

# 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 – Stage 2 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 has been updated following the Preferred Options – Stage One consultation from July-September 2013 and the earlier 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 emerging 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.

- 1.8** The Preferred Options – Stage Two document covers a wide range of issues, including a vision for the District to 2030 –

Carlisle, as the urban capital of Cumbria will have further established its position as a centre for activity and prosperity in the north-west. We want Carlisle to be successful; to attract people to visit and live in the area; encourage those already here already to stay; and persuade investors and developers to see us as a place worth investing in, creating and attracting new jobs whilst supporting our existing employers. To achieve our Vision the Local Plan will enable the delivery of an excellent supply of quality market and affordable homes, businesses, accessible services and a wide cultural offer. This will lead to enhanced health and wellbeing of the population and a strong sense of community. Carlisle will be a more sustainable District providing those who live in, work in or visit the area with a vibrant City surrounded by high quality urban and rural environments with prosperous market towns and thriving villages. As Carlisle continues to grow the District's heritage assets, important natural landscapes, and wildlife species and habitats will be protected and enhanced.

**1.9** The document also identifies objectives for the Plan under a range of topic areas, including:

- **Spatial Strategy and Strategic Policies-**
  - To promote a sustainable pattern of development, which will contribute to building a strong, responsive and competitive economy, to support the vision for managed growth;
  - To support strong, vibrant and healthy communities, by meeting the housing needs of present and future generations, in a high quality environment with accessible local services;
  - To contribute to protecting and enhancing our natural, built and historic environment (including improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy;
- **Economy** - 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;
- **Housing** - 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;
- **Infrastructure** - To ensure the provision of efficient and integrated infrastructure networks needed to support new and existing development, facilitate economic growth and deliver the plan strategy;
- **Climate Change and Flood Risk** - To reduce emissions of greenhouse gases and avoid inappropriate development in areas at greatest risk of flooding in order to ensure that the District is more resilient and less vulnerable to the effects of climate change and can successfully adapt to its effects;
- **Health, Education and Community** - To create a thriving, successful and healthy community for all;
- **Historic Environment** – To conserve, enhance and promote Carlisle's heritage and opportunities provided by the historic landscape to generate maximum social and economic benefit whilst ensuring that proposals are sympathetic to the elements that make Carlisle and Cumbria special;
- **Green Infrastructure-** To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.

**1.10** This Draft Sustainability Appraisal Report therefore builds on the earlier Preferred Options – Stage One consultation from July – September 2013 and the consultation responses received during this time along with the Scoping Report that was updated in

early March 2012 to reflect consultation comments from the Issues and Options Consultation of September-October 2011. Both of these previous reports are available at [www.Carlisle.gov.uk/localplan](http://www.Carlisle.gov.uk/localplan).

### **Habitats Regulations Assessment**

- 1.11** 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”).
- 1.12** 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.
- 1.13** 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](http://www.carlisle.gov.uk). Natural England have endorsed this Screening Report.
- 1.14** Carlisle City Council has undertaken the HRA requirements for the emerging 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.
- 1.15** Consultation on the draft Habitats Regulations Appraisal Report is running alongside consultation on the Local Plan Preferred Options – Stage 2 and can be viewed online at [www.carlisle.gov.uk/localplan](http://www.carlisle.gov.uk/localplan).

## Structure of this Report

**1.16** 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 also presented. There is one question regarding the Sustainability Appraisal within the questionnaire for the Local Plan Preferred Options – Stage Two 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?’ A separate letter has been sent to Natural England, the Environment Agency and English Heritage for their comment.

**1.17** This section has provided an introduction to the Sustainability Appraisal, Carlisle District Local Plan and Habitats Regulations Assessment (HRA). The remainder 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

**1.18** Please send us your comments on the Draft Sustainability Appraisal of the Local Plan Preferred Options 2015-2030 – Stage Two by Friday 4<sup>th</sup> April 2014 using one of the following methods:



Online at [www.carlisle.gov.uk/localplan](http://www.carlisle.gov.uk/localplan)

By email to [lpc@carlisle.gov.uk](mailto:lpc@carlisle.gov.uk)



By post to Planning Policy and Investment at;

Carlisle City Council

Civic Centre

Rickergate

Carlisle

CA3 8QG

## Next Steps

**1.19** Incorporating any comments received to this Draft Sustainability Appraisal Report, a full SA Report will accompany the Publication Stage of the Local Plan expected to be autumn 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"> <li>• Identify relevant plans and programmes.</li> <li>• Establish the baseline.</li> <li>• Identify sustainability issues.</li> <li>• Set the Sustainability Framework: including deciding on the scope of the appraisal, defining objectives and indicators.</li> </ul>
Draft Sustainability Appraisal Report – July 2013, updated March 2014	Prepared alongside the preparation of the Preferred Options Local Plan. Consultation responses to Preferred Options – Stage One have been included within this document which will be consulted on alongside the Preferred Options – Stage Two document.	Appraise the effects (economic, social and environmental) of the preferred options – policies and site allocations – against the Sustainability Framework.
Publication Sustainability Appraisal Report (Autumn 2014)	Prepared alongside the preparation of the publication version of the Local Plan. Consultation on both will take place at the same time.	<p>Appraise any significant changes to the plan arising out of consultation undertaken at Preferred Options – Stage Two.</p> <p>Develop proposals for monitoring the plan.</p> <p>Create a non-technical summary of</p>



		the Sustainability Appraisal Report.
Submission Sustainability Appraisal report (Winter 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 land allocations, 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 has been completed and consulted on in September 2011 and updates in March 2012.
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 a key output of the appraisal process, presenting information on the effects of the plan in a format suitable for public consideration. <b>(This stage – Regulation 18)</b>
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 September 2014 – Regulation 19 with Submission Stage scheduled for December 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 – Stage Two, 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 in 2011. 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 whole ‘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 as well as considering Development Management and detailed Site Allocations for the first time. 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 – Stage Two 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

- 2.10** 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.
- 2.11** 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. Indicators and Baseline Data are provided in Appendix 2.
- 2.12** 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 are contained in Appendix 1 & 2.
- 2.13** 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

- 2.14** 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 the Rural Masterplanning work undertaken across the rural area which provides information on access to services and facilities. Sites appraised include those identified within the Strategic Housing Land Availability Assessment (SHLAA) and sites allocated within the existing Local Plan 2001-2016 that are proposed to be carried forward.
- 2.15** This rating system has enabled clear comparison between preferred and alternative policy and site options.

## Assessing cumulative effects

- 2.16** The assessment of effects of Local Plan policies and site allocations 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”.

- 2.17** These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects.
- 2.18** 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**

- 2.19** 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’).
- 2.20** 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 each stage of the plan preparation. The assessment has been carried out and reported using an expert, judgement-led, qualitative assessment.
- 2.21** 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 public transport accessibility, 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 option on the draft plan...and accompanying environmental report...”**

- 2.22** This Draft Sustainability Appraisal Report has been published for formal public consultation alongside the Draft Carlisle District Local Plan 2015-2030 – Preferred Options – Stage Two 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](http://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&2).

### **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. The compatibility between SA Objectives and the Objectives of the Local Plan Preferred Options – Stage Two document have been assessed and details are available in Appendix 3.

**Table 3 Carlisle District Sustainability objectives in relation to 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	Water



	including minimising flooding	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 (2011) and Draft SA Report (2013)**

**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. Natural England, Cumbria Wildlife Trust and the Environment Agency. These comments resulted in changes which were incorporated into the update to the Scoping Report.

**3.12** Comments received to the SA Scoping Report included;

- Adding reference to Catchment Flood Management Plans (CFMP's), Catchment Abstraction management Strategies (CAMS) and River Basin Management Plans (RBMPs), the White Paper on the Natural Environment, the North West Landscape Character Framework Project and Countryside Character Volume 2: North West under the relevant Sub Regional Plans and Programmes Section;
- Refer to 'Good Ecological Status' not 'good biological status';
- Concern that the natural environment was not given enough weight as heritage and landscape in the document and that it should clearly identify the specific needs of and opportunities for biodiversity protection and enhancement;
- The sustainability appraisal should include an environmental assets chapter;
- The Biodiversity, Flora and Fauna section is inadequate;
- Sustainability issues should refer to the information in the Cumbria Biodiversity Evidence Base; and
- Welcome the use of Biodiversity Action Plan targets and related indicators.

**3.13** During the consultation on the Preferred Options – Stage One, the accompanying draft SA (which this document updates) received a number of comments which have resulted in changes within this report. Comments were received from the Environment Agency, Friends of the Lake District (CPRE), parish councils and local sustainability group Sustainable Brampton. Comments included;

- Concern that the Sustainability Appraisal makes no mention of protection and enhancing the District's arts and cultural facilities;
- Questions regarding the assessment of sites in comparison to others close by;
- Suggestion that the Sustainability Appraisal should make reference to protecting existing arts and cultural facilities for sustainability;
- Comments that the language of the document is too technical and formal to understand;
- Suggestion that a number of policies should be reassessed as the impact of the plan is focussed too much towards economic development to the detriment of social and economic issues;
- one resposdee disagreed with the assessment of a policy in terms of its more positive benefits relating to reducing emissions of gases which contribute to climate change; and
- concern that more development creates more traffic, fumes, carbon footprint and destroys fields where animals and wildlife live.

## 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. The interim stages of the SA process have considered numerous policy options and all reasonable alternatives and the findings and recommendations made at these interim stages have informed the decision-making which has resulted in the policies that form the Preferred Options – Stage Two version of the Local Plan. The results presented here are the results of the assessment of the policies and sites, using the methodology described earlier in this report. The results however, do additionally provide description as to how the previous stages of the process, in particular the Preferred Options – Stage One, have influenced the policies and sites that are being proposed in this Preferred Options – Stage Two Local Plan. The SA process has identified potential social, economic and environmental effects associated with the policies and sites as set out in the Local Plan. These are detailed within Appraisal of Preferred Option Policies and the Appraisal of Preferred Options Sites later in this document. For each policy, significant effects are described with details of possible mitigation measures.

## Table 4 Policy Summary & Results

### Spatial Strategy and Strategic Policy Summary Results

Policy	Policy Assessment Summary
<p><b>Policy S1: Sustainable Development</b></p>	<p>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).</p> <p>This is the model policy prescribed by the Planning Inspectorate to be included in Local Plans. Therefore no alternative options for this policy have been available for assessment.</p> <p>It will always work proactively with applicants and communities 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.</p> <p>The effects of this policy on the SA Objectives are beneficial as 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.</p> <p>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. As such the policy can generally be considered to be beneficial to the sustainability of Carlisle District.</p>
<p><b>Policy S2: Spatial Strategy</b></p>	<p>The Council will support the delivery of new housing, economic growth and diversification through: delivery of 665 dwellings per annum for the next 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.</p> <p>This Policy is therefore the over arching policy and 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.</p>
<p><b>Policy S3: Broad Location for Growth: Carlisle South</b></p>	<p>This Policy supports the allocation of land for a major mixed-use urban extension at Carlisle south as indicated on the key diagram, to be phased development from 2025 onwards. The Policy states that where the</p>

	<p>Council cannot demonstrate a five year supply of housing sites (+20%) the phasing of Carlisle South will be altered to bring it forward earlier. A masterplan will be developed as a DPD and will include housing, primary and secondary schools, employment and retail sites, community facilities, open space and other infrastructure.</p>
<b>Policy S4: Design</b>	<p>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.</p>
<b>Policy S5: Green Infrastructure</b>	<p>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.</p>
<b>Policy S6: Regeneration and Strategic Retail in the City Centre and Botchergate</b>	<p>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.</p>
<b>Policy S7: University Development</b>	<p>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.</p>

## Employment Policies

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 1: Employment Land Allocations</b>	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.
<b>Policy 2: Primary Employment Areas</b>	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.
<b>Policy 3: Mixed Use Areas</b>	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.
<b>Policy 4: Primary Shopping Areas</b>	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.
<b>Policy 5: Primary Shopping</b>	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

<b>Frontages</b>	centres. In terms of the sustainability appraisal the policy is largely neutral, with positive SA outcomes relating to the local economy.
<b>Policy 6: Retail Proposals outside the Primary Shopping Area</b>	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.
<b>Policy 7: Neighbourhood Shopping Parades</b>	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.
<b>Policy 8: Morton District Centre</b>	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.
<b>Policy 9: Shop Fronts</b>	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.
<b>Policy 10: Food and Drink</b>	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.
<b>Policy 11: Arts, Culture, Tourism and Leisure</b>	This Policy seeks to enhance the District's existing arts, cultural, tourism and leisure facilities offer and protect the existing offer within the City and within sustainable rural locations. The proposed policy merges the former leisure policy with the arts, culture and tourism development



<b>Development</b>	policy to create a policy that covers a wider range of development options, seeking to enhance the overall offer of the District.
<b>Policy 12: Caravan, Camping and Chalet Sites</b>	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.
<b>Policy 13: Rural Diversification</b>	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.
<b>Policy 14: Agricultural Buildings</b>	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.
<b>Policy 15: Equestrian Development</b>	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.

