on the site and subsequent remediation costs. There are also issues with parts of the site being in multiple ownership.

This site has not been taken forward as a preferred option.

CA64 - Land at Hilltop Heights Hotel, Tree Rd

This site in the grounds of the Hilltop Heights Hotel was allocated for housing development in the previous Local Plan. There has, however, been no interest in it since it was allocated and the decision has therefore been taken to de-allocate it for this Local Plan. It is a highly prominent site and would have required careful, high quality design to have been a key factor of development should it have come forward.

This site has not been taken forward as a preferred option.

CA60 - Land at Beverley Rise

This greenfield site was originally assessed as part of proposed allocation CARL4. It was removed from the allocation amidst concerns that road networks in and around Beverley Rise would not be able to cope with the cumulative impacts of the full extent of this site in addition to allocations CARL2, CARL3 and CARL14 nearby. It was also considered necessary to retain this land as a buffer between residential areas and the M6 to the east. The site is still technically suitable for housing development, though issues of residential amenity would arise the closer development gets to the motorway.

This site has not been taken forward as a preferred option.

CA27E - Land at Garlands

CA27E is largely unconstrained, though there are concerns that it could have a significant landscape impact owing to its open and prominent location. The field was not selected for allocation at this stage due to the anticipated cumulative impact it would have when considered with the adjacent brownfield CARL14 allocation. CARL14 was selected ahead of this site as it would bring a redundant, previously developed site back into use.

This site has not been taken forward as a preferred option.

Brampton

BRAM1 – Land south of Carlisle Road

This site lies on the western approach to Brampton, and integrates well with the built form of Brampton. It offers the potential to incorporate public open space within the site, together with extensive landscaping to soften the edge of the development. It lies within walking distance of the centre of Brampton. It is also close to a frequent and regular bus service and a secondary and primary school. There is a longstanding desire from the local community for a health centre at Brampton and this site is the preferred option for this facility.

This site has been taken forward as a preferred option.

BRAM 2 – Land west of Kingwater Close

This is a greenfield site that is well related to the built form of Brampton. It is owned by the Council and can be considered surplus public sector land and is therefore immediately available. There are issues with access to the site, and it is likely that significant highway and junction improvements would be required should the site come forward for development, particularly off Elmfield where the existing access is too narrow to accommodate traffic. Alternative access may be achievable from Kingwater Close. Despite these access concerns the site is still considered to be sustainably located and deliverable.

This site has been taken forward as a preferred option.

BRAM 3 – Land east of Gelt Rise

This is a small greenfield site that would relate well to the adjacent Gelt Rise housing estate. The site slopes gently up, away from the road, but this is not considered significant enough to render it unsuitable for housing development. Development here would have good access to Brampton town centre and public transport networks, the site is therefore considered to be sustainably located and deliverable.

This site has been taken forward as a preferred option.

BRAM 4 – Land north of Greenfield Lane

A large greenfield site located on the northern edge of Brampton. The land is flat and well screened from the adjacent A6071 (Longtown Rd). Care should be taken by any applicant wishing to develop this site to ensure that screening is retained where possible and the landscape impact of development is kept to a minimum. The site has no history of flooding issues and is sustainably located with good access to Brampton town centre and public transport networks.

This site has been taken forward as a preferred option.

BR01- Land north of Old Church Lane

This large greenfield site was considered alongside the BRAM4 allocation. Ultimately it was considered that it would have a greater adverse impact on the landscape. BR01 is less screened and therefore more open and prominent. It is also located to the west of the A6071, north of William Howard School, on land isolated from other residential areas in the town. As such it would not relate well to the settlement pattern of Brampton when compared to those sites put forward for allocation.

This site has not been taken forward as a preferred option.

Longtown

LONG 1 – Site of former Lochinvar School

This is the site of the former Lochinvar Secondary School, which was closed after being declared surplus to requirements. The school buildings have been cleared and this mixed brown and greenfield site, which includes the school playing field, is now considered suitable for housing development. Care must be taken to ensure that an adequate supply of good quality, accessible playing fields exists within the town, should the playing field be lost as part of development.

This site has been taken forward as a preferred option.

LO02 - Land off Old Road

Both of the alternative options for allocation in Longtown lost out to LONG1 because they are both greenfield. Both would intrude into the open countryside, incurring adverse landscape impact and the loss of open aspects on the edge of the town. Both alternative sites in Longtown would also fail to bring the benefits of LONG1, which would see the now redundant school site brought back into use.

This site has not been taken forward as a preferred option.

LO03 - Land off Moor Road

Both of the alternative options for allocation in Longtown lost out to LONG1 because they are both greenfield. Both would intrude into the open countryside, incurring adverse landscape impact and the loss of open aspects on the edge of the town. Both alternative sites in Longtown would also fail to bring the benefits of LONG1, which would see the now redundant school site brought back into use.

This site has not been taken forward as a preferred option.

Cummersdale

CUMM1 – Land east of Cummersdale Road, Cummersdale

This small, greenfield site is located off Cummersdale Road, to the west of the village school. During consultation on the Strategic Housing Land Availability Assessment (SHLAA) this site received an overwhelmingly positive response from local residents. It was felt that its location would not contribute to increased traffic flow through the village and that its small scale would relate well to the existing settlement pattern. The land is generally flat and there are no known flooding issues, as such it is considered to be a deliverable and sustainable location.

This site has been taken forward as a preferred option.

CUD03 - Land off Caldew Road, Cummersdale

This small, greenfield site is located off a narrow road that would have to be upgraded before development could take place here. This site also received little public support during consultation on the Strategic Housing Land Availability Assessment (SHLAA). Public support instead rested with the more accessible and less constrained CUD01 site, which is now the CUMM1 proposed allocation.

This site has not been taken forward as a preferred option.

Cumwhinton

CUMW1 – Land west of How Croft, Cumwhinton

This is a small, greenfield site that is well contained within existing landscape features. It would not have an overly prominent visual impact upon the village and is well related to the general settlement pattern. Access is achievable off the B6263, though some improvements may be required to ensure it is suitable for traffic. There are no known flooding issues on the land. This policy performs well against SA Objectives and has been taken forward as a preferred option.

Dalston

DALS1 – Land at Buckabank, Dalston

This is a greenfield site located in Buckabank, just south of Dalston. Development here would help to support services in Dalston. Buckabank is located close enough to Dalston to be considered a sustainable location, suitable for small scale housing development. Due to the rural nature of the village housing numbers on this site would need to be restricted to no more than 15 units in order to limit the impact development would have upon village character. Beyond this, the site is otherwise unconstrained and considered to be deliverable. This policy performs well against SA Objectives and has been taken forward as a preferred option

DA01 - Land south of Madam Banks Road, Dalston

This is a large greenfield site on the edge of Dalston village. It is significantly prominent on the edge of the settlement and would have a considerable landscape impact should it be developed. Access off Nook Lane would need to be improved before it could cope with any kind of sizable development. The field also has community value as it serves as the venue for the Dalston Show. Should approval not be granted for the more central application currently being considered then this field may have to be looked at as a potential allocation.

This site has not been taken forward as a preferred option.

Linstock

LINS1 – Linstock North, Linstock

This is a small greenfield site located in the village of Linstock, some 2 miles to the west of Carlisle. Linstock is connected to the city via a dedicated and direct cycleway/footpath. As such, it is considered to be a sustainable location with good access to services in the city. This allocation is generally flat, with no history of flooding. Housing numbers would need to be restricted to 10 units to ensure development does not have a significantly adverse impact upon the character of the village. This is considered a sustainable development location and therefore performs well against SA Objectives. This site has been taken forward as a preferred option.

OC31 - South of Ellengrove, Linstock

There were three sites considered for allocation in Linstock. All were relatively unconstrained, all limited to 10 houses in order to reduce the impact on village amenity, and all incurring some level of encroachment into the open countryside. Ultimately SHLAA site OC30 was selected to but put forward as proposed allocation LINS1 as it was more centrally located than OC31 and OC32 within the village and therefore likely to have the least landscape impact.

This site has not been taken forward as a preferred option.

OC32 - North of Rose Dene, Linstock

There were three sites considered for allocation in Linstock. All were relatively unconstrained, all limited to 10 houses in order to reduce the impact on village amenity, and all incurring some level of encroachment into the open countryside. Ultimately SHLAA site OC30 was selected to but put forward as proposed allocation LINS1 as it was more centrally located than OC31 and OC32 within the village and therefore likely to have the least landscape impact.

This site has not been taken forward as a preferred option.

Rockcliffe

ROCK 1 – Rockcliffe East, Rockcliffe

This greenfield site is located to the east of Rockcliffe Primary School. It is considered to be the most suitable and sustainable location for new development within the village. It is generally flat, does not suffer from any significant risk of flooding and would have reduced impact on the visual amenity of the village. Access from Lonning Foot is currently too narrow to accommodate a significant increase in traffic and it is likely that highway improvements along this road will be required as part of any development proposal. This

site performs well against sustainability appraisal criteria due to the services that are available within Rockcliffe.

This site has been taken forward as a preferred option.

RO01- Land adjacent to Rockcliffe Memorial Hall, Rockcliffe

This small greenfield site is located next to the Rockcliffe Memorial Hall. It is largely unconstrained, however it is located firmly within flood risk zone 2. Rockcliffe will likely only be able to support a limited amount of new housing development. It was considered that sites that do not suffer from flood risk should be considered before this one.

This site has not been taken forward as a preferred option.

RO04 - Land north of Rockcliffe School, Rockcliffe

This greenfield site, north of the Rockcliffe Primary school, is partly subject flooding, which severely limits the number of houses that could be allocated on it. As such, it was not considered to offer an adequate supply of potential news homes needed to support the vitality and viability of Rockcliffe village and its local services.

This site has not been taken forward as a preferred option.

Scotby

SCOT1 – Land to the West of 37-65 Scotby Road, Scotby

This greenfield site is currently land locked. An application for development on this site would have to demonstrate how and when access onto Scotby Road would be achieved. Access will likely require the demolition of an existing building. The site itself relates well to the settlement and provides a logical infill opportunity. It is otherwise generally flat and does not suffer from any significant risk of flooding and, as such, should be deliverable. Whilst there are issues that need to be overcome in terms of the development of this site, it is in a sustainable location and performs well in relation to the SA. This site has therefore been taken forward as a preferred option.

SC02 - Land at Hillhead, Scotby

This is a large greenfield site located to the north-east of Scotby. Its size in relation to the village means that it could not be developed to its full extent. It is also physically constrained by an Ethylene Pipe Buffer Zone. The site is partly covered by floodrisk zones 2 and 3, as well as a groundwater flooding vulnerability zone. Its scale and layout mean that it would detract somewhat from the linear pattern of Scotby. It was therefore not selected for allocation at this stage in favour of other sites that are better related to the settlement.

This site has not been taken forward as a preferred option.

SC09- Land behind Scotby Road, Scotby

This greenfield site is largely unconstrained. It would need to achieve access onto Holme Close through the demolition of a bungalow, though it is likely this could be achieved. It was not selected for allocation at this stage due to its relationship to the existing layout of Scotby. Whilst it is accepted that Holme Close already detracts from the village's linear layout, this development would add a second layer of backland development to this part of Scotby. The village's housing requirement can be met without the need to outwards in this fashion for the time being.

This site has not been taken forward as a preferred option.

Warwick Bridge

WARW1 – Warwick Bridge/Little Corby North, Warwick Bridge

This greenfield site relates very well to the existing settlement pattern of the village and provides a logical extension to Corby Hill. The land is flat and does not suffer from any significant risk of flooding. There are known highway capacity issues in and around the Little Corby Road/A69 junction, which will need to be addressed as part of any new development proposal. Development

This site has been taken forward as a preferred option.

Wetheral

WETH 1 – Wetheral South, Wetheral

This greenfield site lies on the southern edge of Wetheral, adjacent to Wheatsheaf Gardens to the north and the village playing fields to the south. The land is flat and does not suffer from any significant risk of flooding. It is also well related to the existing settlement pattern of Wetheral. Wetheral is well serviced by public transport and there are a number of local services and facilities including a train station. As such the site is considered to be sustainably located and deliverable. This site performed well within the SA and has been taken forward as a preferred option.

Wreay

WREA 1 – Land west of Wreay School, Wreay

This small greenfield site is located adjacent to Wreay School. In the previous Local Plan Wreay was not included as a suitable location for new development. However, the village benefits from a number of services including a school, pub and village hall. In order to ensure the future viability of these services some new development will be required in Wreay. The site is flat and does not suffer from any significant risk of flooding. Housing numbers would need to be restricted to 10 units to ensure that development does not have

an adverse impact upon the amenity of the village. Development here therefore provides the opportunity to increase the sustainability of the settlement which therefore scored highly within the SA. This site has been taken forward as a preferred option.

Harker

OC23- Harker Industrial Estate, Harker

This is a large brownfield site, currently in use as an industrial estate. The buildings on the site are old however, and have been allowed to fall into disrepair. The site was submitted for consideration as potential housing land, which would be a viable option for its redevelopment and the enhancement of its immediate setting. It was considered, however, that continued employment use would be preferable on this site, particularly as it has ready access to the adjacent high-voltage power network - a specific requirement for a number of high-value businesses.

This site has not been taken forward as a preferred option.

Houghton

HO01 - Land north of Houghton

This is a large greenfield site to the north and east of Houghton. Whilst technically unconstrained it is considered that the site's scale would be overwhelming for the village, which has recently seen the approval of around 90 houses at Hadrian's Camp. This site in particular has some issues with flooding. There are also a number of Tree Preservation Orders protecting mature trees on the land. In addition to this, the waste water treatment network in the village is approaching capacity.

This site has not been taken forward as a preferred option.

HO02 - Land west of Houghton Road, Houghton

This is a large greenfield site to the north and west of Houghton. Whilst technically unconstrained it is considered that the site's scale would be overwhelming for the village, which has recently seen the approval of around 90 houses at Hadrian's Camp. This site is less constrained than HO01, but it would still be a significant incursion into the open countryside that would result in a degree of adverse landscape impact. In addition to this, the waste water treatment network in the village is approaching capacity.

This site has not been taken forward as a preferred option.

HO03- Land at Hadrian's Camp, Houghton

This is a previously developed site. It would act as an extension to the recent planning approval at Hadrian's Camp. Whilst it would bring back into use an area of redundant land,

there are constraints on the site. Much of the site is designated as a Cumbria Wildlife Site. The course of Hadrian's Wall runs along the southern edge of the site. And there are issues with the waste water treatment network in the village, which is nearing capacity. Ultimately however, this site was not selected for allocation as it was considered any additional housing at Hadrian's Camp during the upcoming plan period would be unacceptably overwhelming for the village as a whole.

This site has not been taken forward as a preferred option.

Smithfield

SM01 - Land east of Fir Ends School, Smithfield

This greenfield site is located to the east of Fir Ends School in Smithfield. Its potential housing capacity has been limited to reflect the small size of Smithfield village. Whilst the site is physically unconstrained, Smithfield was not considered to be a sustainable location for a housing allocation owing to its lack of services. The village school is small, but it serves a wide and dispersed rural catchment and is not struggling to fill places. Other than the school there are no other services available within the locality. Other rural settlements were considered more sustainable and the rural housing target can be met without allocating in Smithfield.

This site has not been taken forward as a preferred option.

Employment Allocations

Land at Morton – Land at Morton has planning consent for the development of 8ha of employment land for B1 (business), B2 (General Industrial) and B8 (Storage and Distribution). In terms of the SA, this is a major greenfield employment site that is accessible and likely to have significant economic benefits and attract investment despite however it does have potentially negative environmental impacts.

Land at Brunthill – Undeveloped land at Kingmoor park (30ha) has planning consent for the development of employment land for B1 (business), B2 (General Industrial) and B8 (Storage and Distribution). In terms of the SA, this is a major greenfield employment site that is accessible and likely to have significant economic benefits and attract investment despite however it does have potentially negative environmental impacts.

Land at Harker North of J44 of the M6- Land is allocated at the Harker Industrial Estate for employment development that would require a major electricity supply which relates to this location within close proximity to Harker Substation. Large site with a mix of greenfield/brownfield development set aside for employment specifically requiring access to high voltage power supply – as such it is unlikely to attract large scale noisy/dirty industry. Will provide significant economic benefits despite any potential adverse environmental impacts

5 Appraisal of Local Plan Policies and Site Allocations

5.1 The methodology for carrying out a SA of policies relates closely to that for assessing sites to provide continuity throughout the document. Each policy and site has been assessed looking at its potential effects relating to the 20 SA objectives.

5.2 When appraising policies and sites, Carlisle City Council's corporate priorities have been considered, identified in the Carlisle Plan 2013/16 as:

- We will support the growth of more high quality and sustainable business and employment opportunities;
- We will develop vibrant sports, arts and cultural facilities, showcasing the City of Carlisle;
- We will work more effectively with partners to achieve the City Council's priorities;
- We will work with partners to develop a skilled and prosperous workforce, fit for the future;
- We will address Carlisle's current and future housing needs.