### Housing Policies

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 16: Housing Strategy and Delivery</b>	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.
<b>Policy 17: Housing Development</b>	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

<b>(not on allocated sites)</b>	plan when used in conjunction with this one will seek to mitigate any areas which have been identified as negative within this SA.
<b>Policy 18: Residential Density</b>	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.
<b>Policy 19: Affordable Housing</b>	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.
<b>Policy 20: Rural Exception Sites</b>	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.
<b>Policy 21: Housing for Rural Workers</b>	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.
<b>Policy 22: Other Housing in the Open Countryside</b>	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.
<b>Policy 23: Conversion of Heritage Assets to Housing. Housing and as Enabling Development</b>	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.
<b>Policy 24: Development in Residential Gardens</b>	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.

<b>Policy 25: House Extensions</b>	Policy outlines the principles for householder extensions. This policy scores well against the SA Objectives.
<b>Policy 26: Large Houses in Multiple Occupation, Subdivision of dwellings and Student Accommodation</b>	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.
<b>Policy 27: Housing to Meet Specific Needs</b>	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.
<b>Policy 28: Traveller and Travelling Showpeople Provision</b>	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.
<b>Policy 29: Other Uses in Primary Residential Areas</b>	This policy aims to protect the amenity of residential areas from none 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.

### Infrastructure Policies

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 30: Delivering Infrastructure</b>	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.
<b>Policy 31: Sustainable Transport</b>	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.
<b>Policy 32: Car Parking</b>	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.
<b>Policy 33: Broadband Access</b>	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.
<b>Policy 34: Waste Minimisation and Recycling of Waste</b>	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.
<b>Policy 35: Foul Water Drainage on Development Sites</b>	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.
<b>Policy 36: Planning Obligations</b>	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.

### Climate Change and Flood Risk Policies

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 37: Renewable Energy</b>	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.
<b>Policy 38: Wind Energy</b>	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.
<b>Policy 39: Development, Energy Conservation and Efficiency</b>	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.
<b>Policy 40: Flood Risk and Development</b>	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.
<b>Policy 41: Sustainable Drainage Systems</b>	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.

## Health, Education and Community

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 42 Doctors’ Surgeries and Health Centres</b>	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.
<b>Policy 43: Educational Needs</b>	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.
<b>Policy 44: Sustaining Rural Facilities and Services</b>	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.
<b>Policy 45: Access, Mobility and Inclusion</b>	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.
<b>Policy 46: Planning Out Crime</b>	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.
<b>Policy 47: Safeguarding Zones</b>	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.
<b>Policy 48: Pollution</b>	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.
<b>Policy 49: Protection of Groundwaters and Surface Waters</b>	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.
<b>Policy 50: Hazardous Substances</b>	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.
<b>Policy 51: Land Affected by Contamination</b>	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.
<b>Policy 52: Cemetery Provision</b>	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.

### Historic Environment Policies

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 53: Hadrian’s Wall World Heritage Site</b>	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.
<b>Policy 54: Scheduled and Other</b>	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

<b>Nationally Important Ancient Monuments</b>	relating to the protection and enhancement of sites, features and areas of archaeological, historical and cultural heritage and their settings.
<b>Policy 55: Local Listings</b>	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.
<b>Policy 56: Conservation Areas</b>	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.
<b>Policy 57: Listed Buildings</b>	Policy protecting the historical integrity of listed buildings. 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.
<b>Policy 58: Historic Parks and Gardens</b>	Policy protecting the historical integrity of historic parks and gardens. 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.
<b>Policy 59: Historic Battlefields</b>	Policy protecting the historical integrity of historic battlefields. 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.

### **Green Infrastructure Policies**

<b>Policy</b>	<b>Policy Assessment Summary</b>
<b>Policy 60: Landscapes</b>	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.
<b>Policy 61: Areas of Outstanding Natural Beauty</b>	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.
<b>Policy 62: Biodiversity and Geodiversity</b>	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. The Policy could enable the creation of carbon sinks e.g. by planting trees, restoring bogs and wetland, and can also enable adaption to climate change by creation of natural flood storage such as wetlands and woodlands. 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.
<b>Policy 63: Open Space</b>	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.
<b>Policy 64: Public Rights of Way</b>	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 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. 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.
<b>Policy 65: Trees and Hedgerows</b>	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

	<p>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.</p>
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### 4.3 Local Plan Allocations

4.4 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 and CARL2– Land to the South-East of Junction 44 of the M6, Carlisle**

Carl 1 was considered for housing in two previous local plans. At the last Local Plan Inquiry the site was assessed as having good access, no flooding issues and low biodiversity interest. The Inspector concluded that sufficient land had been included in the 2008 Local Plan and there was no need to allocate the site at that time. However, it was recommended that the site should be reconsidered as a potential allocation in the future. Carl 1 and 2 are located immediately adjacent to each other. The two sites would need an integrated approach to development, to ensure that access, design and other infrastructure requirements are delivered successfully. Both sites are available now. This is a sustainable location for development due to its accessibility to a wide range of services and facilities in Carlisle City Centre and the wider area covered by the City, and good transport connections to the CNDR and the M6, and large employment areas in the north of the City. These sites have been taken forward as preferred options as they score largely neutral against sustainability appraisal objectives and their development is considered to be strategic when considered alongside other sites identified for allocation in the north of the City as their development may help to ensure future school places to the north with additional benefits that come from new housing developments, including economic benefits.

##### **CARL 3 – Site of Pennine Way Primary School, Harraby**

In order to fulfil plans to provide more primary school places in the City, Pennine Way primary school has expansion plans for an increased intake of pupils. This will require redevelopment and relocation of the school onto the adjacent site to the south. The school redevelopment is due to be completed by September 2015. The site that is vacated is available for development, and is located in a neighbourhood that benefits from a range of local services and facilities including public transport, primary school, churches, open space,

play areas and a good range of neighbourhood shops. The site performs well against SA objectives and has been taken forward as a preferred option.

#### **CARL 4 – Land north of Moorside Drive/Valley Drive**

This site was allocated for housing in a previous Local Plan, as part of a larger allocation, which is now fully developed and known as Carlton Grange. The 2008 Local Plan omitted this site in error, although at the Local Plan Inquiry the Inspector considered that the site should be reviewed through the next (current) Local Plan process. The land is available, relates well to existing urban form, and is located in a neighbourhood that benefits from a range of local services and facilities including public transport, primary school, churches, open space, play areas and a good range of neighbourhood shops. The site scores largely neutral against the sustainability appraisal objectives and has been taken forward as a preferred option.

#### **CARL 5 – Land between Carleton Road and Cumwhinton Road**

This site is physically and visibly well connected to the existing built edge of Carlisle, and benefits from some existing landscaping in the form of mature hedgerows on its northern, eastern and southern boundaries, and within the site. The single track unclassified road on the south eastern boundary of the site forms an effective edge between the edge of Carlisle, and Carlton Village to the south. London Road and Carlton Road both have a frequent and regular bus service, and there are neighbourhood shops at both Petteiril Bank Road and Central Avenue. The nearest school is Petteiril Bank community school at Burnett Road, which is approximately 1.3 km away. The site is largely neutral in SA terms and as such has been taken forward as a preferred option.

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

This site lies adjacent to a housing site to the north which is currently under construction, and a previous Local Plan allocation to the west which has planning permission for a district centre including a food store, petrol filling station, cafe, crèche, landscaping and car parking. It is immediately adjacent to the Carlisle Northern Development Route (A689), giving good access to the large employment areas and supermarkets in the northern part of Carlisle. It is also close to local services, including a large secondary school, and has good access to public transport. The site performs well against sustainability appraisal objectives and as such has been taken forward as a preferred option.

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

The site is located on the edge of the urban area. The south western boundary of the site is bordered by the Carlisle Northern development Route (A689), and the northern and eastern boundary by established, and more recent housing developments. The site is well located

with good access to the large employment areas and supermarkets in the northern part of Carlisle. It is also close to local services, including a large secondary school, and has good access to public transport. The site performs well against sustainability appraisal objectives and as such has been taken forward as a preferred option.

#### **CARL 8 – Land north of Burgh Road**

This site lies directly opposite an established housing area, and to the west of a small industrial estate, separated from the road by a row of houses. The site is visibly and physically well related to the urban form of this part of Carlisle. It has good access onto the western bypass and the employment areas to the north of the City. It is also close to a number of primary schools, and other local services and facilities. The power lines form a physical boundary to the western edge of Carlisle, and the development of this site would have limited landscape impact. The mature hawthorn hedge along the road frontage to the site should be retained except for a section to be removed for access. The site performs well against sustainability appraisal objectives and as such has been taken forward as a preferred option.

#### **CARL 9 – Site of former Morton Park Primary School, Burnrigg**

This is the site of a former primary school which closed a number of years ago and has been demolished, leaving a cleared site. It lies within an established housing area, almost immediately adjacent to Newlathes Junior school, and in close proximity to neighbourhood shops, public open space, a community centre, and good public transport links into Carlisle City Centre. The surrounding housing is predominantly two storey semi-detached, although there are a number of bungalows on the eastern boundary of the site. The character of the area is nonedescript, and therefore this site offers the potential to improve the environment of the area through good design. The site performs well against sustainability appraisal objectives and as such has been taken forward as a preferred option.

#### **CARL 10 & CARL11 – Land off Windsor Way & Land east of Lansdowne Close/Lansdowne Court**

These sites lay adjacent to an area of established housing, where the landscape has the capacity to absorb some further development. These sites are currently used for agriculture and are close to community facilities. Additional housing in north Carlisle could help to contribute towards the funding of additional primary school places through the building of a new primary school. Whilst these sites do not score highly overall within the SA, it is considered to be a strategic site for the District in terms of helping to ensure future school places to the north of the City with additional benefits that come from new housing development, including economic benefits. These sites are considered to be a more sustainable option than the alternatives for these reasons and as such have been taken forward as a preferred options.

### **CARL12 – Land to the rear of the Border Terrier, Ashness Drive/Ellesmere Way**

The site lies in an established area of housing close to neighbourhood shops, a primary school, and public open space. The character of the immediate area is nonedescript, and therefore this site offers the potential to improve the environment of the area through good design. There are a number of semi-mature trees within the site, some of which could be retained, as this is an area with very little mature landscaping. The site is owned by a registered provider and as such a large proportion of affordable housing could be delivered on this site. The site is largely neutral in SA terms and as such has been taken forward as a preferred option.

### **CARL13 – Former Printworks, Newtown Industrial Estate**

The site is identified as a site that could be released for residential development. Carlisle has an excess of employment land supply over demand. The site has been marketed for the past 18 months with no demand. The original occupation of the premises ended approx 15 years ago. There were a number of subsequent uses, although the building is now vacant. The NPPF states that planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose. The site is close to local services and facilities including primary school and public open space. The site performs well in terms of sustainability and as such has been taken forward as a preferred option.

### **CARL14 – Land east of Beverley Rise, Harraby**

The site is adjacent to an established area of housing which has good local facilities including a primary school which is soon to be redeveloped in order to allow it to expand and take an increased pupil intake. There is also a good range of neighbourhood shops at Central Avenue, and open space and community facilities nearby. The eastern part of the site should be used for open space, tree planting and other noise attenuation measures, as a buffer from the M6 motorway. The site is largely neutral in SA terms and as such has been taken forward as a preferred option.