5.3 It is considered that the sustainability objectives that have been identified have helped to ensure that the Draft Carlisle District Local Plan Preferred Options 2015-2030 is in line with the Council's Corporate Plan.

5.4 The Evidence Base which supports the Local Plan has also been acknowledged when considering the Preferred Options for policies and sites. The Evidence Base is available to view at www.carlisle.gov.uk/localplan.

5.5 A full assessment of each of the policies and sites considered in the plan is provided, along with a summary.

Appraisal of Preferred Option Policies

Policy S1 – Sustainable Development			
	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy is compatible with all of the SA objectives, which is expected from the lead sustainability policy of the plan. It reflects the presumption in favour of sustainable development and is therefore a key policy for ensuring the plan is sustainable.</p>			

Policy S2 – Spatial Strategy			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy encapsulates sustainability principles and is compatible with all of the SA objectives.			

Policy S3 – Design				
No	Objective	Notes/Comments	P.O	Alt 1
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance			

Summary: The preferred option is compatible with SA objectives in that it highlights the importance of sustainable design and addresses a number of the SA Objectives directly.

Policy S4 – Green Infrastructure (GI)				
No	Objective	Notes/Comments	P.O	Alt 1
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health,			

	and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance			
Summary: This policy is compatible with the SA Objectives and actively works to promote a high quality green and active environment for the benefits of all in terms of social, economic and environmental benefits. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance of considering GI issues.				

Policy S5 – Regeneration and strategic Retail in the City Centre and Botchergate				
No	Objective	Notes/Comments	P.O	Alt 1
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			

18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance			
Summary: policy is focussed on the specific areas of Botchergate and the City Centre and will bring sustainability benefits to these areas. The evening economy and associated uses will always bring some element of noise and light nuisance however it is important to make sure that this is well contained in an appropriate, accessible and sustainable location. It is considered that the alternative option is too restrictive on the sustainability of the city centre.				

Policy S6 – University Development				
No	Objective	Notes/Comments	P.O	Alt 1
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and			

	locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance			
Summary: This policy seeks to provide for sustainable development of the university and enables education which in turn attracts investment and provides opportunities to strengthen the economy and improve access to jobs.				

Policy 1 – Employment and Commercial Growth Land Allocations				
No	Objective	Notes/Comments		Colour
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			

16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy scores well against employment focussed objectives however less well in relation to water resources etc however this policy is supplementary to the sites that have been chosen as a preferred option and a such mitigation measures should be identified as part of their individual assessment. Additionally other policies in the plan will be applied to ensure that any potential adverse effect is mitigated against.</p>			

Policy 2 Primary Employment Areas			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources	Other policies in the plan will do this so wouldn't worsen	
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Policy covers existing users so wouldn't worsen	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Start of policy is supportive and talks looks at residential amenity	
13	Ensure opportunities for all for living in decent and affordable homes	Start of policy is supportive and talks looks at residential amenity	
14	Improve people's sense of safety and well-being	Start of policy is supportive and talks looks at	

		residential amenity	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Start of policy is supportive and talks looks at residential amenity	
Summary: This policy relates to managing existing uses and allowing for change of use where appropriate whilst maintaining the distinctiveness of Whitesyke and Sansysike.			

Policy 3 Mixed Commercial Areas			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access	Any residential development would be well related to a variety of	

	to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	uses and as such this would lead to enhanced human health.	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This is a positive policy in relation to employment and health and wellbeing. This policy builds upon an existing designations in order to continue to manage them in the future.			

Policy 4 Primary Retail Areas			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport	Policy mentions maintaining viability and vitality of the town centre	

	including public transport, walking and cycling.	and potential leisure opportunities thus supporting this objective.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This is a largely positive policy as it aims to ensure a vibrant town centre which contributes to a number of the sustainability appraisal objectives both directly and indirectly.			

Policy 5 Primary Shopping Frontages			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Allows for more flexibility	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Encourages the use of existing shops	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		

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10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: Largely neutral policy as relates to existing premises whilst providing for flexibility in the ever evolving retail sector. Positives highlight how this policy would meet the objectives which would enhance and maintain the vitality and viability of the City and Town Centres.			

Policy 6 – Retail Proposals Outside the Primary Retail Area			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Promotes the City Centre first as a location for retail whilst still allowing for limited appropriate development outside these areas.	
2	Improve access to employment	Focusses development in the most accessible locations	
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land	Encourages City Centre first.	
6	Encourage urban regeneration	No out of town retail.	
7	Improve the availability & use of sustainable transport mode	Encourages City Centre first.	

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8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Would produce waste but shouldn't worsen.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Promotes accessible, sustainable locations for shops.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		N/A
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	No reference in policy so doesn't actively seek to protect and enhance.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Refers to the visual character of an area.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	By encouraging City Centre first, this encourages public transport.	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Reduction of emissions by ensuring these areas are accessible via sustainable public transport modes.	
20	Reduce potential for environmental nuisance	Positive as mentions no harm to neighbouring land uses.	
Summary: This is very specific to retail uses however there may be a negative impact in that this will potentially increase the number of trips by car. There is potential for this to be mitigated by ensuring that this type of development is located in sustainable locations, accessible by public transport.			

Policy 7 Neighbourhood Shopping Parades			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment	Creates small scale employment opportunities	
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	People would be able to walk/cycle to local shops	

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8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	People would be able to walk/cycle to local shops	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Creates a more sustainable lifestyle with easy access to basic needs.	
13	Ensure opportunities for all for living in decent and affordable homes	Proximity to services contributes towards decent homes	
14	Improve people's sense of safety and well-being	Access to services and appropriate security	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Protects the quality of the townscape	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Cultural heritage	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	People don't have to travel as far for essential items.	
20	Reduce potential for environmental nuisance	May lead to youths congregating.	
Summary: Policy for the development and protection of small scale parades of shops within residential areas. This is in line with sustainability benefits as it creates opportunities for a greater provision of services within these areas and will enable more sustainable lifestyles.			

Policy 8 Morton District Centre			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land	Morton is a greenfield site	

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6	Encourage urban regeneration	Could argue this hinders urban regeneration	
7	Improve the availability & use of sustainable transport mode	Accessible for those living at Morton	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies in the plan	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies in the plan	
10	Minimise the production of waste & increase reuse and recycling rates	Promoted through other policies in the plan	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Accessible District Centre	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Accessible District Centre	
13	Ensure opportunities for all for living in decent and affordable homes	Would improve comparison retail in local area	
14	Improve people's sense of safety and well-being	Would improve comparison retail in local area	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Supermarket on a greenfield site	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Greenfield site	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	Will increase number of vehicles accessing the area	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Will increase number of vehicles accessing the area	
20	Reduce potential for environmental nuisance	Will increase number of vehicles accessing the area	
Summary: This policy is specific to the Morton area of the City and meets an existing need within that area.			

Policy 9 – Shop Fronts			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Creates a strong sense of place and may increase/retain business	
2	Improve access to employment	Indirectly, making areas more attractive may increase business start-up.	
3	Protect and improve the quality of water resources		N/A

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4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration	Policy promotes this.	
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques	Through conserving original features- retained/reinstated	
10	Minimise the production of waste & increase reuse and recycling rates	Retains features and encourages re-use.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being	Good shopfront adds feeling of natural surveillance increasing sense of safety.	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		N/A
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A
20	Reduce potential for environmental nuisance		N/A
<p>Summary: This policy is very specific in relation to shop fronts however its overarching aims are positive based on the SA objectives. The alternative option has not been taken forward as it is considered that the preferred option creates a policy that is more reflective for the local area adding local context. This is not to say that it is necessarily the more sustainable option, it simply provides more detail rather than relying solely on the information contained within the NPPF.</p>			

Policy 10- Food and Drink			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Creation of vibrant and viable food and drink sector	
2	Improve access to employment	Jobs are created within this sector	
3	Protect and improve the quality of water resources		N/A

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4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Yes, within urban and District Centres	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Yes due to the clustering of uses, late night demand may create better evening bus services	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Depending on previous use this may balance out	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Positive impact due to sustainable city centre locations	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		N/A
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy talks about complementing surrounding buildings	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy talks about complementing surrounding buildings	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Point 6 of the policy seeks to resist the concentration of uses	
Summary: this policy is very specific to the development of food and drink outlets and performs well against the sustainability objectives.			

Policy 10- Food and Drink Alternative Options					
No	Objective	Notes/Comments	Alt 1	Alt 2	Alt 3
1	Provide opportunities to strengthen and diversify the economy				
2	Improve access to employment				
3	Protect and improve the quality of water resources		N/A	N/A	N/A
4	Act to mitigate the causes and impacts of climate change including				

	minimising flooding.				
5	Encourage sustainable use of previously developed land				
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes	N/A	N/A	N/A	
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	N/A	N/A	N/A	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality				
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.				
20	Reduce potential for environmental nuisance				
Summary: Analysis of these alternative options against the SA Objectives helps to demonstrate that the preferred option is the most sustainable.					

Policy 11- Leisure Development			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		

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5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Policy mentions that sites must be accessible by public transport, walking and cycling	
8	Promote the development & use of sustainable and renewable energy resources	This is encouraged by other policies	
9	Increase the use of sustainable design and construction techniques	This is encouraged by other policies	
10	Minimise the production of waste & increase reuse and recycling rates	Would increase waste but trying to concentrate this to central locations	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Leisure covers a wide range of uses, including gym's etc this could lead to health benefits.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Leisure covers a wide range of uses, including gym's etc this could lead to health benefits.	
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Neutral as the policy encourages development within more central, built up locations therefore trying to reduce the impact on biodiversity and wildlife.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy aims to protect the townscape by ensuring that the development is of an appropriate scale for the locality.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy is very specific in relation to leisure development however its overarching aims are positive based on the SA objectives. The alternative option has not been taken forward as it is considered important to have a policy within the plan on leisure development to provide greater context to apply this policy locally. This is not to say that it is necessarily the more sustainable option, it simply provides more detail rather than relying solely on the information contained within the NPPF.</p>			

Policy 12- Arts, Culture and Tourism Development			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A

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4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration	Focuses' on the City Centre so encourages regeneration.	
7	Improve the availability & use of sustainable transport mode	Policy text talks about adequate access via a choice of transport options	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Policy text talks about adequate access via a choice of transport options	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Widening the Arts, Cultural and Tourism offer therefore enhancing the offer of the District. This may indirectly lead to happier and more sustainable lifestyles.	
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	The policy text talks about ensuring that the distinctive environment, culture and history of the area are safeguarded.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy states that the development should be compatible with the surrounding area, therefore supportive of this policy.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy mentions tourism opportunities in relation to Hadrian's Wall.	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: Policy performs very well against the Sustainability Objectives and demonstrates that the approach it takes towards tourism development is sustainable. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with this type of application locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 13- Caravan, Camping and Chalet Sites			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	These sites provide accommodation for tourists therefore	

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		contributing towards the economy of the District	
2	Improve access to employment		
3	Protect and improve the quality of water resources	The policy mentions water management to ensure this is sustainable	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	It must be acknowledged that this use is largely developed on greenfield sites	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Increase in waste as potentially greenfield previously	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Could potentially destroy some of the biodiversity and habitats that may have been present on the site	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Points 1-3 of the policy wording aim to protect the landscape and reduce any negative impact of development	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy does not mention preserving, protecting or enhancing these features.	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	There is potential for environmental nuisance to increase however the need to obtain a site licence may help to reduce this.	
<p>Summary: Whilst this policy scores negatively in some areas the policy does aim to protect the landscape and environment from any negative consequences as a result of this type of development. Additionally it scores highly in relation to employment opportunities. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with this type of application locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 14 Rural Diversification			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	This is encouraged within the policy text	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Rural location often means limited provision of sustainable transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Policy considers presence of wildlife such as bats and barn owls before any works should commence.	
10	Minimise the production of waste & increase reuse and recycling rates	It is highly likely that new development will increase waste from a site	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Text talks about converting rural buildings to holiday accommodation, this could in turn provide people with access to green space and improved health and wellbeing	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Policy considers presence of wildlife such as bats and barn owls	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	More cars visiting an area may damage local air quality	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More cars visiting an area may damage local air quality	
20	Reduce potential for environmental nuisance	More cars visiting an area may damage local air quality	

Summary: This policy sets out the opportunities for development and what will/will not be permitted with a clear indication of how the local authority should react, whilst supporting business and enterprise in rural areas. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with this type of application locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.

Policy 15 – Farm Shops			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Policy mentions new or converted facilities	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Negative because of poor accessibility within the rural area	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	This type of development will mostly be accessed by car and not public transport	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		N/A
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	This policy allows for new build in the rural area which therefore has the potential to destroy habitats and biodiversity	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy wording seeks to ensure that any new buildings respect local character and adopt appropriate landscaping	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy wording seeks to ensure that any new buildings respect local character and adopt appropriate landscaping	
18	Protect and improve local air quality	More cars visiting an area may damage local air quality	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		

Summary: This policy promotes the rural economy although because of its rural nature it would have negative impact on gaining access to the facility, noise and air quality. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with applications of this type locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.

Policy 16 – Agricultural Buildings			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Policy relates to agricultural uses which are a huge part of the local economy	
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Policy only refers to new buildings	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Point 3 of policy wording considers design	
10	Minimise the production of waste & increase reuse and recycling rates	New development likely to increase waste	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		N/A
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	New building in the rural area however the policy seeks to integrate new buildings with existing farm buildings or take advantage of the contours of the land	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health,		

	and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Policy tries to reduce nuisance through screening	
<p>Summary: This policy aims to neutralise the effects of new buildings in the rural area by stressing the importance of screening new buildings whilst recognising the importance of allowing rural businesses to grow and develop appropriately. This policy will not generate traffic through visitors and therefore has not scores as negatively as others in the rural area. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with applications of this type locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 17 – Equestrian Development			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Policy promotes the development of riding schools	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Policy tries to encourage this but some development may be on greenfield	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	This type of development encourages people to go outdoors and be active	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Policy talks about protecting wildlife sites and habitats	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy states that there will be no unacceptable impact on the landscape and character of the area as a result of development	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		

19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Policy tries to limit environmental nuisance in terms of light pollution	
<p>Summary: This policy aims to site stables and riding schools in appropriate locations in line with sustainability objectives. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with applications of this type locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 18 – Advertisements			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Adverts are important to the local economy	
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques	Policy talks specifically about conservation areas and design	
10	Minimise the production of waste & increase reuse and recycling rates		N/A
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		N/A
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being	Action taken to control signs helps to create a nicer environment	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		N/A
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy is protective of street scene/local environment/landscape	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy is protective of street scene/local environment/landscape	
18	Protect and improve local air quality		N/A

19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A
20	Reduce potential for environmental nuisance	Policy helps to reduce signage and associated lighting in inappropriate locations.	
<p>Summary: This policy aims to protect areas from inappropriate advertisements whilst allowing appropriate advertisements in appropriate locations in line with sustainability objectives. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with applications of this type locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 19- Housing Strategy and Delivery				
N	Objective	Notes/Comments	P.O	Alt 1
1	Provide opportunities to strengthen and diversify the economy	Policy text mentions sustainable growth		
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	May have a negative affect however this is not permitted in high flood zones and as such development will be directed to areas with the lowest risk of flooding.		
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode	Must be developed in sustainable locations		
8	Promote the development & use of sustainable and renewable energy resources	No reference made here but supported by other plan policies		
9	Increase the use of sustainable design and construction techniques	No reference made here but supported by other plan policies		
10	Minimise the production of waste & increase reuse and recycling rates	No reference made here but supported by other plan policies		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Policy directs development to sustainable locations.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being	Policy talks about decent homes		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority	New development so could potentially have a negative effect however new gardens will help to restore and create habitats		

	habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality	More cars accessing development locations		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance	Light pollution as a result of new development		
Summary: This policy sets out the spatial strategy and housing allocation for the District. Whilst this scored positively in relation to ensuring opportunities for all to live in decent and affordable homes, this type and scale of development could potentially have a negative effect in relation to landscape and biodiversity impact. This will however be mitigated by other local plan policies.				

Policy 20 – Housing Development				
N	Objective	Notes/Comments	P.O	Alt1
1	Provide opportunities to strengthen and diversify the economy	New housing development helps to support the economy		
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			

15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This policy specifically mentions design.		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	The policy tries to ensure that new development has minimal impact		
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance	May increase light and noise pollution.		
Summary: This is a largely positive policy in meeting the sustainability objectives, however other policies within the plan when used in conjunction with this one will seek to mitigate any areas which have been identified as negative within this SA. The alternative policy option, to continue to categorise settlements and define settlement boundaries creates a more restrictive policy approach and may result in a more negative outcomes. This is also against national planning policy.				