### **CARL15 – Land off Tree Road, south of Chertsey Mount**

This is a flat, greenfield site accessed from Tree Road, and adjacent to another preferred allocated site to the rear of the Hilltop Hotel. Whilst Tree Road and Tyne Street are narrow at this point, there is potential for highways improvements to serve the increase in traffic. The site is close to local services including public transport, and provides the potential to improve the environment of the area through well designed new development. The site performs well in terms of sustainability and as such has been taken forward as a preferred option.

### **CARL16 & CARL17 – Land north of Carleton Clinic, east of Cumwhinton Road & Land at Carleton Clinic**

The Carleton Clinic has a long term development strategy, which was first implemented during previous local plan periods as the facility consolidated its operations when parts of the site become surplus to clinical requirements. The former Garland Hospital site to the north and west of these sites is now completely redeveloped for housing and recreation uses. Both these sites lie in parkland setting which must be maintained as part of any redevelopment. The public footpath which crosses Carl 16 should be incorporated into open space for the development, and significant noise attenuation measures will be required along the eastern boundary of the site. Sites perform well in sustainability terms and as such have been taken forward as preferred options.

### **CARL18 – Land to the rear of Hilltop Hotel, London Road/Tree Road**

This site was allocated for housing development in the previous adopted 2008 Local Plan, with an indicative yield of 80. Part of the site slopes quite significantly, and therefore the draft Local Plan has reduced the indicative yield to 40 dwellings, which can be accommodated on the flatter part of the site. The development of this site provides the potential to improve the environment of the area through well designed new development. Overall the site performs well in sustainability terms and as such has been taken forward as a preferred option.

### **CARL19- Durranhill Road, Botcherby**

This site is the remaining portion of a larger site that was allocated in the previous Local Plan for housing. The principle of the development of this site was accepted by the Inspector at the last Local Plan Inquiry. The land to the west is currently being developed and is partially complete. There is an existing regular bus service along Durranhill Road, and the site is close to local services and facilities, including primary schools and an employment area at Rosehill. The site performs well against sustainability appraisal objectives and as such has been taken forward as a preferred option.

### **CARL20 – Laings Site, Stanhope 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. Since then a planning application has been received on the front portion of the site for a retail development. 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. Dow Beck, which is classified as main river borders the north western boundary of the site. As such 8 m clearance is required. Any open space would be best located in this part of the site. This site has been taken forward as a preferred

option. The site performs well in terms of sustainability and has been taken forward as a preferred option.

#### **CARL21 – Former Dairy Site, Holywell Crescent, Botcherby**

This site has planning permission for 66 houses subject to the signing of a section 106 agreement (planning application ref: 13/0655). The site was previously identified as a Primary Employment Area to reflect its most recent use as a dairy. Paragraph 22 of the NPPF advises that local planning authorities should avoid the long term protection of employment land where there is no realistic prospect of it coming forward for that purpose. The development of this site for housing would re-use a brownfield site in a sustainable location close to local services and facilities including a primary school. It is also well related to other areas of housing and large areas of open space at both Keenan Park and Melbourne Park. As such the site performs well against sustainability appraisal objectives and is to be taken forward as a preferred option.

#### **CARL22 – Land bounded by Hammonds Pond, Oaklands Drive & Durdar Road**

The site has planning permission for 318 houses subject to the signing of a section 106 agreement, (planning application ref: 12/0793). The proposed development of the site is compatible with the existing residential development at Blackwell Road and Oaklands Drive/Scalegate Road. The scale of the development is appropriate for its location, and the site is close to a good range of local services and facilities. It is considered to be a logical extension to the City. The development of the site would deliver a significant proportion of affordable housing to meet the needs of the District. It is not considered that the proposal will harm the long term conservation of tree and hedgerow cover nor the landscape and the visual amenity of the area. The site performs largely neutral in sustainability terms and as such has been taken forward as a preferred option.

#### **OC53 – Heathlands Industrial Estate, Kingmoor**

This site is in active use as an employment site and has a range of tenants. It is understood that there are currently units available for rent. Whilst the buildings are dated, and may not meet current requirements for all businesses, the site provides a base for a number of businesses with less specific requirements. The site is considered to be in an isolated location, over 2.5 km from the edge of Carlisle. There is no public transport serving the site. The development of this site would not fulfil the NPPF aim of achieving sustainable development, in particular it would not deliver a 'social role'. The Framework states that the social role of sustainable development should support strong, vibrant and healthy communities....with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The site is not near any other rural community apart from a small development of houses that was formerly married officers' quarters associated with the former RAF bases in north Carlisle. As such it is not considered

that the site lies in a sustainable location and it has not been taken forward as a preferred option.

### **BL03 – Land at Blackwell**

This site lies in the broad location of Carlisle South, which is identified in Policy S3 of the Local Plan as an area for a major mixed use urban extension from 2025 onwards. The policy states that the development of this area will be in accordance with a masterplan which will be approved as a supplementary planning document. The proposed uses will include housing, schools, local employment and retail sites, community facilities, open space and other infrastructure.

The purpose of the masterplan will be as follows:

- to provide more detail on how the strategic requirements set out in this policy will be delivered;
- to set a framework to guide the preparation of future planning applications;
- to provide a framework against which future planning applications will be assessed.

It is therefore important that sites in this area do not come forward in isolation, as this would jeopardise the opportunity to comprehensively shape the physical form and social fabric of an area to create a sustainable place in an area-based as opposed to piecemeal approach.

This site is largely neutral overall in SA terms however given the reasons above it is desirable for this site to come forward in a coordinated development of Carlisle South.

### **CA22 & CA50 – Land at High Crindledyke & Land at Middle Farm, Crindledyke**

These two adjacent sites are located immediately to the north of the Crindledyke Farm estate, where construction has started following a recent planning permission. The main issues with further development in this location are highways capacity and primary school capacity. The Highways Authority has indicated that this site should not be allocated for development. The proposed school at the Crindledyke Farm Estate is planned to take children arising only from the new estate. The allocation of this site for housing would unreasonably compound these issues in the north of the City. These sites perform largely neutrally against sustainability appraisal objectives however for the reasons above they have not been taken forward as preferred options for allocation.

### **CA47 – Land at Etterby**

The main constraint on this site is the area covered by flood zone 2. The NPPF policy states that inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk. LPAs are instructed to apply the



sequential test whereby development should not be allocated if there are reasonably available sites appropriate for the proposed development in area with a lower probability of flooding. The Plan has allocated sufficient sites to meet the housing needs of the district on land with a lower risk of flooding. Overall this site scores negatively against the sustainability appraisal objectives and has not been taken forward as a preferred option.

#### **CA60 – Land off Beverley Rise, Harraby**

The land is currently in agricultural use. Whilst in location terms the site lies in a neighbourhood with a local primary school, bus stops, community centre, open space and a neighbourhood shopping area, visually the site provides an important buffer between the edge of the housing area, including proposed allocation Carl 4, and the M6. There are a number of other preferable sites in the area which don't have the same noise constraints as this site. Therefore the role this land plays as both a physical, visual and noise barrier between existing housing and the M6 is of more significance than the need to allocate more land for housing in this location. This site performs largely neutrally against sustainability appraisal objectives however for the reasons above it has not been taken forward as a preferred option for allocation.

#### **CA68- Land at Deer Park, Belah**

The site is allocated for mixed use development in the adopted 2008 Carlisle District Local Plan. There has been no interest shown in developing the site apart from an informal enquiry in 2010 which has not been followed up. The landowner has not engaged in the Local Plan consultation process to promote the inclusion of the site for housing. As such it can not be considered available for development. Overall the site performs neutrally against the sustainability appraisal objectives however for the reasons above it has not been taken forward as a preferred option.

#### **CA73 – Land off Brisco Road, Upperby**

The site lies in the broad location of Carlisle South, which is identified in Policy S3 of the Local Plan as an area for a major mixed use urban extension from 2025 onwards. The policy states that the development of this area will be in accordance with a masterplan which will be approved as a supplementary planning document. The proposed uses will include housing, schools, local employment and retail sites, community facilities, open space and other infrastructure.

The purpose of the masterplan will be as follows:

- to provide more detail on how the strategic requirements set out in this policy will be delivered;
- to set a framework to guide the preparation of future planning applications;

- to provide a framework against which future planning applications will be assessed.

It is therefore important that sites in this area do not come forward in isolation, as this would jeopardise the opportunity to comprehensively shape the physical form and social fabric of an area to create a sustainable place in an area-based as opposed to piecemeal approach. The topography of this site means that it is visually very prominent when viewed both from the edge of the City, and from the approach to the City. It is therefore particularly important that this site is not developed in isolation.

This site is largely neutral overall in SA terms however given the reasons above it is desirable for this site to come forward in a coordinated development of Carlisle South.

## **Brampton**

### **BRAM1 – Land south of Carlisle Road**

This site lies on the western approach to Brampton and integrates well with the build form of the town, having housing and other established development on two sides. The scale of the site means that a significant proportion of much needed affordable housing will be delivered. There is also good potential to include public open space within the site, and there will be a need for landscaping incorporating native species to soften the edge of the development and help it to integrate with adjacent housing. The site is close to a frequent bus service, and local primary and secondary schools. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities. The site also includes an allocation for a medical centre. Brampton Medical Practice has indicated the need to expand and relocate to purpose built premises in order to meet current clinical standards. This site performs positively against sustainability appraisal objectives and therefore has been taken forward as a preferred option.

### **BRAM 2 – Land west of Kingwater Close**

This site is well related to the built form of Brampton in this location, and the landscape has the capacity to absorb additional development without significant impacts. The land is surplus public sector land, which the government has identified as a valuable source of land to achieve the building of new homes. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities. Overall the site scores neutrally against sustainability appraisal objectives and given the reasoning above, it has been taken forward as a preferred option.

### **BRAM 3 – Land east of Gelt Rise**

This site relates well to the adjacent housing area at Gelt Rise. It benefits from existing substantial mature landscaping in the form of roadside hedges containing mature trees. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities, including a primary and secondary

school. Brampton has good public transport links to Carlisle. The site therefore lies in a sustainable location. It is one of the smaller sites allocated in the preferred options, and therefore contributes towards the Plan offering a range of sites for housing development. This site performs well against sustainability appraisal objectives and as such has been taken forward as a preferred option.

#### **BRAM 4 – Land north of Greenfield Lane**

This site integrates fairly well into the built form of the edge of Brampton, and has the potential to enhance the approach to Brampton in this location through well designed and laid out housing, and sensitive boundary treatment. The small beck which lies on the northern boundary of the site is classified as 'Main River' and as such there is an 8 m exclusion zone within which no development can take place. This will provide an opportunity to create a landscape buffer and potentially some open space between the site and the property to the north, Oakwood Park Hotel. Care will need to be taken to protect the route of the public footpath to ensure that it continues to provide a safe and attractive route for pedestrians. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities, including a primary and secondary school. Brampton has good public transport links to Carlisle. The site therefore lies in a sustainable location and performs well against SA objectives. This site has been taken forward as a preferred option.

#### **BR14 – Land off Greenhill Road**

Brampton is the second largest settlement in the District, and has a wide range of services and facilities serving the local area and beyond. The centre of the town is largely built up and there are very limited infill or brownfield site opportunities. Therefore opportunities for expansion are generally going to be on the edge of the town. Of all the sites promoted on the edge of Brampton, this site is considered to have the highest landscape quality, and is part of a wider high quality landscape classified in the Cumbria Landscape Classification as 'open undulating and rolling topography with lowland agricultural landscape dominated by pasture; hedges and hedgerows trees common on lower ground'. The views out into the countryside from the edge of Brampton at this point are particularly attractive, and help frame the edge of the town. It is considered that the landscape impact of developing this site would be unacceptable. Site performs negatively against landscape objective however largely neutral overall. For the reasons outlined above this site will not be taken forward as a preferred option.

#### **BR01- Land off Old Church Lane**

The majority of the site is physically and visibly separated from Brampton by Kirby Moor School and playing fields. Therefore the site is not considered to integrate well with the built form of Brampton in this location. The preferred allocation to the north of Brampton,

(BRAM4), is considered to be better connected to the built form of Brampton, as established housing is present on the eastern and southern sides of the site. The site performs largely neutral overall against SA objectives however for the reasons outlined above it has not been taken forward as a preferred option.

### **BR13 – Land off Capon Tree Road**

The Cumbria Landscape Character Guidance identifies this land as lying within an area of ‘Sandy Knolls and Ridges’. The document goes on to say “This is a pleasant farmed landscape. It is a generally small to medium scale, enclosed landscape which opens out on the edges. The combination of knolls and ridges with mature woodland and pasture creates an enclosed parkland like appearance. Most views are framed by woodland or topography. There are some longer vistas northwards from the ridges near Brampton”. The access constraints and the landscape impact of developing this site are unacceptable. Other preferable sites are available in Brampton. The site performs largely neutral overall against SA objectives however for the reasons outlined above it has not been taken forward as a preferred option.

## **Longtown**

### **LONG 1 – Site of former Lochinvar School**

This site was the former Lochinvar School which closed some years ago after being declared surplus to requirements by the Education Authority. The school buildings have been cleared leaving a brownfield site. The site is well contained within the existing built form of Longtown, and is almost enveloped by surrounding housing and community buildings. Care will be needed in any layout to minimise disturbance to the community buildings, and to integrate the development with the retained playing fields to the east. This site has been taken forward as a preferred option.

### **LO02 - Land off Old Road**

Apart from a small housing estate to the west of the site, and a row of houses to the north, the site is not particularly well related to the built form of Longtown in this location. Land to the south includes the Longtown Industrial Estate, Borders Business Park and Longtown allotments. The land to the other side of Briar Lee Court is underused employment land. The preferred allocation for Longtown is on the site of the former secondary school, and is therefore a brownfield site. This is considered preferable to allocating a greenfield site. Whilst Longtown is the third largest settlement in the District, it lacks a secondary school, and pupils travel either to Carlisle or Brampton. The level of housing allocated in Longtown (106) is considered appropriate given its location in relation to Carlisle, and the services that are offered in the town. This site has not been taken forward as a preferred option.

### **LO03 - Land off Moor Road**

From Moor Road there are wide ranging views across this site to the North Pennines AONB, and to the hills in the Lake District National Park. Whilst the site itself is rather flat and featureless, these views are important to frame the edge of Longtown in this location. The site is not considered to integrate well with the existing built form or scale of Longtown in this location. The preferred allocation for Longtown is on the site of the former secondary school, and is therefore a brownfield site. This is considered preferable to allocating a greenfield site. Whilst Longtown is the third largest settlement in the District, it lacks a secondary school, and pupils travel either to Carlisle or Brampton. The level of housing allocated in Longtown (106) is considered appropriate given its location in relation to Carlisle, and the services that are offered in the town. This site has not been taken forward as a preferred option.

### **LO08 – Land at Lochinvar Close**

The southern portion of the site lies in flood zones 2 and 3. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. It goes on to say that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The southern portion of this site is also designated as a Primary Leisure Area, and current policy protects such areas from development. The northern part of the site lies in a Primary Residential Area where the principle of residential use is acceptable. However, this part of the site is less than 0.4 ha and therefore below the threshold at which the Local Plan would seek to allocate land for housing. The site is currently in residential use, and any proposed redevelopment could be enabled through a planning application. This site has not been taken forward as a preferred option.

### **Burgh by Sands**

#### **BURG1 – Land to the west of, and including, Highfield, Burgh by Sands**

This is a small site which includes an existing dwelling and two garages. Although the site lies within the AONB, this does not prevent it being developed in a sensitive manner, using the highest design standards. The Rural Masterplanning work undertaken at Burgh by Sands indicated that there was a community wish for a small number of additional houses within the village to cater for families and young couples. However, the community indicated that new development should respect the landscape of the AONB, and not exacerbate existing surface water flooding problems. Overall the site performs largely neutrally against SA objectives and as such it has been taken forward as a preferred option.

## **Cummersdale**

### **CUMM1 – Land east of Cummersdale Road, Cummersdale**

This small site represents a logical extension to the village. During previous consultation on the Plan both the Parish Council and the members of the local community have expressed support for its development. It is considered that the site will not increase traffic flow through the village, and that its scale and location relate well to the existing village form. Cummersdale has a primary school, pub, village hall, and is located close to the edge of Carlisle. Two large employers are located close by, Pirellis and the Stead McAlpin Mill. This site performs largely neutrally against SA objectives and as such it has been taken forward as a preferred option.

### **CUD03 - Land off Caldew Road, Cummersdale**

This site lies on the southern edge of Cummersdale, and there are attractive views from the edge of the village to the countryside to the south and east. The northern boundary of the site is formed by a mature tree belt, and there are a further four mature trees in the hedgerow along the western boundary. This reduces the developable area of the site, as mature trees require at least a 5 metre exclusion zone between the crown edge and any development. Caldew Road narrows at this point and there is no footway. It is considered that the landscape impact of developing this site would be greater than that of developing the preferred allocation in Cummersdale, at the northern end of the village. Cummersdale is a small village of approx 110 properties. The preferred allocation makes provision for an indicative 14 houses, which represents an approx 10% increase in properties in the village. It is considered that further allocations could lead to an unacceptable increase in scale of new housing development in the village. This site has not been taken forward as a preferred option.

### **CUD04 – Land off Cummersdale Road, Cummersdale**

The perception of this site in terms of its relationship to the village is that it is physically and visibly outside the edge of Cummersdale. The northern part of the site consists of part of a large open, flat green field, separated from Cummersdale by a mature hedge and an area of public open space, with some more recent roadside planting. The grass verge widens at a point beyond the site, towards the village, and is maintained in an attractive manner as part of the village amenity greenspace. This reinforces the perception that the village edge is at this point. The lower portion of the site is not particularly visible on the main approach road from Carlisle, but can be seen from the end of Gilbert Road, and the public bridleway beyond. The scale of the site is too large for the size of the village, and would be an unacceptable intrusion into open countryside. The site scores negatively in relation to the sustainability objective for landscape and townscape. For the reasons above this site has not been taken forward as a preferred option.

## **Cumwhinton**

### **CUMW1 – Land west of How Croft, Cumwhinton**

This small site lies at the western end of a village which has a primary school, pub, village hall and small post office and shop. There is also an hourly bus service to Carlisle, and quick access to junction 42 of the M6. It is therefore considered to be a sustainable location for development. The site is well contained within the landscape and relates well to the built form of the village in this location. For the reasons above this site has not been taken forward as a preferred option.

### **CUMW2 – Land north of St John’s Hall, B6263 Cumwhinton**

This site lies centrally within the village and is accessed from the B6263 which is the main route through. The landscape setting of Cumwhinton at this point is that of gently rising farmland to the north, which provides an attractive setting to the village. The lower land that forms this site can be developed without compromising the overall landscape setting. The village which has a primary school, pub, village hall and small post office and shop. There is also an hourly bus service to Carlisle, and quick access to junction 42 of the M6. It is therefore considered to be a sustainable location for development. For the reasons above this site has not been taken forward as a preferred option.

### **CUMW3 – Land adjacent to Beech Cottage, Cumwhinton**

This site has the benefit of planning permission, subject to the signing of a section 106 agreement. The principle of development on this site is therefore acceptable, as set out in planning application report 12/0856. This site is therefore added to the Plan as a preferred option.

### **CUW06 – Land north of B6263, Cumwhinton**

The scale of this site is considered too large in relation to the scale of the village. Cumwhinton has developed in a mainly linear fashion along a number of roads which serve the village, from Carlisle, Scotby, Wetheral and Cotehill. More recently a number of courtyard and cul de sac type developments have occurred at both the eastern and western end of the village. The centre of the village is characterised by lower density detached houses and bungalows, and some views out into the open countryside to the north, which is on slightly higher ground. The Rural Masterplan for Cumwhinton recognises that whilst the centre of the village could absorb some additional housing development, this should be confined to land closer in to the B6263, and not encroach onto the higher ground to the north. This site is not suitable for allocation for housing as it is of too large a scale, and would have an unacceptable impact on the landscape. Other preferable sites have been allocated in Cumwhinton. This site is therefore not included as a preferred option for allocation.

## **Dalston**

### **DALS1 – Land between Station Road/Townhead Road, Dalston (12/0878)**

This site has planning permission for 121 houses subject to the signing of a section 106 agreement covering affordable housing, play space, education, refuse bins and a travel plan. The proposal is in accordance with the principles of the NPPF as the application site is located in a sustainable location close to the centre of Dalston. Dalston has a range of services and the proposal would create an opportunity to support these existing rural facilities. The site is well contained as it is bounded by development to three sides. In such circumstances, it is considered that the proposal would not result in a prominent intrusion into the countryside nor would it result in settlements merging. In such circumstances, the principle of additional housing in this location is deemed acceptable and is in accordance with the objectives of the Council's Interim Housing Statement and the National Planning Policy Framework. This site is therefore added to the Plan as a preferred option.

### **OCO7 – Land at Buckabank, Dalston**

Planning permission has been granted for 121 houses on land in the centre of Dalston. The preferred site is better located in terms of accessibility to services and facilities, and public transport networks. Given the constraints identified by UU, and the scale of the preferred site, which is considered sufficient for Dalston over the next 15 years (together with some windfall housing), this site has not been allocated and will not be taken forward as a preferred option. This site performs largely neutrally in sustainability terms.

### **DA01 – Land to the South of Dalston**

Planning permission has been granted for 121 houses on land in the centre of Dalston. The preferred site is better located in terms of accessibility to services and facilities, and public transport networks. Given the constraints identified by UU, and the scale of the preferred site, which is considered sufficient for Dalston over the next 15 years (together with some windfall housing), this site has not been allocated and will not be taken forward as a preferred option. This site performs largely neutrally in sustainability terms.

### **OC51 – Land at Ellers Mill, Buckabank**

Planning application 12/0878 gained planning permission in August 2013 (subject to a S106) for 121 houses, associated open space and infrastructure, on land between Townhead Road and Station Road. This site will be allocated in the Local Plan to safeguard it for development, and to recognise that the principle of housing development on this site is acceptable. United Utilities have confirmed that the development will take up all of the available headroom at the waste water treatment works which lie to the north east of the village. This site is in a preferable location to this alternative, being centrally located and within walking distance of the range of local services and facilities which lie within Dalston.



This alternative site is located in a prominent position in open countryside. The site is elevated slightly above the road known as The Green. There are also extensive open views across the site from the eastern end of Townhead Road in a southerly direction to the Lake District. As such it is considered that the preferred allocation presents a more sustainable option for development than this site.

### **Durdar**

#### **DU03 – Land at Durdar Farm**

The site is too isolated to be considered as a stand alone allocation for housing. Durdar is a small village located primarily in the north east quadrant of land centred around a cross road. The only local services are a pub and a small scale garage (servicing and sales). The scale of this alternative site is out of scale with the village.

The site lies in the broad location of Carlisle South, which is identified in Policy S3 of the Local Plan as an area for a major mixed use urban extension from 2025 onwards. The policy states that the development of this area will be in accordance with a masterplan which will be approved as a supplementary planning document. The proposed uses will include housing, schools, local employment and retail sites, community facilities, open space and other infrastructure.

The purpose of the masterplan will be as follows:

- to provide more detail on how the strategic requirements set out in this policy will be delivered;
- to set a framework to guide the preparation of future planning applications;
- to provide a framework against which future planning applications will be assessed.

It is therefore important that sites in this area do not come forward in isolation, as this would jeopardise the opportunity to comprehensively shape the physical form and social fabric of an area to create a sustainable place in an area-based as opposed to piecemeal approach.

This site is largely neutral overall in SA terms however given the reasons above it is desirable for this site to come forward in a coordinated development of Carlisle South.

### **Houghton**

#### **HOUG1- Land at Hadrian's Camp, Houghton (12/0610)**

This is a brownfield site located adjacent to a village which has a good range of local services and facilities including a primary school, village hall, church and shop. Houghton lies less than two miles from Carlisle and there is a regular bus service. There is potential to develop

this site with limited impact on the landscape, and create needed new housing which will support local facilities and transport networks. There is a substantial roadside hedge which should remain except for where removal is required for visibility splays. This hedge will provide the site with established landscape screening, and help integrate the site into the landscape and the southern edge of the village. This site has been included in the plan as a preferred option.