Policy 21 – Residential Density			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Greater concentration of residential properties will increase support for local services	
2	Improve access to employment	Higher densities of dwellings in areas with the greatest access to jobs	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		

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13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being	Policy talks about attractive, safe and well designed environments	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy talks about attractive, safe and well designed environments	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy describes development should have a strong sense of place and local character	
18	Protect and improve local air quality	More cars visiting these areas will increase air pollution	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More cars visiting these areas will increase air pollution	
20	Reduce potential for environmental nuisance	Light, noise and air pollution from new developments	
<p>Summary: The policy seeks to optimise the potential of a site to accommodate development to ensure that development is concentrated in areas that are more sustainable and avoids sprawling development. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with residential density locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 22 – Affordable Housing			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Some requirement for this to be on previously developed land	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more	Quality of life is better if people have access to a decent and affordable home.	

	sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy is specific to the delivery of affordable housing therefore it scores well against the SA Objectives that are limited to the delivery of housing, with a number of neutral comments which will be dealt with by other policies within the plan.			

Policy 23- Rural Exception Sites			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Development here helps to sustain rural services and facilities	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Mentions good public transport links	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Policy talks about affordable housing to meet an identified need therefore creating more sustainable communities	
13	Ensure opportunities for all for living in decent and affordable homes		

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14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: Overall this policy scores positively providing opportunities for affordable homes in the rural area, however it will lead to increased development in the rural area that will have consequences on increased waste. Mitigation e.g. relating to the waste minimisation policy, aims to minimise the impact of new development.			

Policy 24 – Housing for Rural Workers			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	May/may not be on previously developed land	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Unlikely to do this by the rural nature of the policy	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	People will most likely drive to these locations	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This helps towards creating a sustainable lifestyle	

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13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: Overall this policy scores positively as it provides opportunities for development where there is an essential need for people to live near their place of work.			

Policy 25- Other Housing in the Open Countryside			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Positive as replacement dwellings	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	This is considered under the policies 'Sustainability Tests'	
8	Promote the development & use of sustainable and renewable energy resources	This policy looks at how buildings will contribute towards energy efficiency	
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		

14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Policy mentions carrying out ecological surveys	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy seeks to maintain the quality of an area	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy has tried to mitigate the rural isolated nature of housing in open countryside by applying sustainability tests that score positively on the appraisal.			

Policy 26- Dwellings Through the Conversion of Heritage Assets and as Enabling Development			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Policy states development should be inkeeping with the existing by maintaining and enhancing the character of the area.	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		

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14	Improve people's sense of safety and well-being	Development brings public benefits through securing the future of heritage assets.	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Policy acknowledges that older buildings can provide valuable habitats for species and goes on to recommend completing surveys prior to development.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Bringing buildings back into use potentially removes environmental nuisance.	
Summary: This policy seeks to preserve and protect heritage assets with consideration of wildlife habitats and sustainable design and construction techniques.			

Policy 27 – Development in Residential Gardens			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Point 3 of the policy talks about design	
10	Minimise the production of waste & increase reuse and recycling rates	Increased housing = increased waste	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Creates new homes	

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14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Point 3 of the policy talks about siting and materials so new development can integrate into the surrounding built, natural and historic environment.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	This could lead to an increase in the density of development	
Summary: This policy has equally positive and negative impacts but has mitigating criteria to consider future proposals within the context of their environment.			

Policy 28 – House Extensions			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Policy does mention design	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		

13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	The policy recommends that people look at the relationship between the old and new development.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy seeks to ensure that new development has a positive impact on the street scene	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy scores positively through providing opportunities for decent homes, improving peoples sense of wellbeing and careful consideration of design to preserve and enhance the quality and distinctiveness of an area.			

Policy 29- Large Houses in Multiple Occupation and Subdivision of Dwellings			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Mentions need to have adequate space for refuse and recycling	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Policy doesn't lead to the creation of substantial units of	

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		accommodaiton	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: Overall this policy has a positive SA score due to it providing accommodation which is not substandard and minimises the effects of disturbance to neighbouring properties. The consideration of minimising the production of waste and increase recycling is met by specific reference to the creation of storage areas within developments.			

Policy 30 – Special Needs Housing			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Sustainable design – lifetime homes	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		

13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy encourages the opportunity for all to have access to decent homes promoting a sustainable lifestyle, with specific consideration of sustainable design and construction techniques.			

Policy 31 – Traveller Site Provision			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Point 8 of the policy wording mentions additional business	
2	Improve access to employment		
3	Protect and improve the quality of water resources	Specific reference is made to waste water and sewerage	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Policy mentions access by public transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		

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15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Point 2 of the policy relates to peaceful coexistence	
Summary: This policy positively contributes to achieving the provision of traveller pitches to provide sustainable lifestyles with consideration of landscape impact and potential environmental nuisance.			

Policy 32- Other Uses in Primary Residential Areas			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Policy aims to maintain happy lifestyles by restricting development that may jeopardise this.	
13	Ensure opportunities for all for living in decent and affordable homes		

14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Policy aims to do this, e.g. by restricting noisy uses in these areas.	
Summary: This policy seeks to safeguard the sense of wellbeing and sustainable communities of an area through protecting residential areas from inappropriate development. This policy therefore scores positively against SA Objectives.			

Policy 33 – Delivering Infrastructure				
No	Objective	Notes/Comments	P.O	Alt 1
1	Provide opportunities to strengthen and diversify the economy	Could have a positive impact on the economy however it could constrain new development from coming forward, relating to viability.		
2	Improve access to employment			
3	Protect and improve the quality of water resources	Policy considers access to clean water supply and foul water drainage.		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Policy mentions flood defences and flood mitigation measures.		
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode	Policy talks about public transport accessibility		
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and	Policy refers to Green Infrastructure (GI) connections and public transport.		

	cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Policy mentions GI connections and access to children's play areas.		
13	Ensure opportunities for all for living in decent and affordable homes	Due to infrastructure requirements this may lead to developers building more open market housing than affordable.		
14	Improve people's sense of safety and well-being	Policy encourages the development of community facilities.		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Could have a negative effect due to development on greenfield however other policies in the plan seek to mitigate this and replace/create new habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Policy introduces electric vehicle charging points in an attempt to make it easier for people to use this type of transport.		
20	Reduce potential for environmental nuisance	Development of infrastructure may create noise, light and visual nuisance.		
<p>Summary: Looking at the long term sustainability of the District, development of infrastructure can be of benefit to the long term social, economic and environmental future. The alternative option to develop in areas with insufficient infrastructure may have short term immediate benefits however in the long term it is likely to have detrimental impact on the area. The alternative also places no safeguard on biodiversity, landscape or townscape.</p>				

Policy 34 – Sustainable Transport					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy				
2	Improve access to employment				
3	Protect and improve the quality of water resources		N/A	N/A	N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Policy relates to promoting sustainable transport options.			
5	Encourage sustainable use of previously developed land				

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6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode	Policy relates to promoting sustainable transport options.			
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Policy relates to promoting sustainable transport options.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality	Policy relates to promoting sustainable transport options.			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.				
20	Reduce potential for environmental nuisance				

Summary: Preferred Option and the two alternative options score largely the same as the alternatives simply make the requirements on sustainable transport more stringent. The Preferred Option therefore provides developers with greater flexibility over the range of sustainable transport options to provide . This is a positive policy in sustainability terms.

Policy 35 – Car Parking					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy	Having no maximum creates an opportunity for more parking to be developed.			
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	More parking may increase run off rates and have a negative impact on flooding.			
5	Encourage sustainable use of previously developed land				
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode	Policy covers bicycle parking.			
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Policy covers bicycle parking.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Policy covers bicycle parking.			
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality	Policy covers bicycle parking.			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to				

	climate change.			
20	Reduce potential for environmental nuisance			
Summary: This policy is largely neutral with some positives relating to increased parking for bicycles. The converse of this is however that increased parking could lead to increased surface water run-off. The alternative options to this would provide a worsened situation with alternative option 2 leading to an inconsistent approach for developers.				

Policy 36 – Broadband Access				
No	Objective	Notes/Comments	P.O	
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources		N/A	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land		N/A	
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode		N/A	
8	Promote the development & use of sustainable and renewable energy resources		N/A	
9	Increase the use of sustainable design and construction techniques		N/A	
10	Minimise the production of waste & increase reuse and recycling rates		N/A	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes			
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		N/A	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		N/A	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health,			

	and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: Policy is specific to the provision of broadband and is largely not applicable to a number of the SA objectives. The alternative option has not been taken forward as it is considered important to have a policy within the plan on broadband access to provide greater context as to how to deal with promoting this locally. This is not to say that the preferred option is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.			

Policy 37 – Waste Minimisation and the Recycling of Waste					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy				
2	Improve access to employment				
3	Protect and improve the quality of water resources		N/A	N/A	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land		N/A	N/A	
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode		N/A	N/A	
8	Promote the development & use of sustainable and renewable energy resources		N/A	N/A	
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A	N/A	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		N/A	N/A	
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being		N/A	N/A	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
1	Protect and enhance the quality and distinctiveness of				

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6	landscapes, townscapes and locally designated wildlife sites and priority habitats			
1 7	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
1 8	Protect and improve local air quality			
1 9	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
2 0	Reduce potential for environmental nuisance	Sending less waste to landfill will reduce the potential for environmental nuisance.		
<p>Summary: This is a sustainable policy in that it aims to reduce waste and increase recycling within development. Alternative option 1 is considered to be equally sustainable however it may place greater burdens on development in terms of the evidence required when submitting a planning application. This is not something that is supported by the Government. Alternative option 2 has not been taken forward as it is considered important to have a policy within the plan on waste minimisation and the recycling of waste to provide greater context as to how to deal with this type of application locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>				

Policy 38 – Drainage on Development Sites			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		N/A
2	Improve access to employment		N/A
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources	Policy talks about the sustainable use of water	
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		N/A
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This is a specific policy relating to the natural environment and the enjoyment of it making it very sustainable. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with drainage on development sites locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 39 – Satellite Receiving Equipment					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy		N/A	N/A	N/A
2	Improve access to employment		N/A	N/A	N/A
3	Protect and improve the quality of water resources		N/A	N/A	N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A	N/A	N/A
5	Encourage sustainable use of previously developed land		N/A	N/A	N/A
6	Encourage urban regeneration		N/A	N/A	N/A
7	Improve the availability & use of sustainable transport mode		N/A	N/A	N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A	N/A	N/A
9	Increase the use of sustainable design and construction techniques	Policy talks about good design			
10	Minimise the production of waste & increase reuse and recycling rates		N/A	N/A	N/A
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A	N/A	N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This policy tries to improve areas with a high concentration of satellites.			
13	Ensure opportunities for all for living in decent and affordable homes		N/A	N/A	N/A
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		N/A	N/A	N/A
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality		N/A	N/A	N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A	N/A	N/A
20	Reduce potential for environmental nuisance				
<p>Summary: This is a very specific policy which is largely unrelated to many of the SA objectives however performs positively in relation to design and visual impact. Alternative option 1 has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with satellite receiving equipment locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying</p>					

solely on the NPPF. Alternative Option 2 is considered to be inconsistent and would be very subjective in its application.

Policy 40 - Planning Obligations			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy is largely descriptive and explains that more detail will come through an SPD and the Infrastructure Delivery Plan (IDP). The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context in relation to planning obligations. This is not to			

say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.

Policy 41- Renewable Energy				
No	Objective	Notes/Comments	P.O	Alt 2
1	Provide opportunities to strengthen and diversify the economy			
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode		N/A	N/A
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques	Policy mentions heat networks.		
10	Minimise the production of waste & increase reuse and recycling rates			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A	N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes		N/A	N/A
14	Improve people's sense of safety and well-being		N/A	N/A
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance			

Summary: This policy scores highly within the sustainability appraisal and is in line with the majority of SA objectives due to its overall aim to increase renewable energy sources. Alternative option 1 has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with this type of application locally. This is not to say that it is necessarily the more sustainable option, it simply provides more detail rather than relying solely on the NPPF. Alternative option 2 could have a negative impact if a percentage target is set too high or too low. Additionally there is no current available evidence to support this.

Policy 42 – Wind Energy			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		

20	Reduce potential for environmental nuisance	
<p>Summary: This policy is specific to wind energy which has conflicting opinions in relation to objectives 12 and 14 in terms of human health and sense of safety and wellbeing, however it is felt that the policy will ensure enough protection for objectives 15-17 and overall would help towards meeting climate change reduction targets. Alternative Option 1 has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with this type of application locally as this is the largest number of applications the Council receives in relation to renewable energy. Alternative Option 2 is not entirely sustainable as it would not contribute to mitigating climate change. Alternative 3 is not in line with SA objective 4 however it may be more in line with objective 20. Option 4 would create a sense of certainty for developers however it may give objectors a false sense of security as there may be areas outside the search area that are suitable for this type of development. Alternative 5 may be positive for objective 20 in terms of environmental nuisance however this is not something that is currently supported nationally.</p>		

Policy 43 – Development, Energy Conservation and Efficiency			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Could increase costs to developer however not overly restrictive due to seeking minimum requirements	
2	Improve access to employment		
3	Protect and improve the quality of water resources	Conserves water through water efficient design	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Encourages the reuse of buildings	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being	Sense of wellbeing living in an energy efficient home	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		N/A
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological,		

	historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: Positive policy in relation to sustainability as it specifically relates to climate change but without placing strict constraints on the developer – it seeks to encourage rather than require. Alternative Option 1 has not been taken forward as it is considered important to have a policy within the plan on this to promote energy efficient design locally. This is not to say that it is necessarily the more sustainable option, it simply provides more detail rather than relying solely on the NPPF. The alternative option may prove unsustainable in relation to economic objectives.</p>			

Policy 44 – Flood Risk			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources	Policy text considers the capacity of water supply for new development	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	This policy aims to minimise flood risk	
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques	The policy encourages sustainable drainage systems	
10	Minimise the production of waste & increase reuse and recycling rates		N/A
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This policy aims to develop in appropriate locations where flood risk is reduced.	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		

17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaptation to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: Policy relates to flood risk and development and as such is a sustainably acceptable policy which safeguards to protect future development whilst still allowing acceptable proposals which incorporate adequate flood risk measures. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to deal with applications within flood risk areas locally. This is not to say that it the preferred option is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 45- Sustainable Drainage Systems			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Soakaways can be incorporated into open spaces within developments	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	SUDs can help to create green space for wildlife and habitat creation	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes		

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	and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaptation to climate change.		N/A
20	Reduce potential for environmental nuisance		
<p>Summary: This policy is positive in respect of SA objectives which seeks to tackle/reduce rate of surface water run-off and potentially create new natural habitats and reduce the risk of flooding. The alternative option has not been taken forward as it is considered important to have a policy within the plan on this to provide greater context as to how to encourage the use of SUDs locally. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 46 – Doctors’ Surgeries and Health Centres			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment	Employment opportunities within health centres and associated services	
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Encourages the use of sustainable transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Encourages the use of sustainable transport	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people’s sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Policy aims to protect the amenity and quality of the surrounding environment.	

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16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy scores well in relation to the SA due to its social benefits and development within sustainable locations. Encourages the use of sustainable transport. The alternative option has not been taken forward as it is considered important to have a policy within the plan as this type of development is likely to come forward over the plan period. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 47- Educational Needs			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	This policy provides jobs and potentially access to improved education opportunities.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Policy mostly talks about existing sites	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Policy aims to minimise travel	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being	Improved wellbeing relating to education	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally,		

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	regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This is a sustainably acceptable policy that seeks to strengthen and diversify the economy through improving access to education which could lead to future employment opportunities. The emphasis on minimising travel sets to encourage sustainable transport. The alternative option has not been taken forward as it is considered important to have a policy within the plan as this type of development is likely to come forward over the plan period. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 48- Sustaining Rural Facilities and Services			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Perhaps does not diversify but it helps to retain rural facilities therefore strengthening the economy.	
2	Improve access to employment	Improves access to employment in the rural area	
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land	Encourages reuse	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Retaining facilities so more likely to retain bus services	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Sustainable in that facilities and services are located within walking distance	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and		

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	restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy discusses protecting and enhancing the townscape	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaptation to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: Maintaining facilities in the rural areas reduces the need to travel and can enhance sustainable means of transport and improve people's sense of safety and wellbeing and help retain employment in the area. The alternative option has not been taken forward as it is considered important to have a policy within the plan as change of use of rural services and facilities may come up during the plan period. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 49 – Access, Mobility and Inclusion			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Policy covers all sustainable transport modes	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Policy considers the design of schemes in relation to access	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Policy covers all sustainable transport modes	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Policy considers access to services	
13	Ensure opportunities for all for living in decent and affordable homes	Decent accessible homes for everyone	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and		N/A

	restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		N/A
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		N/A
18	Protect and improve local air quality		N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A
20	Reduce potential for environmental nuisance		N/A
Summary: This policy clearly outlines the importance of early and safe access for all which scores positively in the sustainability appraisal. The alternative option has not been taken forward as it is considered important to have a policy within the plan as access, mobility and inclusions are important considerations in all developments. This is not to say that the preferred option is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.			