#### **HO01 - Land north east of Houghton**

Houghton has seen significant expansion in recent years. Planning permission has recently been granted under 12/0610, an outline application for 96 houses, on brownfield land to the south of Houghton. This represents a 20% increase in houses in the village. The primary school in Houghton is currently at capacity, as is the next nearest school at Stanwix. The allocation of this site to the north east of Houghton would be a significant addition out of scale with the rest of the village. This site has not been taken forward as a preferred option.

#### **HO02 - Land west of Houghton Road, Houghton**

Houghton has seen significant expansion in recent years. Planning permission has recently been granted under 12/0610, an outline application for 96 houses, on brownfield land to the south of Houghton. This represents a 20% increase in houses in the village. The primary school in Houghton is currently at capacity, as is the next nearest school at Stanwix. The allocation of this site to the north west of Houghton would be a significant addition out of scale with the rest of the village. The site is also not well related to the built form of Houghton on the northern edge of the village. It is visibly and physically outside the settlement, and does not benefit from any landscape or topographical features which would help to integrate the site with the village. This site has not been taken forward as a preferred option.

#### **HO03 – Land at Hadrian’s Camp, Houghton**

Houghton has seen significant expansion in recent years. Planning permission has recently been granted under 12/0610, an outline application for 96 houses on brownfield land to the north of this site. The primary school in Houghton is currently at capacity, as is the next nearest school at Stanwix. The allocation of additional land at Hadrian’s Camp would almost double the size of the village and is clearly out of scale with the rest of the village, including the preferred allocation. The site is immediately adjacent to the Hadrian's Wall World Heritage Site, and is covered by a non-statutory County Wildlife Site designation. This site has not been taken forward as a preferred option.

## **Harker**

### **HARK1 – Kingmoor Park Harker Estate, Harker**

The NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The Employment Land Review shows that there is currently an oversupply of employment land in Carlisle. The buildings on the site are outdated and pose maintenance problems for modern employment uses. The site is located adjacent to land allocated for future employment use that would require a major electricity supply due to its proximity to Harker substation. The two uses have the potential to co-exist together. Although there are few local services in Harker, the site lies within 1.5 km of junction 44 of the M6, and the northern relief road, giving quick and easy access to Carlisle. It is therefore considered to be in a sustainable location, and the redevelopment of the site has the potential to make a positive contribution to the local environment through good design and layout. This site is neutral site in sustainability terms and along with the reasons above it has been taken forward as a preferred site for allocation.

## **Moorhouse**

### **MOOR1- Land east of Monkhill Road, Moorhouse**

The site is centrally located within the village, and has the potential to provide a mix of housing of a scale appropriate to the village. There are approx 70 properties in Moorhouse, therefore an additional 10 houses would be an appropriate number.

The village has a very limited level of services or facilities, including a public house, a private former Quaker burial ground, two small area of open space, and a post box. However, the village is part of a cluster of villages including Thurstonfield, Monkhill, Great Orton, Burgh by Sands and Kirkbampton (this last village is in Allerdale District). There are primary schools at the latter three villages, with the Burgh by Sands school operating at approx half its capacity. Some housing at Moorhouse could help sustain services in this village cluster, in line with paragraph 55 of the NPPF. This site is neutral site in sustainability terms and along with the reasons above it has been taken forward as a preferred site for allocation.

### **MR03 – Land to the west of Moorhouse**

The village has a very limited level of services, including a public house, a private former Quaker burial ground, two small areas of open space, and a post box. However, the village is part of a cluster of villages including Thurstonfield, Monkhill, Great Orton, Burgh by Sands and Kirkbampton (this last village in Allerdale District). There are primary schools at the latter three villages, with the Burgh by Sands school operating at approx half its capacity. Some housing at Moorhouse could help sustain services in this village cluster, in line with paragraph 55 of the NPPF.

This site lies in flat open countryside which is visually prominent when approaching from both the B5307 and the unclassified road from Burgh by Sands. The site is physically and visibly separate from the form of the village, and with the exception of a roadside and field boundary hedge, could not be said to be well contained within existing landscape features. A small area of land on the south eastern boundary of the site is not included within the proposal. This adds to the perception that the site does not integrate with the edge of the village in this location. A preferable site is available within the centre of Moorhouse. This site scores negatively in the sustainability appraisal against the landscape/wownscape objective however neutral overall. This site has not been taken forward as a preferred option.

#### **MR02 – Land north of Low Moorhouse Farm**

The village has a very limited level of services, including a public house, a private former Quaker burial ground, two small areas of open space, and a post box. However, the village is part of a cluster of villages including Thurstonfield, Monkhill, Great Orton, Burgh by Sands and Kirkbampton (this last village in Allerdale District). There are primary schools at the latter three villages, with the Burgh by Sands school operating at approx half its capacity. Some housing at Moorhouse could help sustain services in this village cluster, in line with paragraph 55 of the NPPF.

This site lies in flat open countryside which is visually prominent when approaching from both the B5307 and the unclassified road from Burgh by Sands. The site is physically and visibly separate from the form of the village, and with the exception of a roadside and field boundary hedge, could not be said to be well contained within existing landscape features. This adds to the perception that the site does not integrate with the edge of the village in this location. A preferable site is available within the centre of Moorhouse. This site has not been taken forward as a preferred site for allocation due to the aforementioned reasons.

#### **Linstock**

##### **LINS1 – Linstock North, Linstock**

Linstock has limited local services and facilities although it has a village hall and a village green with a children's playground. However, the village has good accessibility to Carlisle, being less than 2.5 km away. Carlisle can be accessed through Rickerby Park, which includes a designated off road pedestrian and cycle route from The Beeches to the entrance of Rickerby Park, or via the roundabout on the A689. There is also a regular bus service. New housing development has previously been limited in Linstock by planning policy and the need for a sewer upgrade to allow homes to connect to mains sewerage. The upgrade was completed in 2008. The site integrates well with the built form and scale of the villages, and has the potential to provide housing in a sustainable location with good access to a wide range of services and facilities within Carlisle. The NPPF advocates that in rural areas,

housing should be located where it will enhance or maintain the vitality of rural communities. An additional 10 houses over the next 10-15 years is considered to be an appropriate scale of development for the village. This is a preferred site for allocation in Linstock.

### **OC31 – Land to the west of Linstock**

Linstock has developed largely as a nucleated village around two small village greens, and has included the redevelopment of a former horticultural nursery site in the centre of the village. There are attractive older style properties alongside newer developments. The village form is broken up by agricultural fields between the houses in the centre of the village. This site to the north west of Linstock would represent a large extension out of scale with the rest of the village. The site does not integrate well with the village form either visibly or physically, and is not contained by any landscape or topographical features which would help it relate to the edge of the village. As such it has not been selected as the preferred allocation for Linstock.

### **OC32 – Land to the east of Linstock**

Linstock has developed largely as a nucleated village around two small village greens, and has included the redevelopment of a former horticultural nursery site in the centre of the village. There are attractive older style properties alongside newer developments. The village form is broken up by agricultural fields between the houses in the centre of the village. This site to the north of Linstock would represent a large extension out of scale with the rest of the village. The site does not integrate well with the village form either visibly or physically, and is not contained by any landscape or topographical features which would help it relate to the edge of the village. As such it has not been selected as the preferred allocation for Linstock.

## **Rickerby**

### **RICK1 – Land at Tower Farm, Rickerby**

Rickerby is an attractive small village which lies close to the edge of Carlisle. There is a dedicated off road cycling and walking route between Rickerby and Rickerby Park. The site is therefore considered to be in a sustainable location with good access to the large range of services and facilities which Carlisle offers. The majority of the village to the west of this site lies within flood zones 2 and 3, and therefore there is little scope for further development. The scale of development proposed on this site is considered appropriate for the size of the village. There are a number of attractive barns within the site which reflect the local vernacular style in this location. They should be retained as part of the development, and converted whilst retaining their character. This site performs largely neutral overall and as such has been taken forward as a preferred option.

## **Rockcliffe**

### **RO06 – Land by the Telephone Exchange, Rockcliffe**

This is a large site in terms of scale in relation to the village. The site extends around and beyond the south eastern boundary of the village. The southern approach to Rockcliffe is very distinct in that there is a physical and visible defined edge to the village, approximately coinciding with the road sign for the village. The topography of the land in this location is that it rises in a northwards direction towards the first house on the right hand side of the road, a large vicarage in substantial grounds. This site can not be said to be integrated with the village form, and would represent an extension into open countryside, out of scale with the rest of the village.

A portion of the proposed site extends southwards to a point beyond the junction of the Rockcliffe/Harker – Rockcliffe/Cargo roads. This is very clearly open countryside, and whilst the site promoter has indicated that the development could finance the construction of a new road layout and improved junction configuration, there is no evidence that this is necessary in highway terms.

The Local Plan allocates sufficient land for housing to meet the objectively assessed needs of the District. This site is therefore not taken forward as a preferred allocation.

## **Scotby**

### **SCOT1 – Land east of Scotby Road, Scotby**

This site was shown as an alternative option in the first stage of the consultation on the Local Plan. Scotby has two recent planning permissions, one at Broomfallen Road for 28 dwellings (12/0790, subject to a S106), and land to the rear of Scotby Steading (12/0710) for 45 dwellings. Scotby is a large village in terms of both numbers of houses, and the geographical area which it covers. It has a primary school, shop, pub, church and village hall. The centre of Scotby is 1.5 km from the edge of Carlisle, so has good access to a much wider range of services and facilities which the city offers.

The first stage consultation on the Local Plan showed another site, west of Scotby Road, as the preferred option for allocation for housing development. However, the site has been found to have access constraints which are unlikely to be overcome. Part of Scot 1 is therefore considered to be the next preferable site. The Rural masterplanning exercise for Scotby indicated that *“a small area could be infilled in the north east, exercising care to minimise impact onto the A69 and encroachment onto the shallow valley”*. The site has no access constraints, and as such 1.3 hectares are allocated for the development of approx 44 houses. As such this site has been taken forward as a preferred site for allocation.

### **SCOT2 – Land at Broomfallen Road, Scotby**

The site has planning permission (12/0790) subject to completion of a S106 agreement to secure the provision of affordable units, open space, education and waste bins.

The NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance and maintain the vitality of rural communities.

The site is located in a sustainable location close to the centre of Scotby, public transport links and the city of Carlisle. Scotby village has a range of services (school, public house, church, village hall, playing fields etc) and the proposal would create an opportunity to support these existing rural facilities. The site is well contained as it is bounded by residential dwellings to the north and east with Wash Beck to the west. In such circumstances it is considered that the proposal would not result in a prominent intrusion into the countryside nor would it result in settlements merging.

This site has therefore been included within the Plan as a preferred site for allocation.

### **SC11 – Land off Hill Head, Scotby**

This site sits squarely behind a mixture of houses and bungalows on Scotby Road, and bungalows along the northern side of Hill Head. The site is effectively landlocked apart from a single access from a point approximately half way along Hill Head. This access is too narrow to accommodate two way traffic and pedestrian footways. There would also be an unacceptable impact on 12 and 18 Hill Head by way of loss of amenity from traffic impact and noise. The site was submitted as part of a larger site including land to the north. This land to the north has been included in the Local Plan as a preferred allocation for housing. This site has not been taken forward as a preferred allocation.

### **SC09 – Land off Holme Close, Scotby**

Two separate planning permissions have amounted to provision for 73 houses in Scotby on unallocated sites, (at Broomfallen Road, and Scotby Steading). In addition the preferred allocation at land east of Scotby Road, south of the A69 makes provision for 44 houses. This totals 117 houses for Scotby over the next 15 years. This is considered to be sufficient for the scale of the village. The proposed site protrudes into open countryside, and does not integrate with the existing built form of the village. Whilst the highways issues that have been raised can be addressed, the impact on residents of Holme Fauld and Holme Close of an additional 40 houses would be significant. Therefore, this site has not been taken forward as a preferred allocation.

## **Warwick Bridge**

### **WARW1 – Warwick Bridge/Little Corby North, Warwick Bridge**

Warwick Bridge/Little Corby is considered a sustainable location for development as it has a good range of local services and facilities including a primary school, shop, Warwick Mill business village and a doctor's surgery. This site is well related to the built form of the village in this location, and its development will have minimal impact on the landscape. The field pattern is such that the development would be bordered by existing mature hedges, which could be reinforced with additional planting to maintain biodiversity opportunities and give a softer, more rural boundary to the development. Whilst it is recognised that most of the services and facilities in Warwick Bridge lie on the south side of the A69, there is a signalled crossing at the light controlled junction at the northern end of the village, and three further pedestrian crossings with refuges in the middle of the A69. The village also has good public transport connections with Carlisle and Brampton, there being two buses an hour in the daytime. This site has been taken forward as a preferred option.

### **WB05 – Land south of A69, Warwick Bridge**

The site is important in landscape terms when viewed both from the access road to the Warwick Mill Business Park, and from the A69. The views from the A69 are especially prominent, extending to the North Pennines AONB in the east, and contributing to the setting of the listed buildings (High Buildings and Main Mill). Highways access to this site is potentially constrained, as access from the A69 is unlikely to be achievable. The access road to Warwick Mill Business Park is narrow with speed bumps. It is not clear whether this road is adopted by the Highways Authority. This site has not been taken forward as a preferred option for allocation.

### **WB06 – Land off Heads Nook Road, Warwick Bridge**

This is a long narrow site which protrudes eastwards out of the village, and has open countryside on two sides. The site is not particularly well related to the rest of the village in this location. The site extends out into the open countryside, where both the physical and visible perception is that of being outside the village. The frontage of the site extends over 300m out of the village. The rest of the village (Warwick Bridge, Corby Hill and Little Corby) has developed in a nucleated pattern. This site would be out of scale and form with the rest of the village. This site has not been taken forward as a preferred option for allocation.

## **Wetheral**

### **WETH1 – Wetheral South, Wetheral**

Wetheral is considered a sustainable location for development as services and facilities include a doctors' surgery, church, hotel, restaurant, shop, playing fields and railway station with trains to Carlisle and Newcastle. However, the village lacks a primary school. The



proposed site is bordered on two sides by housing, and whilst the landscape is flat and open, there is potential to integrate any new development with the existing built form of the village, and through good design establish an attractive edge to the village. There is a mature tree belt which partially divides the site from the playing fields to the south. Additional planting could be undertaken to create a more natural framework for the development. Development would have to preserve or enhance the characteristics of the adjacent conservation area. The issues with sewer capacity in the village will make it unlikely that this site could be developed until years 6 – 10 of the Plan period, (2020 – 2025). This site has been taken forward as a preferred option.

#### **WETH2 – Land west of Steele’s Bank, Wetheral**

Wetheral is considered a sustainable location for development as services and facilities include a doctors' surgery, church, hotel, restaurant, shop, playing fields and railway station with trains to Carlisle and Newcastle. However, the village lacks a primary school. The proposed site is bordered to the north and east by housing, and whilst the landscape is flat and open, there is potential to integrate any new development with the existing built form of the village, and through good design establish an attractive edge to the village. The issues with sewer capacity in the village will make it unlikely that this site could be developed until years 6 – 10 of the Plan period, (2020 – 2025). This site has been taken forward as a preferred option.

#### **WE08 – Land to the north of Wetheral, west of Plains Road**

Wetheral is a large village which is considered a sustainable location for development as services and facilities include a doctors' surgery, church, hotel, restaurant, shop, playing fields and railway station with trains to Carlisle and Newcastle. Some frontage development of this site for two or three houses may be acceptable under Policy 17 in the Local Plan which makes provision for windfall housing. However, preferable sites for allocation are identified at the southern end of Wetheral, and these sites are considered to have a better relationship to the village form, and have less of an impact on the landscape.

This site off Plains Road is out of scale with the village in this location. Plains Road is a tree lined road which is characterised by large detached properties. Most of the road lies within the Wetheral Conservation Area designation. The most northerly part of the road is at a much lower density, with large houses in large plots, with open fields to the rear. The development of this site would unacceptably alter the character of this area. This site has therefore not been taken forward as a preferred option.

## **Wreay**

### **WREA1 – Land west of Wreay School, Wreay**

Wreay is considered to be a sustainable location for development as it currently supports a primary school with spare pupil capacity, a village hall, a pub and a church, all located centrally within the village. It is approximately 3 miles from Carlisle. Whilst most of the housing is clustered loosely around the central area of the village, there are a number of scattered properties located along the four approach roads which converge within the village. The size of the allocated site and the low site capacity of 10 given in the Plan will allow a development which complements the existing village form, at a density which reflects that of surrounding development. Access to the highway is possible on the northern edge of the site. There are a number of mature trees, and a hedge, between the site and the Grade II\* listed church in the centre of the village. Whilst the effect of development on a listed building is a material planning consideration, the NPPF states that local planning authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness. This site has therefore been taken forward as a preferred option for development.

### **OC59 – Land to the north of Wreay**

Wreay is a village of less than 30 houses. However, it benefits from a range of local services including a pub, primary school, church and village hall. The proposed site extends to some 3 hectares and is attractive, open parkland type landscape fringed by mature trees. There are open views to the Grade II \* listed St Mary's Church to the south, and the Grade II \* listed Sexton's Cottage to the north. The landscape impact of the development of this site, together with the impact on the listed buildings, is considered unacceptable. In addition, the site is wholly out of scale with the rest of the village. This site has therefore not been taken forward as a preferred option.

## **Smithfield**

### **SM01 - Land east of Fir Ends School, Smithfield**

The scale of the site is disproportionate to the scale of the village. The site extends to 2.5 hectares, and if it was developed in its entirety could almost double the size of Smithfield.

There are far reaching views across the site from Skitby Road in a south easterly direction towards the Pennines. The views from the A6071 northwards are more restricted. The landscape impact of developing this site would be unacceptable.

There is potential for some very limited development along the frontage of this site along Skitby Road under Policy 17 of the Local Plan. This policy makes provision for housing development on sites that are not specifically allocated for housing in the Local Plan, (i.e. windfall sites) subject to criteria relating to scale, layout, design etc. However, the Local

Plan would not seek to allocate sites of less than 0.4 ha. This site has not been taken forward as a preferred option.

### **Thurstonfield**

#### **TH04 – Land at Hill Farm, Thurstonfield**

The site has planning permission for the erection of three dwellings. There is scope for further development on this site. It is acknowledged that whilst Thurstonfield has no services of its own, (although there is a small Methodist chapel) it is in a cluster with Burgh by Sands, Moorhouse, Great Orton, and Kirkbampton (which lies in Allerdale District). These villages between them provide primary schools, pubs, village halls and churches. As part of the rural masterplanning process, a focus group meeting with the parish council identified that there was probably no need to allocate additional land at present within Thurstonfield. There are presently approx 100 houses in Thurstonfield, and it is considered that a modest 10% increase over the Plan period could be accommodated. This site is the preferable site as it is brownfield. However, Policy 17 of the Local Plan makes provision for the site to come forward incrementally. This site has not been taken forward as a preferred option.

#### **TH05 – Land at Brookside House and builders yard, east of Thurstonfield**

Half of the site is occupied by a house, an outbuilding and an established small builder's yard. The eastern portion of the site is an open field, with a mature oak tree on the road frontage with the B5307. This part of the site does not integrate with the rest of the village, and has open countryside on three sides. It is acknowledged that whilst Thurstonfield has no services of its own, it is adjacent to Kirkbampton which has a primary school, and is also close to a number of other villages including Burgh by Sands, Moorhouse and Great Orton. However, the prominent location of this site on the edge of the village, the landscape impact, and the recent permission for 3 houses at Hill Farm, with further phases to follow, lead to the conclusion that this site should not be allocated for further housing development.

There is potential for further development to be accommodated within the brownfield part of the site. This, however, could be provided for under Policy 17 of the Local Plan which makes provision for windfall development. This part of the site is not of sufficient size to allocate in the Local Plan.

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. This site is 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](http://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

<b>Policy S1 – Sustainable Development</b>			
	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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 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.			

<b>Policy S2 – Spatial Strategy</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
1	Provide opportunities to strengthen and diversify the economy	Policy mentions the development of employment land, strengthen the city centre and enhance education	
2	Improve access to employment		
3	Protect and improve the quality of water resources	The policy seeks to address the impacts of climate change including minimising flooding.	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	The policy seeks to address the impacts of climate change including minimising flooding.	
5	Encourage sustainable use of previously developed land	Policy states that it will make the best use of previously developed land.	
6	Encourage urban regeneration	Policy states that it will make the best use of previously developed land and has a central focus	
7	Improve the availability & use of sustainable transport mode	Policy encourages development to make the use of public transport, walking and cycling easy	
8	Promote the development & use of sustainable and renewable energy resources	Policy refers to renewable energy	
9	Increase the use of sustainable design and construction techniques	Policy mentions renewable energy and energy efficient design.	
10	Minimise the production of waste & increase reuse and recycling rates	Policy seeks to address the impacts of climate change and specifically mentions recycling and waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Policy encourages 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 mentions health and wellbeing	
13	Ensure opportunities for all for living in decent and affordable homes	Policy encourages new houses to be built to modern standards	
14	Improve people's sense of safety and well-being	Policy seeks to enhance individual and community 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.	Policy seeks to protect important environmental assets	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy makes reference to maintaining and enhancing landscape assets and environmental assets.	



17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy seeks to conserve and enhance the significance of historic assets and landscape	
18	Protect and improve local air quality	Policy seeks to address the impact on climate change	
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 seeks to address the impact on climate change	
20	Reduce potential for environmental nuisance	Policy seeks to address the impact on climate change with specific reference to recycling and waste.	
Summary: This policy encapsulates sustainability principles and is compatible with all of the SA objectives. It is positive in SA terms as being the spatial strategy for the plan this underpins the rest of the policies and site allocations to ensure that future development is sustainable.			

<b>Policy S3 – Broad Location for Growth: Carlisle South</b>			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	Proposed land uses include employment land.	
2	Improve access to employment	Creation of employment land to Carlisle South will help to balance inequalities in terms of access to employment in the south of the City.	
3	Protect and improve the quality of water resources	Whilst risks are unknown, the scale of development would lead to a coordinated approach to water resource management. There may be an improvement compared to existing agricultural practices.	
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Whilst Carlisle South may have a negative impact on climate change and flood risk in comparison to existing agricultural uses, the long term aspirations of this strategic extension to the urban area may have a positive effect as development will be comprehensively planned to enhance sustainability by providing a range of services and facilities, therefore reducing the need to travel to access these. The extension aims to create quality urban greening and better places to live which will contribute to the climate change, health and biodiversity agenda. The development would also create green areas, which can help to reduce carbon dioxide and particulates. Any risk of flooding will be minimised by	

		a coordinated approach across the whole area.	
5	Encourage sustainable use of previously developed land	This is a greenfield urban extension.	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Development will provide strategic public transport provision. At this scale a coordinated approach can be achieved. Additionally, local services and facilities will be within walking and cycling distance of most properties.	
8	Promote the development & use of sustainable and renewable energy resources	This is promoted through other policies within the plan however this policy states that it will maximise low-carbon living and better places to live which contribute to the climate change agenda.	
9	Increase the use of sustainable design and construction techniques	This is promoted through other policies within the plan however this policy states that it will maximise low-carbon living and better places to live which contribute to the climate change agenda.	
10	Minimise the production of waste & increase reuse and recycling rates	The policy seeks to minimise this however it will undoubtedly lead to an increase compared to the existing use.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Development will provide strategic public transport provision. At this scale a coordinated approach can be achieved. Additionally, local services and facilities will be within walking and cycling distance of most properties.	
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 scale of this development would lead to a development where services, facilities and access to green spaces are within easy reach to create sustainable lifestyles.	
13	Ensure opportunities for all for living in decent and affordable homes	This urban extension will provide modern houses to meet locally identified needs from 2025 onwards.	
14	Improve people's sense of safety and well-being	The scale of this development would lead to a development where services, facilities and access to green spaces are within easy reach to create sustainable lifestyles, thus improving peoples sense of safety and wellbeing. If development was sporadic like the alternative, this would put additional pressure on existing services to the detriment of existing communities.	
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 development will help to create opportunities for biodiversity to flourish because the intensive agricultural nature of the current land use means that there is likely to be low biodiversity value currently in this area.	