Policy 50 – Planning Out Crime			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	This policy encourages people to walk and cycle by creating safe networks	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This policy increases opportunities to access safe areas of open space	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being	Policy ultimately seeks to increase people's feelings of safety and wellbeing	
15	Protect and enhance biodiversity and geodiversity, as well as creating and		

	restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy seeks to encourage healthier lifestyles by creating a safe and secure environment in line with key sustainability principles. The alternative option has not been taken forward as it is considered important to have a policy within the plan that considers the safety of new developments. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 51 – Safeguarding Zones			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		N/A
10	Minimise the production of waste & increase reuse and recycling rates		N/A
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This policy seeks to protect human health from unknown outcomes relating to safeguarding zones	
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people’s sense of safety and well-being	This improves people’s sense of safety	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally,	The Coal Authority helps to safeguard geodiversity	

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	regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This policy helps to safeguard landscapes and townscapes indirectly	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		N/A
18	Protect and improve local air quality		N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A
20	Reduce potential for environmental nuisance	This policy helps to safeguard against environmental nuisance	
Summary: This policy seeks to minimise the impact within defined areas. This scores positively in the sustainability appraisal for considering biodiversity and safety and wellbeing. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance of safeguarding areas. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.			

Policy 52 - Pollution			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	This policy aims to reduce pollution from construction	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This policy aims to reduce pollution and therefore enhance human health	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	This policy aims to protect and enhance by reducing pollution	

16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This policy aims to protect and enhance by reducing pollution as pollution e.g. noise & dust would have a negative effect on the landscape and wildlife	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: The SA scores this policy highly as it positively reflects the SA objectives or protecting and enhancing the natural and human environment. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance preventing pollution. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on available national guidance.</p>			

Policy 53 – Protection of Groundwaters and Surface Waters			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources	Policy seeks to protect and enhance groundwaters and surface waters	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally,	The protection of groundwaters and surface waters helps to protect the ecology and biodiversity present	

	regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy is specifically aimed at protecting groundwaters and surface waters and associated ecological features which scores highly in the sustainability appraisal. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance of protecting groundwaters and surface waters. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 54 – Hazardous Substances			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Policy restricts new opportunities for sites of risk but strengthens existing sites	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Could be brownfield land or greenfield, as long as it does not have unacceptable risk to the neighbouring area	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	The policy aims to prevent development that poses an unacceptable risk to the health or safety of users of the site, neighbouring land and/or environment.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	The policy aims to prevent development that poses an unacceptable risk to the health or safety of users of the site, neighbouring land and/or environment.	
13	Ensure opportunities for all for living in decent and affordable homes		

14	Improve people's sense of safety and well-being	The policy aims to prevent development that poses an unacceptable risk to the health or safety of users of the site, neighbouring land and/or environment.	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	The policy aims to prevent development that poses an unacceptable risk to the health or safety of users of the site, neighbouring land and/or environment.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy has a dual function of restricting new development which would be subject to risk from existing hazardous installations there by improving/enhancing safety and wellbeing. Preventing new hazardous installations that pose unacceptable risk to the health and safety of users of the site, neighbouring land and/or environment. This policy therefore scores positively. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the implications of development near to hazardous substance installations. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 55- Land Affected by Contamination			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Remediation of sites may provide opportunities for redevelopment.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Remediation of sites may provide opportunities for redevelopment.	
6	Encourage urban regeneration	Remediation of sites may provide opportunities for redevelopment.	
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		

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11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	The policy is in line with this SA objective as it seeks to improve opportunities for bringing vacant sites back into use which could have a positive impact on health	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst redevelopment may create new sites for habitats, it may also destroy habitats.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy seeks to bring land back into economic value by remediating land with contamination issues, however there is a cost to be incurred by the developer which may hinder a scheme progressing. It would however provide long term benefits to health and the environment. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance of considering land contamination issues. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 56 – Cemetery			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		N/A
2	Improve access to employment		N/A
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Specifically mentions sustainable transport modes.	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		

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10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	In particular mentions good access for walking	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy talks about the protection of the landscape and townscape	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: Providing a new cemetery has positive social impact for the area and seeks to minimise impact on landscape and townscape. Sadly there may be some adverse environmental impacts as it may increase traffic. The alternative options have not been taken forward as it is considered important to have a policy within the plan to highlight the requirement for a new surgery in the future. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 57- Hadrian's Wall World Heritage Site			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	This may limit development in terms of where development may happen however it provides an attraction	
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		

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9	Increase the use of sustainable design and construction techniques	There is a presumption in favour of good design	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy seeks to preserve the fabric , integrity and authenticity of the World Heritage Site which therefore scores positively within the SA.			

Policy 58- Scheduled and Other Nationally Important Ancient Monuments			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		N/A
10	Minimise the production of waste & increase reuse and recycling rates		N/A

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11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A
20	Reduce potential for environmental nuisance		N/A
Summary: Policy seeks to protect nationally important ancient monuments from development that would have an unacceptable impact on them or their settings. The SA scores the policy highly for preserving such areas and the sense of identity and wellbeing that this policy can contribute to.			

Policy 59- Local Listings			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		N/A
10	Minimise the production of waste & increase reuse and recycling rates		N/A
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A

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12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		N/A
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		N/A
20	Reduce potential for environmental nuisance		N/A
Summary: Policy seeks to protect locally important and significant buildings from development that would have an unacceptable impact on them or their settings. The SA scores the policy highly for preserving such buildings and the sense of identity and wellbeing that this policy can contribute to.			

Policy 60 – Development affecting Conservation Areas			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques	Policy states that features should be retained so in keeping and traditional materials should be used/reused. There is a strong emphasis on design within this policy to protect these areas from inappropriate development	
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport		

	including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This policy contributes towards maintaining the character and identity of these areas.	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
Summary: This policy is proactively seeking to protect and enhance the quality of townscapes and cultural heritage of areas which can have a positive effect on the sense of wellbeing. This policy therefore scores highly within the SA.			

Policy 61 – Proposals Affecting Listed Buildings, Historic Parks and Gardens and Battlefields			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	This policy makes specific reference to viability.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		N/A
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access		

	to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: This policy seeks to encourage urban regeneration that protects and enhances sites of historic and cultural heritage including their distinctiveness which helps to strengthen community well-being. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance of Listed Buildings, Historic Parks and Gardens and Battlefields. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 62 - Landscapes					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy	Policy seeks to maintain the character of landscapes unique to the local area which can be positive for tourism opportunities			
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land				
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and				

	recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	This policy aims to protect the landscape setting of these features			
18	Protect and improve local air quality				
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.				
20	Reduce potential for environmental nuisance				
<p>Summary: Protecting the unique landscape character of the area could provide opportunities for economic diversification such as dark skies and the AONB's. The policy also scores highly on its protection and enhancement of distinctive landscapes. Alternative option 1 has not been taken forward as it is considered important to have a policy within the plan to highlight the importance protecting landscapes. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF. Alternative option 2 seeks greater protection of a certain area whereas the preferred option considers all landscapes as important. The preferred option is therefore the most sustainable of these two options.</p>					

Policy 63- Nationally Designated Landscape Areas					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy				
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				

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5	Encourage sustainable use of previously developed land				
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality				
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.				
20	Reduce potential for environmental nuisance				

Summary: This policy seeks to protect the natural beauty and historic integrity of the AONB areas with consideration to high quality design. It therefore scores positively in the SA. Alternative option 1 has not been taken forward as it is considered important to have a policy within the plan to highlight the importance protecting nationally designated landscapes. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF. Alternative option 2 is too restrictive to these areas, the key is to ensure that development is not detrimental to the quality and enjoyment of the protected landscape.

Policy 64 – Biodiversity and Geodiversity					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy				
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land				
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality				
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.				

20	Reduce potential for environmental nuisance				
<p>Summary: This policy seeks to protect and where possible enhance the biodiversity and geodiversity of the District and scores positively in the SA. Alternative option 1 has not been taken forward as it is considered important to have a policy within the plan to highlight the importance protecting and enhancing biodiversity and geodiversity. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF. Alternative option 2 may prove too restrictive towards development as potential harmful effects can be mitigated against.</p>					

Policy 65 – Open Space					
No	Objective	Notes/Comments	P.O	Alt 1	Alt 2
1	Provide opportunities to strengthen and diversify the economy				
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land				
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates				
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes				
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.				
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats				

17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaptation to climate change.			
20	Reduce potential for environmental nuisance			
<p>Summary: This policy allows flexibility to enable partial loss of open space but equally recognises the importance of open space to encourage healthier lifestyles and to improve sense of wellbeing. Alternative option 1 has not been taken forward as it is considered important to have a policy within the plan to highlight the importance protecting and enhancing open space when necessary. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF. Alternative option 2 may prove too restrictive towards development as potential harmful effects can be mitigated against or alternative options for incorporating open space into development may be provided.</p>				

Policy 66- Public Rights of Way			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Policy could be strengthened in relation to linking rights of way to employment areas	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	This policy seeks to maintain Public Rights of Way to encourage sustainable travel options	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	This policy seeks to maintain Public Rights of Way to encourage sustainable travel options	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and		

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	restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	This policy seeks to maintain Public Rights of Way to encourage sustainable travel options and therefore protect local air quality	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: Ensuring that exiting Public Rights of Way are retained and can encourage healthier lifestyles and enhance human health alongside improving availability to sustainable transport which could mitigate the impacts of climate change through providing an alternative to motorised transport. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance public rights of way. This is not to say that it is necessarily the more sustainable option of the two, it simply provides more detail rather than relying solely on the NPPF.</p>			

Policy 67- Trees and Hedgerows			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy		N/A
2	Improve access to employment		N/A
3	Protect and improve the quality of water resources		N/A
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		N/A
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		N/A
8	Promote the development & use of sustainable and renewable energy resources		N/A
9	Increase the use of sustainable design and construction techniques		N/A
10	Minimise the production of waste & increase reuse and recycling rates		N/A
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		N/A
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		N/A
14	Improve people's sense of safety and well-being	Supporting the protection of the green environment can improve	

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		people's sense of wellbeing	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Protection of historic hedgerows and ancient woodland through this policy	
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Policy mentions noise which can be reduced by adding landscaping to developments.	
<p>Summary: This policy is positive as it supports the protection and integration of existing trees and hedges whilst encouraging new schemes to incorporate the planting of native tree and hedge species and replacement of trees where they may be lost. The alternative option has not been taken forward as it is considered important to have a policy within the plan to highlight the importance of trees and hedgerows. This is not to say that it is the more sustainable option of the two, it simply provides more detail rather than relying on the NPPF.</p>			

Appraisal of Site Allocations

CARL 1 – Land to the south east of Junction 44			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	Green
2	Improve access to employment	Site in close proximity to employment sites.	Green
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Greenfield, edge of City site	Red
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes	Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of City so there will be opportunities to utilise public transport, however distances mean people may be less likely to walk or cycle.	Orange
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Edge of centre no formal existing open green space in close proximity	Orange
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	Green
14	Improve people's sense of safety and well-being	Close to motorway may be issues with traffic noise	Red
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Loss of Greenfield land however creation of residential gardens could create a more habitat rich environment	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Will have an impact but it may not be negative	Orange
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		Orange
18	Protect and improve local air quality	Increasing traffic in an AQMA	Red
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	Red
20	Reduce potential for environmental nuisance	Potential increase in noise and light	Red

Summary: This site will create additional dwellings in the north of the City whilst the site is not within walking distance of the City Centre there are existing good public transport links that could be extended to serve the occupants of the new dwellings.

CARL 2 - Site of Former Pennine Way School			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Brownfield – former school site	
6	Encourage urban regeneration	Reuse of former school site	
7	Improve the availability & use of sustainable transport mode	Site within an existing residential area therefore development would increase the potential numbers of people who would use public transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Door step recycling already in operation in area so would be extended to cover the new properties	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to existing public open space at Keenan Park	
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	
14	Improve people’s sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Loss of Greenfield land however creation of residential gardens could create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		

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18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Site previously a school therefore housing is unlikely to create more of an environmental nuisance than previous use	
Summary: Site is well related to existing residential area and reuses a brownfield site. Good access via public transport to City Centre. The site performs well against SA objectives.			

CARL 3 – Land south of Edgehill Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Part of the site brownfield – former community centre which will relocate to adjacent site, part of site playing pitch which is also proposed to be relocated to adjacent site.	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Site within an existing residential area therefore development would increase the potential numbers of people who would use public transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Door step recycling already in operation in area so would be extended to cover the new properties	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		

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12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Loss of existing football pitch however proposals to relocate to adjacent site	
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	
14	Improve people's sense of safety and well-being	Loss of pitch and community facilities, plans to redevelop on adjacent site so no impact	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Former green space, however likely to create residential gardens as part of any housing scheme	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Site previously a school therefore housing is unlikely to create more of an environmental nuisance than previous use	
Summary: Site is well related to existing residential area and services and partly reuses previously developed land. Would result in community centre and playing field being relocated onto adjacent site - providing this all happens in a timely fashion the impact of developing this site will be minimised.			

CARL 4 – Land North of Moorside Drive/Valley Drive			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Infill site	

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7	Improve the availability & use of sustainable transport mode	Site within an existing residential area therefore development would increase the potential numbers of people who would use public transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities to utilise public transport and for cycling.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to countryside	
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Infill site	
Summary: Site is well related to existing residential area and performs well being a logical infill opportunity. Performs poorly in relation to waste and previously developed land however this is offset by its good access to services.			

CARL 5 – Land between Carleton Road and Cumwhinton Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	Green
2	Improve access to employment		Orange
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Logical extension to the urban area	Orange
7	Improve the availability & use of sustainable transport mode	Development would increase the potential numbers of people who would use public transport	Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities to utilise public transport (existing bus route) and for cycling.	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to services	Orange
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	Green
14	Improve people's sense of safety and well-being		Orange
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Well related to existing developed area, however loss of Greenfield site therefore can't be included as positive	Orange
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		Orange
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	Red
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	Red
20	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential for increase in light and noise	Red

Summary: Site is well related, screened and contained, logical extension to the City. Largely neutral in SA terms.

CARL 6 – Land at Garden Village, West of Wigton Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	Green
2	Improve access to employment	New employment area to be created at Morton	Green
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Logical extension to the urban area	Orange
7	Improve the availability & use of sustainable transport mode	Development would increase the potential numbers of people who would use public transport	Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities to utilise public transport (existing bus route) and for cycling. CHECK WHETHER CYCLE LANE	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	New and existing green areas at Morton	Green
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	Green
14	Improve people's sense of safety and well-being		Orange
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Well related to existing developed area, however loss of Greenfield site therefore can't be included as positive	Orange
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		Orange

18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential for increase in light and noise	
Summary: Edge of urban area however well related to land covered by the Morton Master plan. Site performs poorly against the usual objectives in relation to development of green field sites however well related site with good access and services nearby, and enables the development of needed housing.			

CARL 7 – Land at Newhouse Farm, South-West of Orton Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment	New employment area to be created at Morton	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Logical extension to the urban area	
7	Improve the availability & use of sustainable transport mode	Development would increase the potential numbers of people who would use public transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities to utilise public transport (existing bus route) and for cycling. CHECK WHETHER CYCLE LANE	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	New and existing green areas at Morton	
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	
14	Improve people's sense of safety and well-being		

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15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Well related to existing developed area, however loss of Greenfield site therefore can't be included as positive	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential for increase in light and noise	
Summary: Edge of urban area however well related to land covered by the Morton Master plan. Site performs poorly against the usual objectives in relation to development of green field sites however well related site with good access and services nearby, and enables the development of needed housing.			

CARL 8 – Land north of Burgh Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Adjacent to Burgh Road Industrial Estate	
2	Improve access to employment	New employment area to be created at Morton	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Logical extension to the urban area	
7	Improve the availability & use of sustainable transport mode	Development would increase the potential numbers of people who would use public transport	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	

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11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities to utilise public transport (existing bus route) CHECK. Opportunities to walk along the River Eden which is nearby.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to green space along the River Eden which is close by	
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	
14	Improve people's sense of safety and well-being	Overhead power lines may cause some concern over health implications. However access to services is good.	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Well related to existing developed area, however loss of Greenfield site therefore can't be included as positive	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Proximity to line of Hadrian's Wall	
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Adjacent industrial estate may create a conflict	
Summary: Logical extension to the urban area. In close proximity to existing employment areas and opportunities for access to open pathways along the River Eden. Negatives reflective of those associated with the development of a Greenfield site.			