16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Development will have an impact on the landscape because it will be altered through development, however this reduces pressure and enables the protection of more sensitive landscapes.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	No known heritage/cultural assets however development here will have reduced pressure on more sensitive assets elsewhere.	
18	Protect and improve local air quality	New roads will need to be developed therefore introducing cars in an area that is currently agricultural greenfields.	
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 roads will need to be developed therefore introducing cars in an area that is currently agricultural greenfields.	
20	Reduce potential for environmental nuisance	New roads will need to be developed therefore introducing cars in an area that is currently agricultural greenfields.	
<p>Summary: There are a number of benefits of delivering a large scale urban extension, such as;</p> <ul style="list-style-type: none"> <li>• The opportunity to comprehensively shape the physical form and social fabric of an area to create a sustainable place in an area-based as opposed to piecemeal approach;</li> <li>• Meet housing shortage and provide a range of types and tenures to meet need and demand;</li> <li>• Help realise economic potential of an area and create new jobs;</li> <li>• Provide strategic public transport provision and highways network to support the development and the wider area;</li> <li>• Effective way of capturing uplift in land value and funding infrastructure;</li> <li>• Create comprehensively planned owned green infrastructure;</li> <li>• Minimise low carbon living and effective use of resources; and</li> <li>• Securing better community engagement, governance, stewardship and ownership.</li> </ul> <p>Based on this the policy provides a sustainable long term growth ambition for Carlisle, as demonstrated by a large number of positive outcomes against the sustainability appraisal objectives.</p>			

<b>Policy S3 – Broad Location for Growth: Carlisle South (alternative – sporadic development)</b>			
No	Objective	Notes/Comments	ALT
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.	Other policies within the plan steer development away from areas of highest flood risk however sporadic development may mean that areas at risk from flooding would have to be looked at if all of the land out with flood zones is developed.	
5	Encourage sustainable use of previously developed land	Policies encourage the redevelopment of brownfield sites however ultimately some greenfield would need to be developed to satisfy housing need and demand.	
6	Encourage urban regeneration	Policies encourage the redevelopment of brownfield sites however ultimately some greenfield would need to be developed to satisfy housing need and demand.	
7	Improve the availability & use of sustainable transport mode	Sporadic development may increase the numbers of people who would rely on existing transport provision.	
8	Promote the development & use of sustainable and renewable energy resources	This is promoted through other policies within the plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	This is promoted through other policies within the plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Whilst some development may be on brownfield sites, it is likely that development would increase the production of waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Whilst development should take place in sustainable locations there would not be the same opportunities to integrate paths and cycle routes to existing services and facilities.	
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.	Sporadic development puts pressure on existing services, potentially to the detriment of the existing community.	
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	Sporadic development puts pressure on existing services, potentially to the detriment of the existing community.	
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 may result in negative impacts on habitats and biodiversity.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes	Development could have a negative effect on	

	and locally designated wildlife sites and priority habitats	landscapes/townscapes however it could also have a positive effect and improve some areas.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Potential impacts are unknown.	
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 adaptation to climate change.	More traffic on the road network will have a negative impact.	
20	Reduce potential for environmental nuisance	More traffic on the road network will have a negative impact.	
<p>Summary: The alternative option to developing a strategic allocation to the south of Carlisle is sporadic piecemeal development which is not considered to be the most sustainable option as it would not allow for the same level of development and integration of new services and community facilities that a comprehensively planned area could. Sporadic development is likely to have significant landscape and environmental impacts and put pressure on existing resources such as public open space, the existing highway network and services and the level of developer contributions is unlikely to achieve strategic infrastructure delivery. Other locations for strategic extensions to the City were explored however not considered to be reasonable alternative options for the following reasons;</p> <ul style="list-style-type: none"> <li>• Land to the north of Carlisle – the M6 and west coast mainline form physical barriers to development. Additionally there are existing road network capacity issues at Junction 44 of the M6;</li> <li>• Land to the east of Carlisle – The M6 acts as a physical barrier to growth, any development further east would be detached physically and visually from the urban area and would create a significant expansion into open countryside, likely to have significant landscape impacts;</li> <li>• Land to the west of Carlisle – there are various infrastructure barriers to development in this location such as high voltage power lines, the west coast mainline and landscape impact constraints.</li> </ul> <p>It is therefore considered that an urban extension to the south of Carlisle where there is existing capacity at Junction 42 of the M6 provides the most sustainable option for growth.</p>			

<b>Policy S4 – Design</b>				
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.				

<b>Policy S5 – Green Infrastructure (GI)</b>				
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			
<p>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.</p>				

<b>Policy S6 – Regeneration and strategic Retail in the City Centre and Botchergate</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.	Development will encourage the creation of public open spaces.	
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	Regeneration projects will reduce 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.

<b>Policy S7 – University Development</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt 1</b>
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.			
<b>20</b>	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.				

<b>Policy 1 – Employment Land Allocations</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>	
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	This is unknown however other policies in the plan would help to ensure that employment development wouldn't have a detrimental effect.		

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>			

<b>Policy 2 - Primary Employment Areas</b>			
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.	policy is supportive and looks at residential amenity	
13	Ensure opportunities for all for living in decent and affordable homes	policy is supportive and looks at residential amenity	
14	Improve people's sense of safety and well-being	policy is supportive and 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		
Summary: This policy relates to managing existing uses and allowing for change of use where appropriate whilst maintaining the distinctiveness of Whitesyke and Sansysike.			

<b>Policy 3 - Mixed Use Areas</b>			
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.	Any residential development would be well related to a variety of 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 adaptation 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.			

<b>Policy 4 Primary Shopping Areas</b>			
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.	Policy mentions maintaining viability and vitality of the town centre 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.			

<b>Policy 5 Primary Shopping Frontages</b>			
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		
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.			

<b>Policy 6 – Retail Proposals Outside the Primary Shopping Area</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.	
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.			

<b>Policy 7 Neighbourhood Shopping Parades</b>			
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	
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.			

<b>Policy 8 Morton District Centre</b>			
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	
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	Accessible District Centre	

	sustainable lifestyle.		
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.			

<b>Policy 9 – Shop Fronts</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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
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
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.			

<b>Policy 10- Food and Drink</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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
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	

<b>12</b>	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.		
<b>13</b>	Ensure opportunities for all for living in decent and affordable homes		N/A
<b>14</b>	Improve people's sense of safety and well-being		
<b>15</b>	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
<b>16</b>	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Policy talks about complementing surrounding buildings	
<b>17</b>	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy talks about complementing surrounding buildings	
<b>18</b>	Protect and improve local air quality		
<b>19</b>	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.		
<b>20</b>	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.			

<b>Policy 10- Food and Drink Alternative Options</b>					
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Alt 1</b>	<b>Alt 2</b>	<b>Alt 3</b>
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.					

<b>Policy 11- Arts, Culture, Tourism and Leisure Development</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	Policy focusses on town centres first therefore encouraging regeneration.	
7	Improve the availability & use of sustainable transport mode	Policy states that development must be accessible by a choice of means of transport including sustainable modes of travel such as cycling or long distance walking.	
8	Promote the development & use of sustainable and renewable energy resources	This is encouraged by other policies in the Plan	
9	Increase the use of sustainable design and construction techniques	This is encouraged by other policies in the Plan	
10	Minimise the production of waste & increase reuse and recycling rates	Would increase waste but policy aims to concentrate development in central locations	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Inherent health and wellbeing opportunities related to arts, culture, tourism and leisure development	
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, tourism and leisure 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	Widening the arts, cultural, tourism and leisure offer therefore enhancing the offer of the District. This may indirectly lead to enhanced 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.	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 and enhance the townscape by ensuring that development would not have an unacceptable impact on the landscape/townscape. It also seeks to safeguard the distinctive environment, culture and history of the area.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Policy directly mentions tourism opportunities relating 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		
Summary: This policy is very specific in relation to arts, culture, tourism and 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.			

<b>Policy 12- Caravan, Camping and Chalet Sites</b>			
No	Objective	Notes/Comments	P.O
1	Provide opportunities to strengthen and diversify the economy	These sites provide accommodation for tourists therefore 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.	

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.

<b>Policy 13- Rural Diversification</b>			
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	Policy considers presence of wildlife such as bats and barn owls	



	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	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	
<p>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.</p>			

<b>Policy 14 – Agricultural Buildings</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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>			

<b>Policy 15 – Equestrian Development</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 adaptation 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>			

<b>Policy 16- Housing Strategy and Delivery</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt 1</b>
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	Where available brownfield allocations have been identified.		
6	Encourage urban regeneration	Where available brownfield allocations have been identified.		
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 habitats.	New development so could potentially have a negative effect however new gardens will help to restore and create 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.			

<b>20</b>	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.				

<b>Policy 17 – Housing Development (not on allocated sites)</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt1</b>
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.				

<b>Policy 18 – Residential Density</b>			
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.		
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>			

<b>Policy 19 – Affordable Housing</b>			
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 sustainable lifestyle.	Quality of life is better if people have access to a decent and affordable home.	
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.			

<b>Policy 20- Rural Exception Sites</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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		
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.		
<b>20</b>	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.			

<b>Policy 21 – Housing for Rural Workers</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	
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.

<b>Policy 22- Other Housing in the Open Countryside</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.

<b>Policy 23- Conversion of Heritage Assets to Housing. Housing as Enabling Development</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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		
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.		

<b>Policy 24 – Development in Residential Gardens</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	
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.			

<b>Policy 25 – House Extensions</b>			
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.

<b>Policy 26- Large Houses in Multiple Occupation, Subdivision of Dwellings, and Student Accommodation</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 accomodaiton	
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 increasing recycling is met by specific reference to the creation of storage areas within developments.

<b>Policy 27 – Housing to Meet Specific Needs</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.

<b>Policy 28 – Traveller and Travelling Showpeople Provision</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	Policy seeks to ensure adequate site services are provided or already available.	
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, walking and cycling.	
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 encourages walking and cycling.	
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	Policy mentions landscape screening.	
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 and additionally by providing future sites through this plan this will help	



		to reduce the number of unauthorised encampments.	
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.			

<b>Policy 29- Other Uses in Primary Residential Areas</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.

<b>Policy 30 – Delivering Infrastructure</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt 1</b>
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 cycling.	Policy refers to Green Infrastructure (GI) connections and 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.	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.		
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.				

<b>Policy 31 – Sustainable Transport</b>					
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				
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.					

<b>Policy 32 – Car Parking</b>					
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				
<p>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.</p>					

<b>Policy 33 – Broadband Access</b>			
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.			

<b>Policy34– Waste Minimisation and the Recycling of Waste</b>					
<b>N</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt 1</b>	<b>Alt 2</b>
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.				
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	Sending less waste to landfill will reduce the potential for environmental nuisance.			

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.

<b>Policy 35 – Foul Water Drainage on Development Sites</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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>			



<b>Policy 36 - Planning Obligations</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 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.</p>			

<b>Policy 37- Renewable Energy</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt 2</b>
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			
<p>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.</p>				

<b>Policy 38 – Wind Energy</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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</p>			

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.

<b>Policy 39 – Development, Energy Conservation and Efficiency</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
1	Provide opportunities to strengthen and diversify the economy	Could increase costs to developer however not overly restrictive	
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		

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.

<b>Policy 40 – Flood Risk and Development</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 adaption to climate change.		
20	Reduce potential for environmental nuisance		

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.

<b>Policy 41- Sustainable Drainage Systems</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 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		

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.

<b>Policy 42 – Doctors’ Surgeries and Health Centres</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.	
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 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.

<b>Policy 43- Educational Needs</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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, 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 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.

<b>Policy 44- Sustaining Rural Facilities and Services</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 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 adaption to climate change.		
20	Reduce potential for environmental nuisance		

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.

<b>Policy 45 – Access, Mobility and Inclusion</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 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		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.

<b>Policy 46 – Planning Out Crime</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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		

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.