CARL 9 Former Belah School site

No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		

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5	Encourage sustainable use of previously developed land	Former School Site	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Development would increase the potential numbers of people who would use public transport, providing support for existing services.	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Cleared site so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities to utilise public transport (existing bus route)	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Playing field nearby	
13	Ensure opportunities for all for living in decent and affordable homes	Allocation of site for housing development	
14	Improve people's sense of safety and well-being	Next to medical centre	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Cleared vacant site	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Proximity to line of Hadrian's Wall	
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Development would generate more noise/light	
<p>Summary: Scores well in sustainability terms as it is well related to existing residential areas and it reuses a redundant site. There will be good access to medical services when the new medical centre is completed as well as other existing services within the local area.</p>			

CARL 10 Land off Windsor Way			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	Green
2	Improve access to employment		Orange
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Development of a Greenfield site	Red
7	Improve the availability & use of sustainable transport mode	Buses currently only operate along Scotland Road, extension of bus service to Windsor Way and new site may be an option through the Planning Application process in line with other policies within the Plan	Red
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Will increase rates as development of a previously undeveloped site	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of City therefore distance to city centre may result in the car being more favourable to walking and cycling, however attached to an existing residential area with a range of services and facilities which could encourage more walking and cycling.	Orange
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to green spaces being on the edge of the City	Green
13	Ensure opportunities for all for living in decent and affordable homes	Development of new additional homes	Green
14	Improve people's sense of safety and well-being		Orange
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		Orange
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Close to the line of Roman Road	Orange
18	Protect and improve local air quality	Scotland Road (which would be utilised by traffic accessing this site) is declared an AQMA	Red
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	Red

	adaption to climate change.		
20	Reduce potential for environmental nuisance	New development therefore increases in light and noise however linked to existing residential development impacts are unlikely to be significant.	
Summary: Preferential greenfield site. Issues with access to public transport would need to be resolved through the application process to link through to bus services on Scotland Road. Good range of services nearby and extension of existing residential area. Good access to green space. Would provide new homes to meet needs.			

CARL 11 Former Laings Site			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.	
2	Improve access to employment	Well related to the City Centre	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Brownfield site	
6	Encourage urban regeneration	Reuse of a formerly developed site	
7	Improve the availability & use of sustainable transport mode	Buses currently only operate along Scotland Road, extension of bus service to Windsor Way and new site may be an option through the Planning Application process in line with other policies within the Plan	
8	Promote the development & use of sustainable and renewable energy resources	Dealt with through other policies within the Local Plan	
9	Increase the use of sustainable design and construction techniques	Dealt with through other policies within the Local Plan	
10	Minimise the production of waste & increase reuse and recycling rates	Likely to increase levels of waste	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Opportunities for walking and public transport due to its close proximity to the City Centre and available services in close proximity. Site within an established residential area.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to green spaces in the City however not adjacent to them	
13	Ensure opportunities for all for living in decent and affordable homes	Development of new additional homes	
14	Improve people’s sense of safety and well-being	Reuse of a recently cleared brownfield infill site. Improves feeling of security of what was a derelict site.	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	

16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Enhancement as it would improve the appearance of a cleared in fill site.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance	New development therefore increases in light and noise however linked to existing residential development impacts are unlikely to be significant. Likely to be less problematic than former use of site.	
Summary: Reuses a vacant cleared brownfield site. Its development will provide greater feeling of security and a more attractive environment for existing neighbouring residents with opportunities for landscaping and good design. Close proximity to the City Centre. Performs well in sustainability terms.			

CARL 12 Land at southern end of Harraby Green Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan. Site in close proximity to employment sites.	
2	Improve access to employment	Site in close proximity to employment sites.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration	Greenfield, edge of City site	
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of City so there will be opportunities to utilise public transport, however distances mean people may be less likely to walk or cycle.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more	Access to nearby green space alongside River Petteril.	

	sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Loss of Greenfield land however creation of residential gardens could create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Will have an impact but it may not be negative	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Potential increase in noise and light	
<p>Summary: This site performs largely positively with also a number of neutral impacts this is due to its locations within the urban area with relatively good access to the City Centre and local services and facilities and well as green spaces along the River Petteril. The location/access to the site however means that access to public transport is limited to services along London Road.</p>			

CARL 13 Durranhill Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	
2	Improve access to employment	Site in close proximity to employment sites.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Greenfield, edge of City site	
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes, supported by County Council Accession Model.	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		

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10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect by increasing levels	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of City therefore opportunities to utilise public transport, however distances mean people may be less likely to walk or cycle.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to nearby green space	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being	No real impact	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Loss of Greenfield land however creation of residential gardens could create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Will have an impact but it may not be negative	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Potential increase in noise and light	
Summary: Extension to existing planning permission with good bus connection and access to green space.			

CARL 14 Land at Carleton Clinic			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Redevelopment of site formerly used by NHS	

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6	Encourage urban regeneration	Reuse of site	
7	Improve the availability & use of sustainable transport mode	Existing bus service may be improved as it would be serving a greater number of residents.	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect by increasing levels	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of City therefore opportunities to utilise existing public transport, however distances mean people may be less likely to walk or cycle.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Access to nearby green space	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being	Reuse of vacant site	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Will have an impact but it may not be negative provided trees are protected	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Protected Trees	
18	Protect and improve local air quality	More traffic on the road network will have a negative impact	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	More traffic on the road network will have a negative impact	
20	Reduce potential for environmental nuisance	Potential increase in noise and light, however site formerly in operation so unlikely to create a greater nuisance	
Summary: Site scores highly in sustainability terms due to redevelopment of a brownfield site which is well related to existing development. Well related to the City with a bus service and access to green spaces however distance from the City Centre means it is unlikely that people would chose to walk into the city centre.			

CA55 & CA22 – Middle Farm, Crindledyke			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	Green
2	Improve access to employment	Closely located to major employment areas	Green
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield	Red
6	Encourage urban regeneration		Orange
7	Improve the availability & use of sustainable transport mode	Size of development would ensure bus connections	Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	People unlikely to walk to central services from here	Orange
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Well connected to open countryside and nearby Kingmoor nature reserve	Green
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	Green
14	Improve people's sense of safety and well-being		Orange
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Large scale development in the open countryside, but in an area already surrounded by employment/housing	Orange
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		Orange
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	Red
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	Red
20	Reduce potential for environmental nuisance		Orange

Summary: Large scale development in the open countryside, currently somewhat detached from the city, but as surrounding development progresses its potentially detrimental impact on the landscape will be lessened.

CA68 – Land at Deer Park Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan. Site in close proximity to employment sites.	Green
2	Improve access to employment	Close to areas of employment	Green
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site – previous development here has since greened over	Red
6	Encourage urban regeneration	Loss of green area, but would tidy up more dilapidated parts of the site	Orange
7	Improve the availability & use of sustainable transport mode		Orange
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Good access to footpaths through Kingmoor Nature reserve	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Good access to green spaces - adjacent to local nature reserve	Green
13	Ensure opportunities for all for living in decent and affordable homes	Would provide additional homes	Green
14	Improve people’s sense of safety and well-being		Orange
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Development of a greenfield site therefore could have a negative impact, however may become more habitat rich with the presence of residential gardens	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Loss of greenfield land, but not overly prominent	Orange

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17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development will increase air pollution through increase in number of cars	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development will increase air pollution through increase in number of cars	
20	Reduce potential for environmental nuisance	New development of this scale has the potential to cause environmental nuisance	
Summary: This site, though at one time may have been part previously developed, is considered to be greenfield. It is in a sustainable location and well connected to nearby employment areas via green infrastructure routes. It was however an allocation in the previous Local Plan and there has been no interest in developing it. As such there may be deeper sustainability issues at work, particularly concerning its deliverability.			

CA47 Stainton Road, Eterby

No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Greenfield site in an area not in need of regeneration	
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Cut off from city by M6, people unlikely to walk here	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Good access to green spaces	
13	Ensure opportunities for all for living in decent and affordable homes	Would provide additional homes	
14	Improve people's sense of safety and well-being	Scale of development may reduce feeling of wellbeing for existing residents	

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15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Development of a greenfield site therefore could have a negative impact, however may become more habitat rich with the presence of residential gardens	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Large scale of site for small settlement likely to detract from the local character	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development will increase air pollution through increase in number of cars	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development will increase air pollution through increase in number of cars	
20	Reduce potential for environmental nuisance	New development of such a large scale has the potential to cause environmental nuisance	
Summary: Large greenfield site in relation to scale of the village. Doesn't score particularly well against SA objectives. However location provides good access to green spaces creating a pleasant environment for new dwellings.			

CA12 – Former Morton Park Primary School			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment	Closely located to major employment areas	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Previously Developed Land	
6	Encourage urban regeneration	Redevelopment of vacant school site	
7	Improve the availability & use of sustainable transport mode	Accessible and well connected area	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Cleared site so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Accessible area well connected to services	

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12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Close to green areas/playing fields	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Will bring vacant site back into use	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: Brownfield development in an accessible location that will reuse a cleared and vacant former school site. This should prove a sustainable location for new development			

CA10 – Land at York Gardens			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current	

		use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Site will incur the loss of a green space	
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being	Site will incur the loss of a green space	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: This is a large greenfield site that covers an area of openspace. Whilst this site comes out fairly negative against SA Objectives, it is considered that the open space is of low quality and, whilst its loss would not be ideal, the argument could be made that development on part of the site could secure investment to improve the quality of the open space overall.			

CA64 – Hilltop Heights Hotel			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	In grounds of hotel, not the buildings themselves	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Accessible, central location	

8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Very prominent location	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: Greenfield development in the grounds of a hotel. Located atop a hill, will be very prominent and could have a detrimental impact upon the landscape unless high quality design requirements are enforced. Lack of interest in the site over the previous plan period however suggests it may have deeper sustainability issues.			

CA27E – Land at Garlands			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Greenfield site in an area not in need of regeneration	

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7	Improve the availability & use of sustainable transport mode	Will improve bus connections in the area	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Good access to green spaces	
13	Ensure opportunities for all for living in decent and affordable homes	Would provide additional homes	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Development of a greenfield site therefore could have a negative impact, however may become more habitat rich with the presence of residential gardens	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Loss of greenfield land, but not overly prominent	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development will increase air pollution through increase in number of cars	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development will increase air pollution through increase in number of cars	
20	Reduce potential for environmental nuisance	New development of this scale has the potential to cause environmental nuisance	
<p>Summary: Greenfield site close to the Carleton Clinic at Garlands and associated with former clinic buildings over the road. On the whole the site is sustainably located however it is greenfield and there is an equally suitable, previously developed site available in the immediate vicinity.</p>			

BRAM1 land south of Carlisle Road			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan. Site in close proximity to employment sites.	Green
2	Improve access to employment	Site in close proximity to Townfoot Industrial Estate	Green
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Greenfield	Red
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes	Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of Town so there will be opportunities to utilise public transport. Distance to centre also enable cycling and walking.	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Edge of therefore good access to surrounding countryside and existing green areas within existing residential area.	Green
13	Ensure opportunities for all for living in decent and affordable homes	Development of new homes in line with other policies within the local plan a mix of open market and affordable would be provided.	Green

14	Improve people's sense of safety and well-being	A medical centre may be constructed on part of the site therefore providing good access for new residents to health facilities	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	Increase in number of cars and emissions from new homes	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Development of new houses likely to increase levels, however other policies within the plan should seek to reduce this impact	
20	Reduce potential for environmental nuisance	Previously undeveloped site therefore potential for increase in noise and light from new development and new residents	

Summary: despite this site being greenfield it still performs relatively well against a number of the sustainability objectives. Development of housing hat will help enable the development of a medical centre would help bring additional services to Brampton and bring healthy benefits to the new and existing community.

BRAM2- Land west of Kingwater Close			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		

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4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Greenfield	
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of Town so there will be opportunities to utilise public transport, however distances mean people may be less likely to walk or cycle.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Edge of therefore good access to surrounding countryside and existing green areas within existing residential area.	
13	Ensure opportunities for all for living in decent and affordable homes	Development of new homes in line with other policies within the local plan a mix of open market and affordable would be provided.	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	Increase in number of cars and emissions from new homes	

19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Development of new houses likely to increase levels, however other policies within the plan should seek to reduce this impact	
20	Reduce potential for environmental nuisance	Previously undeveloped site therefore potential for increase in noise and light from new development and new residents	
Summary: site performs negatively in respect of its greenfield nature and has some constraints including poor access. However in a good location relatively close to the centre of Brampton.			

BRAM 3 - Land East of Gelt Rise			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Infill	
7	Improve the availability & use of sustainable transport mode	Opportunities to utilise existing public transport, walking an cycling due to location.	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		

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10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	close to centre of Town so there will be opportunities to utilise public transport. Distance to centre also enable cycling and walking.	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Close to recreation ground	
13	Ensure opportunities for all for living in decent and affordable homes	Development of new homes in line with other policies within the local plan a mix of open market and affordable would be provided.	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	Increase in number of cars and emissions from new homes	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Development of new houses likely to increase levels, however other policies within the plan should seek to reduce this impact	
20	Reduce potential for environmental nuisance	Previously undeveloped site therefore potential for increase in noise and light from new development and new residents	
<p>Summary: small infill site well related to the centre of Brampton. Performs well against SA objectives particularly in relation to access to services and open space.</p>			

BRAM 4 - Land north of Greenfield Lane			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	Green
2	Improve access to employment		Orange
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Infill	Orange
7	Improve the availability & use of sustainable transport mode		Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	close to centre of Town and William Howard School so there will be opportunities to utilise public transport. Distance to centre also enable cycling and walking.	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		Green

13	Ensure opportunities for all for living in decent and affordable homes	Development of new homes in line with other policies within the local plan a mix of open market and affordable would be provided.	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Prominent site on edge of settlement	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	Increase in number of cars and emissions from new homes	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Development of new houses likely to increase levels, however other policies within the plan should seek to reduce this impact	
20	Reduce potential for environmental nuisance	Previously undeveloped site therefore potential for increase in noise and light from new development and new residents	
<p>Summary: site well related to the built form of Brampton however this site is prominent on the approach to the Town. Performs well against other SA objectives due to proximity to services.</p>			

BRO1- Brampton Alternative Site			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan. Site in close proximity to employment sites.	Green
2	Improve access to employment		Orange
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Greenfield, edge of Town	Red
7	Improve the availability & use of sustainable transport mode		Orange
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Edge of town so there will be opportunities to utilise public transport, however distances mean people may be less likely to walk or cycle.	Orange
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		Green
13	Ensure opportunities for all for living in decent and affordable homes	Development of a mix of new homes	Green

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14	Improve people's sense of safety and well-being	Perceptions due to close proximity of correctional facility	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Edge of town, very prominent site	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: very prominent site more than other sites identified. Isolated from existing residential areas. Otherwise site performs fairly well in sustainability terms.</p>			

LONG 1 – Site of former Lochinvar School			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan. Site in close proximity to employment sites.	Green
2	Improve access to employment		Orange
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Former school site part brownfield	Orange
6	Encourage urban regeneration	Former school site	Green
7	Improve the availability & use of sustainable transport mode		Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Central site	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Redevelopment of site includes playing field	Red
13	Ensure opportunities for all for living in decent and affordable homes	Development of a mix of new homes	Green
14	Improve people's sense of safety and well-being	Reuse of vacant site	Green

15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance		
<p>Summary: site includes the redevelopment of cleared school site which performs well against some of the SA criteria, however this should be balanced against the loss of associated playing fields.</p>			

Longtown Alternative Site Allocations				
No	Objective	Notes/Comments	LO02	LO03
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan. Site in close proximity to employment sites.		
2	Improve access to employment			
3	Protect and improve the quality of water resources	Flood risk LO03		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land			

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6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes	Development of a mix of new homes		
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.			
20	Reduce potential for environmental nuisance			

Summary: both sites are greenfield and intrude into open countryside. Sequentially less sustainable than the preferred site. Additionally LO03 has flood risk issues.

CUMM1: Land east of Cummersdale Road, Cummersdale				
No	Objective	Notes/Comments	P.O	CUD03
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.		
2	Improve access to employment	Two large local employers situated within close proximity to this site		
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land	Greenfield site		
6	Encourage urban regeneration		N/A	N/A
7	Improve the availability & use of sustainable transport mode	Increase in the number of houses would support local public transport		
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.			
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided		
14	Improve people's sense of safety and well-being			
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Would have an impact but it may not be negative		

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17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles		
20	Reduce potential for environmental nuisance			

Summary: CUMM1 is a good site which is well related to the village and would provide a supply of homes potentially for workers in nearby employment areas. This policy performs well against SA Objectives. The alternative site in Cummersdale, CUD03 scores the same as the preferred site in terms of sustainability however this site has not been taken forward due to planning matters in relation to access to the site, not on sustainability grounds

CUMW1 – Land to the west of How Croft, Cumwhinton			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Any new housing would support existing service provision	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people’s sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes	This site is well related in terms of landscape and townscape	

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	and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: CUMW1 performs largely positively in relation to the SA objectives. The site is well related to the built form of the village in line with SA objective 16 and has good access to the open countryside beyond.			

DALS1 – Land at Buckabank, Dalston				
No	Objective	Notes/Comments	P.O	DA01
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.		
2	Improve access to employment			
3	Protect and improve the quality of water resources			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.			
5	Encourage sustainable use of previously developed land	Greenfield site		
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode	Accession modelling by Cumbria County Council shows DALS1 to be accessible to by sustainable transport modes		
8	Promote the development & use of sustainable and renewable energy resources			
9	Increase the use of sustainable design and construction techniques			
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Accession modelling by Cumbria County Council shows DALS1 to be accessible to by sustainable transport modes		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	DA01 – Dalston Show is held here and so development of this site would make the use of that site no longer possible		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided		
14	Improve people's sense of safety and well-being			

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15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment		
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	The site area of this site was amended to reduce its prominence		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings			
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles		
20	Reduce potential for environmental nuisance			
<p>Summary: DAL1 is located a sustainable distance from Dalston centre with a wide range of services here which could be supported by the development. The limited size of the site may mean a low number of dwellings developed here. The alternative option for Dalston is DA01 which is located on the periphery of the village and would incur the loss of an important community green space and additionally there may be access issues. The site therefore does not score as positively in the SA as the preferred option.</p>				

LINS1 – Linstock North, Linstock					
No	Objective	Notes/Comments	LINS1	OC31	OC32
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.			
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land	Greenfield site			
6	Encourage urban regeneration		N/A	N/A	N/A
7	Improve the availability & use of sustainable transport mode	There is a cycle route to Carlisle			
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use			

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11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There is a cycle route to Carlisle			
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided			
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Would have an impact but it may not be negative			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
20	Reduce potential for environmental nuisance				
Summary: LINS1 has been chosen as the preferred site allocation in Linstock. The site is considered slightly more centrally located. The alternative options are not considered unsustainable however it is not considered that the size of the settlement would lend itself to allocate additional sites. The sites score largely the same in terms of sustainability.					

ROC1 Rockcliffe East, Rockcliffe					
No	Objective	Notes/Comments	ROCK 1	RO01	RO04
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.			
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land	Greenfield site			

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6	Encourage urban regeneration		N/A	N/A	N/A
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques	Size of development may ensure more frequent bus connections			
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided			
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	The preferred site is not prominent however it will intrude into open countryside			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
20	Reduce potential for environmental nuisance				
<p>Summary: ROCK1 is largely neutral in terms of sustainability appraisal. The development of this site would help to support services in Rockcliffe and the site itself would provide good access to the services and facilities of the village. Alternative sites RO01 and RO04 are considered less sustainable due to the risk of flooding therefore not creating sustainable locations for development. This is especially relevant to RO01.</p>					

SCOT 1 – Land to the west of 37-65 Scotby Road, Scotby					
No	Objective	Notes/Comments	SCOT 1	SC02	SC09
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.			
2	Improve access to employment				
3	Protect and improve the quality of water resources				
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Part of SC02 and SC09 covered by flood zone 2 and 3 and groundwater vulnerability			
5	Encourage sustainable use of previously developed land	Greenfield site			
6	Encourage urban regeneration		N/A	N/A	N/A
7	Improve the availability & use of sustainable transport mode	Size of development may ensure bus connections			
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.				
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided			
14	Improve people's sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	SCOT1 relates well to the settlement and provides a logical infill opportunity. The scale of SC02 is inappropriate in terms of the scale of the settlement. SC09 is not taken forward due to its relationship with the existing layout of Scotby			
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings				

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18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
20	Reduce potential for environmental nuisance				
Summary: SCOT1 scores positively in terms of sustainability appraisal as it relates well to the existing settlement, acting as a logical infill site with good access to services and the open countryside beyond. SC02 does not score as positively within the SA due to flooding issues to the site and also its scale in relation to the scale of the village. SC09 is not considered sustainable in terms of its potential impact on the urban form of the village.					

WARW1 – Warwick Bridge/Little Corby North, Warwick Bridge			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Size of development may ensure bus connections	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This site has good access to open countryside	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people’s sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Would have an impact but it may not be negative	
17	Preserve, protect and enhance sites, features and areas of archaeological,		

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	historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: This is a greenfield site however development here has the capacity to support village services and good access to the wider transport network. This site scores positively in relation to GI.			

WETH1- Wetheral South, Wetheal			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Size of development may ensure bus connections	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people’s sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This site relates well to the townscape of the village	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: weth1 – Despite this being a greenfield site, it relates well to the village and will have access to good local services and the wider highways network.			

WREA1- Land to the west of Wreay School, Wreay			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	This site has good access to the wider countryside	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people’s sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Would have an impact but it may not be negative	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: Wreay has not seen any development of this scale in recent years and as such development will help to support its existing services in order to improve the overall sustainability of the settlement.			

Harker OC23			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Need to consider the loss of employment land with the development of housing	
2	Improve access to employment	This would lead to the loss of an employment site	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Brownfield	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	More people in this location may improve the frequency of the local bus service	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	This is neutral due to the current employment use of the site	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Redevelopment of this site for housing would provide access to the open countryside and would lead to the redevelopment of under maintained industrial buildings	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being	This would improve safety and wellbeing from under maintained industrial buildings	
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance	Positive as the buildings here are poorly maintained	

Summary: OC23 – Despite this site providing opportunities for housing development due to its sustainable location, the loss of employment land may make this site unsustainable.

Houghton HO01, HO02, HO03					
No	Objective	Notes/Comments	HO01	HO02	HO03
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government’s economic recovery plan.			
2	Improve access to employment				
3	Protect and improve the quality of water resources	United Utilities have identified Houghton as an area that is coming close to capacity in terms of sewage works			
4	Act to mitigate the causes and impacts of climate change including minimising flooding.				
5	Encourage sustainable use of previously developed land	Greenfield site			
6	Encourage urban regeneration				
7	Improve the availability & use of sustainable transport mode				
8	Promote the development & use of sustainable and renewable energy resources				
9	Increase the use of sustainable design and construction techniques				
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use			
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.				
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Houghton is close to opencountryside			
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided			
14	Improve people’s sense of safety and well-being				
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	HO03 would load to the development of a Cumbria Wildlife Site which is considered unsustainable			
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	In light of recent planning approval it may be considered that Houghton is reaching capacity.			

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17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	This site is close to the line of Hadrian's Wall			
18	Protect and improve local air quality	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from both dwellings and increase in numbers of vehicles			
20	Reduce potential for environmental nuisance				
Summary: Due to the recent housing approval in Houghton it may be considered that further development over this plan period would prove unsustainable on the settlement.					

SM01 – Smithfield			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.		
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided	
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Whilst the site is Greenfield, the introduction of residential gardens has the potential to create a more habitat rich environment	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes	Would have an impact but it may not be negative	

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	and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	New development likely to result in increased emissions from dwellings and increase in numbers of vehicles	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	New development likely to result in increased emissions from dwellings and increase in numbers of vehicles	
20	Reduce potential for environmental nuisance		
Summary: SM01 – Site performs poorly due to its location in an unsustainable location with poor access to services beyond the school and pub. Residents would be relaying on their vehicles to access basic needs.			

Morton Employment Allocation			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy		Green
2	Improve access to employment		Green
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		Orange
5	Encourage sustainable use of previously developed land	Greenfield	Red
6	Encourage urban regeneration	Edge of city and greenfield, but could generate investment to fund regeneration	Orange
7	Improve the availability & use of sustainable transport mode	Well connected to bus routes	Green
8	Promote the development & use of sustainable and renewable energy resources		Orange
9	Increase the use of sustainable design and construction techniques		Orange
10	Minimise the production of waste & increase reuse and recycling rates		Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Accessible area well connected to public transport	Green
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.	Loss of green space on edge of city – in an area not already used for employment	Red
13	Ensure opportunities for all for living in decent and affordable homes		Orange
14	Improve people's sense of safety and well-being		Orange
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Employment allocation on greenfield – likely to have impact on biodiversity	Red

16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Located in established employment area	
Summary: Major greenfield employment site that is accessible and likely to have significant economic benefits and attract investment despite potentially negative environmental impacts.			

Brunthill Employment Allocation			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Greenfield	
6	Encourage urban regeneration	Edge of city and greenfield, but could generate investment to fund regeneration	
7	Improve the availability & use of sustainable transport mode	Well connected to bus routes	

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8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Accessible area well connected to public transport	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		
15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Employment allocation on greenfield – likely to have detrimental impact on biodiversity	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats		
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality		
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
20	Reduce potential for environmental nuisance	Located in established employment area	
Summary: Major greenfield employment site that is accessible and likely to have significant economic benefits and attract investment despite potentially negative environmental impacts.			

Harker Employment Allocation – Site for employment development requiring connection to major power supply			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy		
2	Improve access to employment		
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.		
5	Encourage sustainable use of previously developed land	Mixed green/brownfield site	
6	Encourage urban regeneration	Edge of city and mostly greenfield, but could generate investment to fund regeneration	
7	Improve the availability & use of sustainable transport mode	Connected to bus routes, likely to increase provision	
8	Promote the development & use of sustainable and renewable energy resources		
9	Increase the use of sustainable design and construction techniques		
10	Minimise the production of waste & increase reuse and recycling rates		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Cut off from city by M6, people unlikely to walk here	
12	Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable access to a healthier, happier and more sustainable lifestyle.		
13	Ensure opportunities for all for living in decent and affordable homes		
14	Improve people's sense of safety and well-being		

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15	Protect and enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.	Employment allocation on greenfield – likely to have detrimental impact on biodiversity	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Potential use likely to be good design/high quality employment – likely well landscaped/screened	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
18	Protect and improve local air quality	Potential high quality employment unlikely to be significant polluter	
19	Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.	Potential high quality employment unlikely to be significant polluter	
20	Reduce potential for environmental nuisance	Potential high quality employment unlikely to be significant cause of nuisance	
<p>Summary: Large site with a mix of greenfield/brownfield development set aside for employment specifically requiring access to high voltage power supply – as such it is unlikely to attract large scale noisy/dirty industry. Will provide significant economic benefits despite any potential adverse environmental impacts.</p>			

6 Mitigation of Adverse Effects and Maximising the Beneficial Effects

- 6.1** Sustainability Appraisal guidance requires measures to prevent, reduce or offset significant adverse effects of implementing the Local Plan. The Draft Local Plan intends to carefully balance significant growth with improving and maintaining social inclusion and the need to minimise consumption of energy, and make better use of renewable energy sources and low carbon development. Whilst the Preferred Options Local Plan policies and site allocations are generally considered to better achieve sustainable development, the process has enabled identification of some general trends. For example, a policy supporting significant housing, business and retail growth in the District may both individually and cumulatively lead to increased car ownership and traffic levels, to the possible detriment to air quality. Suitable mitigation measures would need to be implemented through planning obligations or conditions to encourage other forms of transport such as Green Travel Plans, public transport improvements and to encourage walking and cycling by infrastructure improvements.
- 6.2** Improved mitigation against the risk of flooding will also be better secured through policy changes resulting from new Government guidance in the NPPF and the requirements of the Flood and Water Management Act 2010.
- 6.3** Whilst each policy and site have been appraised for their sustainability effects, in practice the appropriateness of development proposals will require consideration of how the relevant policies interact with each other, and mitigation is likely to take the form of a combination of mitigating measures, both to minimise disbenefits and maximise benefits of development proposals.
- 6.4** In addition, development proposals may also be subject to Environmental Impact Assessment, whereby potential sustainability effects of major planning applications or applications on sensitive sites must be submitted with the planning application. It should be noted that Government guidance contained in the NPPF generally supports development and expects it to go ahead, but requires local planning authorities to ensure measures to mitigate against detrimental effects.
- 6.5** The analysis of policies and sites and their predicted effects of confirmed that they strike the right balance between attracting growth, developer investment and ensuring viability, whilst protecting the environment and achieving sustainable development as required by the National Planning Policy Framework (NPPF). The process has also highlighted that detailed guidance in the form of Supplementary Planning Documents on Car Parking on Planning Obligations/CIL Charging Schedule will continue to provide a further level of mitigation over the Local Plan period in setting out detailed guidelines to improve sustainability, particularly on meeting housing needs and on securing access to social infrastructure including open space, community facilities and on transport improvements.

7 Next Steps

- 7.1** This is a Draft Sustainability Appraisal Report and the process of assessing the Local Plan policies and site allocations will continue after the results of this public consultation stage have been taken into account. The results of the public consultation will inform the next iteration of the SA.
- 7.2** These findings will be published in the next stage of the sustainability appraisal that will accompany the Local Plan Publication stage, scheduled for March 2014. This will also include any additional appraisal work in relation to any significant amendments that may be made to the emerging Local Plan.
- 7.3** A Draft Equality Impact Assessment, Draft Health Impact Assessment and Draft Rural Proofing of the Local Plan have been produced for consultation. Whilst these assessments have been taken into account to inform this appraisal, the results of the consultation and any comments received will be valuable in informing the SA that will accompany the Local Plan Publication stage.

Appendix 1

Key Sustainability Issues

Sustainability Issues - Economic	Evidence	Issues and Options Objective
<p>Surplus of employment land largely concentrated in the north of Carlisle City</p> <p>The majority of employment land is unsuited to modern needs: quality, type and location</p> <p>A shortage of modern employment space and office space particularly in the City Centre and edge of centre with access to M6</p> <p>Lack of employment land in south Carlisle for the local workforce</p>	Carlisle Employment Sites Study 2010	<p style="text-align: center;">Economy</p> <p>To create opportunities for economic growth by increasing the working age population, the skills available, the diversity of the economy and the physical infrastructure to deliver it.</p>
As at 2011 – 11% of residents aged 16-64 have no educational qualifications which is higher than the national higher than the national figure of 10.4%.	Nomis	
Salaries/weekly earnings are lower than the regional average and significantly lower than the national average;	Nomis	
Majority of employment is in lower paid non-service industries, such as agriculture; manufacturing and construction are all higher than the national average Between Jan 10 and March 12 there was a significantly larger reduction in the professional sector compared to regional and national figures	Nomis, Carlisle AMR 2012	
Business Registrations& Closures per 10,000 population in 2008 showed a net loss (-3.5). This is against a net gain both regionally and nationally (8.1 and 11 respectively).	ONS Local Profiles	
GVA annual % change over the period 1995 to 2007 has been lower (3.8%) than both Cumbria (5.1%) and regionally (4.5%) In 2008 GVA was negative across all comparators (Carlisle -3.4%; Cumbria -2.3%; North West -1.6%.	ONS Local Profiles	

<p>An aging population may result in a decline in the number of people living in the area who are of working age which will act as a barrier to long-term economic growth.</p>	<p>Housing Needs and Demand Study 2011</p>	
<p>Limited retail food offer in the west and south-west of the City</p>	<p>Carlisle Retail Capacity Study 2012</p>	<p>Retail</p> <p>To ensure that Carlisle fulfils its status as a centre for regional shopping providing a vibrant mix of retail opportunities to meet changing consumer demands</p>
<p>The Open Space Audit identified that the City has approximately 455ha of green spaces including amenity open space, natural/semi natural green space, parks/gardens, allotments, play areas and outdoor sports facilities. Within the city 8 parks have been awarded Green Flag status.</p>	<p>Carlisle AMR 2012</p>	<p>Tourism, Heritage ,Culture and Leisure</p> <p>To encourage and support tourism and cultural proposals for conserving, enhancing and promoting Carlisle’s heritage and opportunities provided by the natural landscape to generate maximum social and economic benefit whilst ensuring that proposals are sympathetic to the elements that make Carlisle and Cumbria special.</p>
<p>Any visitor and development pressure affecting sites of biodiversity value.</p>	<p>Carlisle’s Green Infrastructure Strategy: The Big Green City (2011)</p>	<p>Green infrastructure</p> <p>To retain, conserve, enhance and expand the green and blue infrastructure of the District for the benefits of Carlisle’s citizens and tourists whilst meeting the need for</p>

		future development.
There are 1550 Listed Buildings and 19 Conservation Areas. The number of Listed Buildings which are at risk within the District has increased from 4 – 5 since 2009.	Carlisle AMR 2012	Tourism, Heritage ,Culture and Leisure To encourage and support tourism and cultural proposals for conserving, enhancing and promoting Carlisle’s heritage and opportunities provided by the natural landscape to generate maximum social and economic benefit whilst ensuring that proposals are sympathetic to the elements that make Carlisle and Cumbria special

Sustainability Issues - Social	Evidence	Issues and Options Objective
Ageing population	ONS	
Out migration of young, economically active young people seeking higher education or employment as the greatest reductions in population between 2001 and 2011 has been in the 5 – 14 & 30 – 39 age groups.	Cumbria Observatory	
65% of Carlisle’s wards are in the 50% most deprived nationally	ONS	
Census 2011 showed that the population had grown by 6.7% from the census in 2001 to 107,500. This was 3,000 more than the mid 2010 estimate of 104,500	Census 2011	
It is predicted that growth in Carlisle’s population will slow over the next 19 years. If population growth follows the same trend as over the last five years we could see a fall in the District’s population to 101,569, however if trends reflect the migration over the last 10 years the population could rise to 114,470.		

Carlisle has seen the greatest increase in population in the 30 to 64 (33.3%) age group	POPGROUP forecasting, Cumbria Intelligence Observatory.	<p style="text-align: center;">Health and Wellbeing</p> <p style="text-align: center;">To create a thriving, successful and healthy community for all.</p>
Ethnic minorities now account for 5.6% of the population which is more than double the 2001 figure of 2.2%. In the same time in Cumbria the figure has increased from 2% to 4.9%.	POPGROUP forecasting, Cumbria Intelligence Observatory.	
Carlisle is ranked 109 th most deprived out of 326 nationally. Five of the District's Super Output Areas are in the worst 10% nationally.	Cumbria Observatory 2010	
Life expectancy is 77.3 years for men and 81.6 years for women (08/10), which is higher than the average for the North West of 77 years for men and 81.1 years for women, but lower than the national average of 78.6 and 81.6 respectively.		
There are large inequalities in the health of the population in Carlisle with men in the least deprived areas living seven years longer than those in the most deprived areas.	ONS Local Profiles	
There are large inequalities in the health of the population of Carlisle, with men in the least deprived areas living seven years longer than those in the most deprived areas.		
The rate of obese children at the age of 6 is higher at 20.3% than the Regional and English figures of 19.7% and 19% respectively.		
To retain, conserve, enhance and expand the green and blue infrastructure of the District for the benefits of Carlisle's citizens and tourists whilst meeting the need for future development.	Carlisle's Green Infrastructure Strategy: The Big Green City (2011)	<p style="text-align: center;">Green infrastructure</p>
Providing, conserving and maintaining access to green and open spaces and rights of way,	Planning Obligations Annual Report	

Net housing completions have not met annual target of 450 per annum for 7 years.	Carlisle AMR 2012	<p style="text-align: center;">Housing aspirations</p> <p>To enable the development of a range of high quality, energy efficient housing, in a variety of locations, to meet the aspirations of the existing community and those wishing to move to the area, and which will help build communities and support economic growth.</p>
New affordable housing, whilst increased, has not met demand identified in the Housing Needs and Demand Study.	Housing Needs and Demand Study Nov 2011	
Parts of the remote rural area do not have access to key services within 30 minutes on public transport		
Longtown is outside the 30 minute access time to a hospital and has no secondary school		
Housing in Carlisle is generally more affordable in respect of house price/earning ratio at 4.7% than is the case nationally which is 6.3%. However variations in average house prices across the District identify parts of the rural area where average house prices are in excess of ten times the annual income, creating problems of housing need due to affordability	SHMA	
Over the last 10 years 72% of housing built within the District has been within the urban area and 28% in the rural area.	SHMA, Census	

Sustainability Issues - Environmental	Evidence	Issues and Options Objective
Diverging quality from the characteristic elements of landscape on the Solway Plain due to inappropriate management measures.	Countryside Quality Counts Assessments 1990-2003, NE	<p style="text-align: center;">Local Character</p> <p>To protect the quality of the District's landscape and townscape in terms of its distinctive local character, and to explore opportunities for enhancement.</p>
Trees and woodland cover deteriorating on the Solway Plain due to lack of management.	Cumbria Biodiversity Evidence Base	
Nine SSSIs in the District (2011) are considered to be in unfavourable condition (either no change since the last survey or declining in value) : 347.43 ha. in total (This includes 17.5 ha. in the Solway Coast AONB)	NE	<p style="text-align: center;">Health and Wellbeing</p> <p>To create a thriving, successful and healthy community for all.</p>

<p>in unfavourable condition due to overgrazing and water pollution (discharges))</p>		<p style="text-align: center;">Green infrastructure</p> <p>To retain, conserve, enhance and expand the green and blue infrastructure of the District for the benefits of Carlisle’s citizens and tourists whilst meeting the need for future development .</p>
<p>Providing, conserving, maintaining and enhancing green infrastructure for its wide ranging contribution to biodiversity, geodiversity, as a recreation resource for the benefit of health and wellbeing of residents, and as a means of mitigation against the effects of climate change.</p>	<p>Carlisle Green Infrastructure Strategy- ‘The Big Green City’ (2011).</p>	
<p>The water quality of the rivers in Carlisle District has not significantly improved from 2000 to 2005 but in neighbouring Districts the quality has.</p>	<p>Environment Agency</p>	<p style="text-align: center;">Climate Change and Flood Risk</p> <p>To reduce emissions of greenhouse gases and avoid inappropriate development in areas at greatest risk of flooding whilst allowing essential safe development in flood risk areas without increasing the risk of flooding elsewhere; therefore ensuring Carlisle is more resilient and less vulnerable to the impacts arising from climate change.</p>
<p>River Eden has upward trend in nitrate concentration and is at risk from pollution from diffuse source phosphates.</p>	<p>‘Water for Life and Livelihoods’, EA 2009</p>	
<p>Problem of over abstraction from the Rivers Gelt and Irthing; no groundwater resource is available from Rivers Caldew/Roe and Gelt/Irthing</p>	<p>Environment Agency</p>	
<p>Six air quality management areas have been declared in the urban area. Air quality monitoring shows that the annual mean for nitrogen dioxide in the air remains above the objective level at one or more monitoring points in these areas.</p>	<p>2011 Air Quality Progress Report, Carlisle City Council</p>	
<p>Emissions levels in Carlisle District remain higher than the regional and national average but lower than Cumbrian average, the rate of reduction in emissions is also comparatively low.</p>	<p>NI 186</p>	

High car use and dependency especially in the rural area	Census 2001	
The position of Carlisle at the meeting point of three rivers, the Eden, Caldew and Petteril makes it vulnerable to the risk of flooding.	Carlisle SFRA November 2011	
Inequalities of green infrastructure provision (particularly within the urban area).	GIS data as part of Carlisle's Green Infrastructure Strategy- 'The Big Green City' (2011).	<p>Green infrastructure</p> <p>To retain, conserve, enhance and expand the green and blue infrastructure of the District for the benefits of Carlisle's citizens and tourists whilst meeting the need for future development</p>
Potential loss of access to green spaces as a result of development on greenfield sites.	Carlisle Green Infrastructure Strategy- 'The Big Green City' (2011).	
High quality designated landscapes are often somewhat divorced by geography and the built environment from the city centre.	Carlisle Green Infrastructure Strategy- 'The Big Green City' (2011).	
Lack of traffic free north-south routes across the city.	Carlisle Green Infrastructure Strategy- 'The Big Green City' (2011).	

Indicators and Baseline Data

Sustainability Objective	Indicator	Plan Influence (high/medium/low)	Dataset	Comparator	Trend	Comments
BUILDING A SUSTAINABLE ECONOMY IN WHICH ALL CAN PROSPER						
1. Provide opportunities to strengthen & diversify the economy	Amount of floorspace developed for employment by type	M	Annual Monitoring Report Carlisle AMR	09/10 4NW disbanded so development not reported	Carlisle 11/12 B1 B2 B8 Mixed Gross 0 135 138 0 Net -2922 -456 -4,265 0	Demolition of long standing vacant units to enable Sainsbury to develop and savings made by demolishing some council offices have helped protect/produce jobs.
	GVA per Head	M	ONS Local Profiles	2007 2008 Cumbria 20,458 North West 16,967 17,604	2007 2008 Carlisle East 16,374 17,238	Figures are lower than County

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	GVA Annual % Change	M	ONS Local Profiles	07/08 Cumbria 1.2% North West 2.2%	08/09 -2.3% -1.6%	07/08 Carlisle East 1.2%	08/09 -3.4%	Trend worse than comparitors						
	Business Registrations & Closures per 10,000 Resident Adult Population	M	ONS Local Profiles (NI 171)	NW England 08 10 08 10 Reg 49.6 40.3 57.2 48.9 Rate Closure 41.5 54.7 46.2 61.7 Rate Net Change 8.1 -14.4 11.0 -12.8		Carlisle 08 10 Registration 41.3 34.5 Rate Closure 44.8 50.1 Rate Net Change -3.5 -15.6		Gap between comparitors has narrowed but still showing a negative position						
	% Small Businesses Showing Employment Growth	M	ONS Local Profiles	North West England 03/04 0.11 0.10 04/05 0.12 0.11 05/06 0.16 0.14 06/07 0.15 0.14 07/08 0.15 0.14 08/09		Carlisle 03/04 0.13 04/05 0.12 05/06 0.16 06/07 0.17 07/08 0.14								
	Vacant Units a % of Total	L	CCC Local	<table border="1"> <tr> <td>Year</td> <td>Urban</td> <td>Rural</td> <td>District</td> <td></td> <td></td> </tr> </table>				Year	Urban	Rural	District			As expected in current economic
Year	Urban	Rural	District											

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	Units on Sites identified in the Local Plan suitable for employment use.		Plan Monitoring (AMR)								climate vacancy rates have increased.
						05/06	10%	17%	12%		
						06/07	12%	18%	14%		
						07/08	13%	18%	13%		
						08/09	15%	19%	16%		
						09/10	16%	18.5%	16.5%		
						10/11	17%	18.5%	17%		
						11/12	15%	18%	16%		
						NB. Does include some vacant A1; A3 units etc on Mixed Commercial Sites					
2. Improve access to employment	Unemployment Rates	M	ONS Local Profiles	North West	England	Carlisle					Carlisle has generally followed the Regional and National trend however the % increase has been lower
				2005	5.2	4.9	2005	4.2			
				2006	5.3	5.4	2006	4.5			
				2007	5.6	5.2	2007	3.8			
				2008	6.3	5.8	2008	5.2			
				2009	8.5	7.7	2009	6.1			
				2010	8.0	7.7	2010	6.3			
	% of the resident population	L	http://www.areaprofiles.audit-commission	Cumbria		Carlisle					
				2001 – 12.8		2001 - 8.8					

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	travelling over 20 km to work		n.gov.uk/ (2001 Census)			
	% of the resident population who travel to work by public transport or by Walking Cycling	M	http://www.areaprofiles.audit-commission.gov.uk/ (2001 Census)	Cumbria Public Transport – 5.9% Walking/Cycling – 17.0%	Carlisle Public Transport – 9.0% Walking/Cycling – 17.8%	Compares favourably with the County figures.
	% 15 year olds achieving 5+ GCSEs with Grade A* - C including English & Maths	M	ONS Local Profiles	North West England 10/11 58.4 58.2	Carlisle 10/11 52.5	Educational standards of the District are below that of comparators and is reflected in the % of those with no qualifications.
	% of resident population aged 16 – 64 with no Qualifications	M	ONS Local Profiles	England 2008 13.3 2009 12.1 2010 11.1 2011 10.4	Carlisle 2008 14.9 2009 11.3 2010 11.0 2011 11.2	
	% of resident population	M	NOMIS	North West Gt Britain	Carlisle	

	aged 16 – 64 with a NVQ Level 4 equivalent or above qualification			Dec 2010 28.7 31.3	Dec 2010 28.0	regional and especially the national rates but it hoped that the establishing of the University of Cumbria in 2007 will help address this.
	% of businesses reporting skills gaps	M	Cumbria Intelligence Observatory	Cumbria June 11 9	Carlisle June 11 10	Skills gaps reported is lower than Cumbria (no trend data)
SUSTAINABLE USE AND MANAGEMENT OF NATURAL RESOURCES						
3. Protect & improve the quality of water resources	No of objections from the EA on Water Quality Grounds	M	Environment Agency		06/07 - none 07/08 – none 08/09 – none 09/10 – none 10/11 – none 11/12 - one	The approval in 11/12 was a renewal of an existing permission to which the EA had not objected.
	% of river length assessed as good biological	L	http://www.areaprofiles.audit-commission.gov.uk/	Eden Allerdale 2000 76.07 50.56 2002 79.02 57.30	Carlisle 2000 77.83 2002 80.47	General increase in biological quality of the Districts rivers. Downturn in 2005 may be due the

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	quality			2003	88.19	63.38	2003	82.53	extensive flooding?
				2004	85.24	69.33	2004	82.28	
				2005	86.49	68.02	2005	78.06	
4. Address the causes & impacts of climate change including minimizing flooding	No of Planning Application granted against EA advice	H	<i>Environment Agency High Level Target 5 Report</i>				06/07 - none 07/08 – none 08/09 – none 09/10 – none 10/11 – none 11/12 - one		The approval in 11/12 was a renewal of an existing permission to which the EA had not objected.
	NI 186: Per capita reduction in CO₂ emissions in the Local Authority area	M	http://www.decc.gov.uk/en/content/cms/statistics/indicators/ni186/ni186.aspx		Cumbria	NW	Nat	Carlisle	
				2005	9.6	7.2	7.4	2005	8.5
				2006	9.6	7.1	7.4	2006	8.5
				2007	9.3	6.9	7.2	2007	8.4
				2008	9.2	6.8	7.0	2008	8.3
				2009	-	7.4	7.2	2009	8.8
				2010	-	7.8	7.4	2010	9.0

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5. Encourage sustainable use of previously developed land	% of dwelling built on Brownfield Land	H	CCC Local Plan Monitoring (AMR)	National Target 60% RSS Target Min 50%	08/09 - 86% 09/10 - 80% 10/11 - 80% 11/12 - 59% 12/13 - 76%	Major permissions granted on Greenfield land in urban area will affect %											
	Use of Local Plan Land Affected by Contamination Policy LE29	H	CCC Local Plan Monitoring		<table border="1"> <thead> <tr> <th></th> <th>No of Apps</th> <th>Refusals</th> </tr> </thead> <tbody> <tr> <td>10/11</td> <td>11</td> <td>0</td> </tr> <tr> <td>11/12</td> <td>16</td> <td>0</td> </tr> <tr> <td>12/13</td> <td>31</td> <td>0</td> </tr> </tbody> </table>		No of Apps	Refusals	10/11	11	0	11/12	16	0	12/13	31	0
	No of Apps	Refusals															
10/11	11	0															
11/12	16	0															
12/13	31	0															
6. Encourage urban regeneration	% of dwelling built on Brownfield Land	H	CCC Local Plan Monitoring (AMR)	National Target 60% RSS Target Min 50%	08/09 - 86% 09/10 - 80% 10/11 - 80% 11/12 - 59% 12/13 - 76%	Major permissions granted on Greenfield land in urban area will affect %											
	Proportion of developed land that is derelict	H		Eden Allerdale 0% 20.9%	Carlisle 1.8%	Proportion of developed land that is derelict											

7. Improve the availability & use of sustainable transport modes	% of the resident population travelling over 20 km to work	H	http://www.areaprofiles.audit-commission.gov.uk/	Cumbria 2001 – 12.8	Carlisle 2001 - 8.8							Favourable levels in relation to Cumbria.
	% completed dwellings within 30 minutes travel time by public transport of key services	H	Cumbria County Council	Cumbria Av 09/10 Hospital 78% GP 91% Primary School 92% Secondary School 87% Retail 88% Employment 87%		Hospital	GP	Primary School	Secondary School	Retail Centre	Employment	Development has remained consistent and above Cumbria's average figs possibly reflecting the urban/rural mix of the District.
05/06	86	96	97	93	92	96						
06/07	82	94	95	84	93	95						
07/08	86	89	95	89	87	92						
08/09	87	93	94	90	91	94						
09/10	85	97	97	88	90	96						
10/11	91	95	93	93	93	95						
11/12	91	96	98	92	96	96						
8. Promote the development & use of sustainable & renewable energy resources	Use of Local Plan Policy CP 8 Renewable Energy	H	CCC Local Plan Monitoring		No of Apps		Refusals		main reason for refusal is that they are contrary to criterion 3 which is the impact the structure would have on the environment			
				09/10	17	2						
				10/11	23	0						
				11/12	30	3						
				12/13	18	6						

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9. Increase the use of sustainable design & construction techniques	Use of Local Plan Policy CP 9 Development, Energy conservation & Efficiency	H	CCC Local Plan Monitoring			No of Apps		Refusals		
				09/10	4	1				
				10/11	12	0				
				11/12	11	0				
				12/13	9	0				
10. Minimise the production of waste & increase reuse & recycling rates	Residual household waste per household (kg)	L	ONS Local Profiles	North West England		Carlisle		Carlisle has been successful in reducing household waste it has not done so at the same %rate. However recycling has nearly doubled over the period however in the last reporting year the trend for Carlisle has reversed slightly		
				04/05	1,012	912	04/05			781
				05/06	950	845	05/06			721
				06/07	857	799	06/07			643
				07/08	770	736	07/08			489
				08/09	701	669	08/09			479
				09/10	658	625	09/10			475
10/11	635	601	10/11	480						
	Household Waste sent for Reuse, Recycling or Composting	M	ONS Local Profiles	North West England		Carlisle				
				04/05	19.2	22.5	04/05	25.7		
				05/06	23.8	26.7	05/06	29.2		

	(%)			06/07	28.9	30.9	06/07	34.8						
				07/08	33.4	34.5	07/08	48.6						
				08/09	36.6	37.6	08/09	48.4						
				09/10	38.6	39.7	09/10	46.7						
				10/11	39.6	41.2	10/11	46.5						
SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE														
11. Encourage Healthier lifestyles by promoting more sustainable means of transport including public transport walking and cycling	% of the resident population who travel to work by public transport or by Walking Cycling	M	http://www.areaprofiles.audit-commission.gov.uk/ (2001 Census)	Cumbria Public Transport – 5.9% Walking/Cycling – 17.0%	Carlisle Public Transport – 9.0% Walking/Cycling – 17.8%			Compares favourably with the County figures.						
12. Maintain & enhancing human health, including enhanced health from access to green space and improved equitable	% completed dwellings within 30 minutes travel time by public transport of key services	H	Cumbria County Council	No longer reported				Hospital	GP	Primary School	Secondary School	Retail Centre	Employment	Development has remained consistent
							05/06	86	96	97	93	92	96	
							06/07	82	94	95	84	93	95	
							07/08	86	89	95	89	87	92	

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access to a healthier, happier and more sustainable lifestyle.					08/09	87	93	94	90	91	94	
					09/10	85	97	97	88	90	96	
					10/11	91	95	93	93	93	95	
					11/12	91	96	97	92	96	96	
	No of Parks with Green Flag Status	M	www.carlisle.gov.uk		06/07 – 4 Parks 07/08 – 6 Parks 08/09 – 6 Parks 09/10 – 7 Parks 10/11 – 8 Parks 11/12 - 8 Parks	Carlisle City Council Green Spaces team are effectively managing the public open space						
% of residents who think that for their local area, over the past 3 years, that cultural facilities (e.g. cinemas, museums) have got better or stayed the	L	http://www.areaprofiles.audit-commission.gov.uk/ (BVPT User Satisfaction Survey)	Cumbria Survey 03/04 - 79.56	Carlisle Survey 03/04 - 95.77	Favourable position in relation to Cumbria. However recent pressures to have a dedicated theatre within the urban area may influence this perception in the future.							

	same.											
13. ensure opportunities for all living in decent and affordable homes	No of Affordable Homes built and as % of all completions	H	NI 155 (AMR)			Year	RSL Rented	Intermediate – Discounted	Shared Ownership	Total	% of total completions	Whilst rate does not meet demand identified in Housing Needs and demand study, as a % of overall development there has been a significant increase over the years.
						06/07	8	4		12	3.34	
						07/08	0	11		11	2.94	
						08/09	8	27		35	9.56	
						09/10	6	24		30	12.88	
						10/11	95	8	8	111	42.69	
						11/12	134	27	8	163	37.8	
						12/13	29	12	7	48	22	
						Net Additional Dwellings	H	NI 154 (AMR)			05/06 – 481 06/07 – 354 07/08 – 374 08/09 – 366 09/10 – 233 10/11 – 260 11/12 - 429 12/13 - 216	

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	Affordability of purchased homes Ratio	M	ONS Local Profiles	North West	England	Carlisle	Affordability has been consistently lower than for England, but have broadly been in line with the NW.			
				2005	5.0	6.8	2005 – 5.3			
				2006	5.6	7.2	2006 – 5.7			
				2007	5.9	7.3	2007 – 5.9			
				2008	5.7	7.0	2008 – 5.9			
				2009	5.0	6.3	2009 – 4.7			
				2010	5.0	6.7	2010 - 4.9			
				2011	5.0	6.5	2011 - 5.0			
	No. Major Housing Applications Granted which offers mixed tenure estates.	L	CCC Local Plan Monitoring			Carlisle	Reflects the reduction in applications from private developers.			
						07/08 – 7				
						08/09 – 4				
						09/10 – 1				
						10/11 – 5				
						11/12 - 1				
						12/13 - 5				
14. Improve people's sense of safety and well-being	Total Crimes per 1000 of population	L	www.homeoffice.gov.uk	Cumbria	NW	Eng & Wales	Carlisle			
				05/06	86.6	114.6	103.1	05/06	120.8	Although rates have reduced at a greater rate than across the other areas they are still the

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			(AMR)	07/08 71 97 91	07/08 97	highest in Cumbria
				08/09 61 91 85	08/09 84	
				09/10 - 84 82	09/10 75	
				10/11 55 76 76	10/11 71.9	
				11/12 51.4 -	11/12 69.6	
% fuel poor families	L	Cumbria observatory		Cumbria England	Carlisle	Carlisle rates are slightly lower than for Cumbria, but higher than National Figures
				2006 18.9 11.5	2006 16.3	
				2008 24.1 15.6	2008 24.6	
				2009 28.1 18.4	2009 24.7	
				2010 23.2 16.4	2010 22.2	
Index of Multiple Deprivation	M	http://www.cumbriaobservatory.org.uk/ins tantatlas/cumbriaatlasareaprofiler/atlas.html		Cumbria National	Carlisle	Overall there is a similar average and has improved slightly. However within the District there are great variations.
				2007 21.19 21.58	2007 22.7	
				2010 21.06 21.54	2010 22.58	
Life Expectancy at Birth	M	ONS Local Profiles		North West England	Carlisle	Carlisle has a higher life expectancy than average in the
				M F M F	M F	

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				03-05 75.4 79.9 76.9 81.1 04-06 75.8 80.3 77.3 81.6 05-07 76.0 80.4 77.7 81.8 06-08 76.3 80.6 77.9 82.0 08-10 77.0 81.1 78.6 82.6	03-05 75.8 80.8 04-06 76.2 81.1 05-07 76.7 81.1 06-08 77.1 81.4 08-10 77.3 81.6	North West, but below the rate for England.
Mortality Rates (standard per 100,000 persons)	M	ONS Local Profiles	North West England 06/08 661.2 581.9 08/10 630.1 553.3	Carlisle 06/08 620.0 08/10 609.3	Rates may increase as the proportion of elderly people within the district increases.	
% of residents who think that for their local area, over the last 3 years, that race relations has got better or stayed the same	L	http://www.areaprofiles.audit-commission.gov.uk/ (BVPT User Satisfaction Survey)	Cumbria Survey 03/04 - 85.08	Carlisle Survey 03/04 - 85.82	Figure is comparative to Cumbria. No current data that would reflect the recent inward migration to the district.	
% of voting register turnout at national and	L	www.carlisle.gov.uk	UK 2010 General 65.1%	2007 Local 35.45% 2008 Local 38.1%	Local result in 2010 is possibly skewed because it ran alongside	

	local elections		http://www.ukpolitical.info/Turnout45.htm		<p>2009 Local 30.9%</p> <p>2010 Local 64.5% General 64.83%</p> <p>2011Local 38.08%Referendum 39.72%</p> <p>2012 Local 33.9%</p>	the General Election.
	% of responses by the community to LDF consultation process	H	CCC Local Plan Monitoring		<p>2011 LDF Key Issues Consultation 86%</p> <p>2012 LDF Issues & Options Consultation – 33%</p>	Statement of Community Involvement refreshed and published July 2013

EFFECTIVE PROTECTION OF THE ENVIRONMENT

<p>15. Protect & enhance biodiversity and geodiversity, as well as creating and restoring biodiversity where possible and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats.</p>	<p>% SSSIs in favourable or recovering condition</p>	L	Natural England	Figures are Cumbria wide								<p>Since 2006 the condition of SSSIs has improved. The increase % of area destroyed in 2010 relates to Florence Mine in Copeland, in 2011 relates to Gelt Woods in our District through unauthorised operations was investigated and is now recovering under voluntary measures.</p>
					% Area meeting PSA target	% Area favourable	unfavourable recovering	unfavourable no change	unfavourable declining	% Area destroyed / part	Date Compiled	
					77.27	35.18	42.09	17.60	5.12	0.01	Dec 06	
					80.83	35.16	45.67	15.04	4.12	0.01	Oct 07	
					84.85	35.73	49.12	11.90	3.24	0.01	Nov 08	
88.62	35.68	52.49	8.77	2.58	0.03	Nov.09						

					93.06	38.07	54.99	5.07	1.82	0.04	Nov 10	
					95.01	29.46	65.55	3.64	1.31	0.04	Jun 11	
					94.78	30.39	64.39	3.74	1.44	0.04	Sep 12	
	Use of Local Plan Biodiversity Policy CP2 for refusal of applications	H	CCC Planning Policy Monitoring		No Of Apps		% Policy refuse					Use of Local Plan Biodiversity Policy CP2 for refusal of applications
					08/09	24			0			
					09/10	32			3			
					10/11	50			2			
					11/12	163			3			
					12/13	236			1			
16. Protect & enhance the quality & distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats.	Net change in No. of TPOs	H	CCC Planning Policy Tree Officer			New	Revoked		Net			A pro-active approach is taken to maintain the quality & character of the landscape.
					06/07	17	20		-3			
					07/08	8	9		-1			
					08/09	11	1		10			
					09/10	10	5		5			
					10/11	6	9		-3			
					11/12	2	1		1			

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	Loss of hedgerow qualifying as "important" under the Hedgerow Regulations 1997	H	Planning Policy Tree Officer Hedgerow removal Applications		09/10 – 192 m at Low Crosby 10/11 - 0 m 11/12 - 0 m	09/10 Permitted as the benefits of undertaking flood defences outweighed benefits of the hedgerow.
	% dwelling built on Greenfield land	H	CCC Planning Policy Monitoring (AMR)		08/09 - 14% 09/10 - 20% 10/11 - 20% 11/12 - 41% 12/13 - 24%	Recent permissions have been on Greenfield land in the Urban area and as they are developed will increase %
	No. of Conservation Area Reviews	H	Planning Policy & Heritage Officer (AMR)		As at 31 March 2012 19 Conservation Areas 2 Completed Reviews 2 Ongoing Reviews (Cumrew & Botchergate)	A pro-active approach is taken to ensure the quality of the historic built environment is maintained/ improved.
	No of Grade I and II* Listed Buildings	H	Planning Policy Heritage		2009 – 4 2010 – 5	

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	considered at Risk		Officer		2011 – 5 2012 – 5													
	No of Additional Listed Buildings	M	Local Plans Conservation Officers		08/09 – 1 09/10 – 0 10/11 – 2 11/12 – 1													
	Use of Local Plan Archaeological Field Evaluation Policy LE10	M	CCC Local Plan Monitoring		<table border="1"> <thead> <tr> <th></th> <th>No of Apps</th> <th>Refusals</th> </tr> </thead> <tbody> <tr> <td>10/11</td> <td>9</td> <td>0</td> </tr> <tr> <td>11/12</td> <td>6</td> <td>0</td> </tr> <tr> <td>12/13</td> <td>9</td> <td>1</td> </tr> </tbody> </table>		No of Apps	Refusals	10/11	9	0	11/12	6	0	12/13	9	1	12/13 – refusal was sue to failure to provide information to make an assessment
	No of Apps	Refusals																
10/11	9	0																
11/12	6	0																
12/13	9	1																
17. Preserve, protect & enhance sites, features & areas of archaeological, historical & cultural importance & their settings	No of Grade I and II* Listed Buildings considered at Risk	M	Planning Policy Heritage Officer		2009 – 4 2010 – 5 2011 – 5 2012 – 5	A pro-active approach is taken to ensure the quality of the historic built environment is maintained/ improved.												
	No. of Conservation Area	H	Planning		As at 31 March 2012 19 Conservation Areas													

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	Reviews		g Policy & Heritage Officer (AMR)		2 Completed Reviews 2 Ongoing Reviews (Cumrew & Botchergate)													
	No of Additional Listed Buildings	M	Local Plans Conservation Officers		08/09 – 1 09/10 – 0 10/11 – 2 11/12 – 1													
	Use of Local Plan Archaeological Field Evaluation Policy LE10	M	CCC Local Plan Monitoring		<table border="1"> <thead> <tr> <th></th> <th>No of Apps</th> <th>Refusals</th> </tr> </thead> <tbody> <tr> <td>10/11</td> <td>9</td> <td>0</td> </tr> <tr> <td>11/12</td> <td>6</td> <td>0</td> </tr> <tr> <td>12/13</td> <td>9</td> <td>1</td> </tr> </tbody> </table>		No of Apps	Refusals	10/11	9	0	11/12	6	0	12/13	9	1	12/13 – refusal was sue to failure to provide information to make an assessment
	No of Apps	Refusals																
10/11	9	0																
11/12	6	0																
12/13	9	1																
18. Protect & improve local air quality	Highest level of NO2 recorded within Air Quality Management Areas	H	2011 Air Quality Progress Report for Carlisle City Council	National Target level annual mean target of 40ug/m3	2008 - 56.4 2009 – 49.92 2010 – 59.18 2011 – 50.2	Level stays significantly higher than target levels.												

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<p>19. Reduce emissions of gases which contribute to climate change by limiting our pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.</p>	<p>Average consumption of ordinary domestic electricity (kWh)</p>	M	ONS Local Profiles	<p>North West</p>	<p>England</p>	<p>Carlisle</p>	<p>Average consumption is reducing. As awareness increases and the introduction of Code for Sustainable Homes which became mandatory from May 2008 these figures will continue to fall.</p>		
				<p>2006</p>	<p>3,985</p>	<p>4,029</p>	<p>2006</p>	<p>3,843</p>	
				<p>2007</p>	<p>3,928</p>	<p>3,952</p>	<p>2007</p>	<p>3,827</p>	
				<p>2008</p>	<p>3,783</p>	<p>3,800</p>	<p>2008</p>	<p>3,638</p>	
				<p>2009</p>	<p>3,768</p>	<p>3,797</p>	<p>2009</p>	<p>3,709</p>	
		<p>Average consumption of Domestic Gas (kWh)</p>	M	ONS Local Profiles	<p>North West</p>	<p>England</p>	<p>Carlisle</p>		
				<p>2006</p>	<p>18,657</p>	<p>18,132</p>	<p>2006</p>	<p>18,071</p>	
				<p>2007</p>	<p>17,932</p>	<p>17,508</p>	<p>2007</p>	<p>17,315</p>	
				<p>2008</p>	<p>17,257</p>	<p>16,799</p>	<p>2008</p>	<p>16,724</p>	
				<p>2009</p>	<p>15,618</p>	<p>15,350</p>	<p>2009</p>	<p>15,348</p>	
		<p>NI 186: Per capita reduction in CO₂ emissions in the Local Authority area</p>	M	<p>http://www.decc.gov.uk/en/content/cms/statistics/indicators/ni186/ni186.aspx</p>	<p>Cumbria</p>	<p>NW</p>	<p>Nat</p>	<p>Carlisle</p>	<p>Whilst emission are lower than Cumbria they have not reduced at the same rate and are out of line with Regional and National levels of emissions and</p>
				<p>2005</p>	<p>9.6</p>	<p>7.2</p>	<p>7.4</p>	<p>2005</p>	<p>8.5</p>
			<p>2006</p>	<p>9.6</p>	<p>7.1</p>	<p>7.4</p>	<p>2006</p>	<p>8.5</p>	
			<p>2007</p>	<p>9.3</p>	<p>6.9</p>	<p>7.2</p>	<p>2007</p>	<p>8.4</p>	
			<p>2008</p>	<p>9.2</p>	<p>6.8</p>	<p>7.0</p>	<p>2008</p>	<p>8.3</p>	

				Overall Reduction	4.2%	5.6%	5.4%	Overall Reduction 2.4%	rate of reduction.																
20. Reduce potential for environmental nuisance	No of noise complaints reported to Environmental Health	...	Environmental health	No comparative information				<table border="1"> <thead> <tr> <th></th> <th>Comm</th> <th>Ind</th> <th>Tot</th> </tr> </thead> <tbody> <tr> <td>08/09</td> <td>84</td> <td>28</td> <td>802</td> </tr> <tr> <td>09/10</td> <td>95</td> <td>14</td> <td>443</td> </tr> <tr> <td>10/11</td> <td>85</td> <td>19</td> <td>473</td> </tr> </tbody> </table>		Comm	Ind	Tot	08/09	84	28	802	09/10	95	14	443	10/11	85	19	473	Commercial and Industrial complaints have stayed reasonably static whilst a significant reduction overall 09/10.
	Comm	Ind	Tot																						
08/09	84	28	802																						
09/10	95	14	443																						
10/11	85	19	473																						