<b>Policy 47 – Safeguarding Zones</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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, regionally and locally designated wildlife sites and priority habitats.	The Coal Authority helps to safeguard geodiversity	
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.

<b>Policy 48 - Pollution</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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		

Summary: The SA scores this policy highly as it positively reflects the SA objectives of 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.

<b>Policy 49 - Protection of Groundwaters and Surface Waters</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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, regionally and locally designated wildlife sites and priority habitats.	The protection of groundwaters and surface waters helps to protect the ecology and biodiversity present	
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 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.

<b>Policy 50 – Hazardous Substances</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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>			

<b>Policy 51- Land Affected by Contamination</b>			
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		
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>			

<b>Policy 52 – Cemetery</b>			
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		
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>			

<b>Policy 53 – Hadrian’s Wall World Heritage Site</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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		
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.			

<b>Policy 54- Scheduled and Other Nationally Important Ancient Monuments</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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
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.			

<b>Policy 55 - Local Listings</b>			
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
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		N/A

	pollution to levels that do not damage natural systems, including human health, and enabling adaption to climate change.		
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.			

<b>Policy 56 – Development affecting Conservation Areas</b>			
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.			

<b>Policy 57 – Listed Buildings</b>			
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.		
<b>20</b>	Reduce potential for environmental nuisance		
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.			

<b>Policy 58 – Historic Parks and Gardens</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.		

<b>20</b>	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>		

<b>Policy 59 – Historic Battlefields</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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.		
<b>20</b>	Reduce potential for environmental nuisance		



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.

<b>Policy 60 - Landscapes</b>					
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>	<b>Alt 1</b>	<b>Alt 2</b>
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				

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.

<b>Policy 61- Areas of Outstanding Natural Beauty</b>					
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 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.</p>					

<b>Policy 62 – Biodiversity and Geodiversity</b>					
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>					

<b>Policy 63 – Open Space</b>					
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 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>					

<b>Policy 64- Public Rights of Way</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 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>			

<b>Policy 65- Trees and Hedgerows</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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 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**



## Carlisle

<b>CARL 1 – Land to the south east of Junction 44, Kingstown</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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 and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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 with a frequent bus service, however distance from city centre may mean people are 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 but development of this site and adjacent site CARL2 would provide open space as part of the development.	Orange
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	Green
14	Improve people’s sense of safety and well-being	Close to motorway may be issues with traffic noise. At present there is no capacity within existing primary schools close to this site. Whilst the development of this site and others may help contribute towards the provision of a new school, without this its development may have a negative effect on the well-being of residents of the development.	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. The site is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.	
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	Course of Roman Road is indicated along western boundary of site and so archaeological evaluation would be required.	
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	
<p>Summary: This site will create additional dwellings in the north of the City (Linked with adjacent site ref CARL2). 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. Negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality however this is balanced with the positives of development that is a logical extension to the City with good access to service provision in the locality. Development of this site and other potential development sites in the north of the City are strategic in that cumulatively they could lead to the development of a primary school. The site scores largely neutral against the sustainability appraisal objectives.</p>			

<b>CARL 2 - Land north of California Road, Kingstown</b>			
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 and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on	

		individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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 sustainable lifestyle.	Edge of centre - no formal existing open green space in close proximity but development of this site and adjacent site CARL1 would provide open space as part of the development.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	Close to motorway may be issues with traffic noise. At present there is no capacity within existing primary schools close to this site, whilst the development of this site and others may help contribute towards the provision of a new school, without this its development may have a negative effect on the well-being of residents of the development.	
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. The site is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.	
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	Course of Roman Road is indicated along western boundary of site and so archaeological evaluation would be required.	
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	
<p>Summary: This site will create additional dwellings in the north of the City (Linked with adjacent site red CARL1). 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. Negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality however this is balanced with the positives of development that is well connected to the city centre and service provision in the locality. Development of this site and other potential development sites in the north of the City are strategic in that cumulatively they could lead to the development of a primary school. The site scores largely neutral against the sustainability appraisal objectives.</p>			

**CARL 3 - Site of Pennine Way School, Harraby**

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.	There are significant surface water flooding issues within the site boundary which would need to be managed on site.	Red
5	Encourage sustainable use of previously developed land	Brownfield – former school site	Green
6	Encourage urban regeneration	Reuse of former school site	Green
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	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
10	Minimise the production of waste & increase reuse and recycling rates	As there is a school on this site which will currently generate waste, there may be a slight increase in waste generation however, door step recycling is already in operation in the area and so it is likely that it would be extended to cover the new properties therefore potentially increasing reuse and recycling rates.	Orange
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and 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 existing public open space at Keenan Park	Green
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	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.	Loss of school playing field and green area 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		Orange

	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 reuses a brownfield site. Good access via public transport to City Centre. The site performs well against SA objectives.			

<b>CARL 4 – Land North of Moorside Drive/Valley Drive, Harraby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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.	Localised surface water flooding to the west of site, around Moorside drive	
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Infill 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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Easy access to countryside	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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		
<p>Summary: Site is well related to existing residential area and performs well being a logical infill opportunity. Negative outcomes are reflective of those associated with the development of a Greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location. The site scores largely neutral against the sustainability appraisal objectives.</p>			

<b>CARL 5 – Land between Carleton Road and Cumwhinton Road, Harraby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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 require the provision of new bus stops and increased frequency of bus service.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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 for extension to existing 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.	There is access to services from this site.	Orange
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	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, townscape 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

<b>20</b>	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential for increase in light and noise	
Summary: Site is well related, screened and contained, logical extension to the City. Largely neutral in SA terms with negative outcomes reflective of those associated with the development of a greenfield site including increased waste generation and impacts on air quality.			

<b>CARL 6 – Land at Garden Village, West of Wigton Road, Morton</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
<b>1</b>	Provide opportunities to strengthen and diversify the economy	Provides new housing – key tool in the Government's economic recovery plan.	
<b>2</b>	Improve access to employment	New employment area to be created at Morton District Centre and easy access onto the A689 which connects to large employment areas to the north of the City.	
<b>3</b>	Protect and improve the quality of water resources		
<b>4</b>	Act to mitigate the causes and impacts of climate change including minimising flooding.		
<b>5</b>	Encourage sustainable use of previously developed land	Greenfield site	
<b>6</b>	Encourage urban regeneration	Logical extension to the urban area	
<b>7</b>	Improve the availability & use of sustainable transport mode	Development would increase the potential numbers of people who would use public transport. This site lies adjacent to a main route into and out of the City and is currently well served by public transport.	
<b>8</b>	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
<b>9</b>	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
<b>10</b>	Minimise the production of waste & increase reuse and recycling rates	Greenfield so will be an increase based on the sites current use	
<b>11</b>	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 (cycle route covers the length of the A689).	
<b>12</b>	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 areas of green space at Morton	
<b>13</b>	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
<b>14</b>	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	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. Negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of increasing waste generation and negative impact on air quality. However, the site is well to the built up area with good access and services nearby. The site performs well against sustainability appraisal objectives.			

<b>CARL 7 – Land at Newhouse Farm, South-West of Orton Road, Morton</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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 District Centre and access to the A689 north to Kingmoor Park and Kingstown.	
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	

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 existing cycle path along the A689 adjacent to this site.	
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	Housing allocation where a mix of housing would be provided, built to modern standards.	
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	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	
<p>Summary: Edge of urban area however well related to land covered by the Morton Master plan. Negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of increasing waste generation and negative impact on air quality. However, the site is well to the built up area with good access and services nearby.</p>			

<b>CARL 8 – Land north of Burgh Road, Belle Vue</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
1	Provide opportunities to strengthen and diversify the economy	Adjacent to Burgh Road Industrial Estate	
2	Improve access to employment	Site is close to the A689 which will provide a quick link to the new employment area to be created at Morton District Centre and currently provides good links to employment opportunities to the north at Kingmoor Park and Kingstown.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	River Eden lies to the north of this site however there is a significant difference in levels with this site laying higher and land sloping down towards the river.	
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. Site is close to the A689 which has a cycle path along its length and provides access to the countryside beyond.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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 opportunities to cycle. Opportunities to walk along the River Eden which is nearby. This is also the path of Hadrian's Wall.	
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 (this is also the path of Hadrian's Wall).	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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. Site lies immediately adjacent to the River Eden SSSI.	
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 a positive score.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Within 150m of the 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	
<p>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. Negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality. The proximity to Hadrian's Wall has been highlighted as a negative however the archaeological interest of this site is currently unknown. This would have to be considered prior to development of this site.</p>			

<b>CARL 9 – Site of Former Morton Park Primary School, Burnrigg</b>			
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		
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.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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 services.	
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 is an existing green space (formally a school with playground). Whilst it may not be of significant quality it will be used by the local community for informal recreation/dog walking etc. Despite this, there are other green spaces within close proximity, including Morton Park.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 majority of this is green, 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	Bringing a vacant, cleared site back into use may help to reduce the potential for environmental nuisance.	
<p>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. Whilst this site scores negatively in terms of losing an informal green space, this site was previously developed and there are other green spaces in the locality therefore the impact of this loss is not detrimental. Site therefore scores well against sustainability appraisal objectives.</p>			

<b>CARL 10 Land off Windsor Way</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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.	Existing flooding issues to the north and east of this site may be exasperated by development here however development of this site may also attract funding to ease the situation.	
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Development of a Greenfield 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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Will increase rates as development of a previously undeveloped site	
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.	
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	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	At present there is no capacity within existing primary schools close to this site, whilst the development of this site and others may help contribute towards the provision of a new school, without this its development may have a negative effect on the well-being of residents of the development.	

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	Close to the line of Roman Road	
18	Protect and improve local air quality	Scotland Road (which would be utilised by traffic accessing this site) and the site itself is identified as a Smoke Control 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.	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.	
<p>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. Whilst the site does not score highly overall within the SA, it is considered to be a strategic site for the District as its development may help to ensure future school places to the north of the City with additional benefits that come from new housing development, including economic benefits. This site, linked to adjacent CARL11, is considered to be a more sustainable option than the alternatives for these reasons.</p>			

<b>CARL 11 Land east of Landsdowne Close/Landsdowne Court</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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.	Existing flooding issues to the north and east of this site may be exasperated by development here however development of this site may also attract funding to ease the situation.	
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	Development of a Greenfield 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	Promoted through other policies within the Local Plan at a stage when more detailed discussions	

	renewable energy resources	are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Will increase rates as development of a previously undeveloped site	
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.	
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	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	At present there is no capacity within existing primary schools close to this site, whilst the development of this site and others may help contribute towards the provision of a new school, without this its development may have a negative effect on the well-being of residents of the development.	
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	Close to the line of Roman Road	
18	Protect and improve local air quality	Scotland Road (which would be utilised by traffic accessing this site) and the site itself is identified as a Smoke Control 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.	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.	



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. Whilst the site does not score highly overall within the SA, it is considered to be a strategic site for the District as its development may help to ensure future school places to the north of the City with additional benefits that come from new housing development, including economic benefits. This site, linked to adjacent CARL10, is considered to be a more sustainable option than the alternatives for these reasons.

<b>CARL12 – Land to the rear of Border Terrier, Ashness Drive/Ellesmere Way</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are employment opportunities across the City.	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.	No known flood risk.	Orange
5	Encourage sustainable use of previously developed land	This is a greenfield site.	Red
6	Encourage urban regeneration		Orange
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.		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.	Loss of attractive green space.	Red
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	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.	This is green space and as such there will be biodiversity present on the site however this is not high quality green space.	Orange

16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This is an attractive green space in a residential 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	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 increase in noise and light	
Summary: This site is sustainably located with good access to services and public transport. Negative comments are largely related to this being a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this sustainable location. The site performs neutrally in SA terms overall.			

<b>CARL13 – Former Printworks, Newtown Industrial Estate</b>			
No	Objective	Notes/Comments	Colour
1	Provide opportunities to strengthen and diversify the economy	Development of this site would provide new housing – a key tool in the Government’s economic recovery plan. However this is currently a vacant employment site and therefore development would result in the loss of employment land.	
2	Improve access to employment	This site is identified in the current Local Plan as Primary Employment and so development would result in the loss of employment land.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flooding issues.	
5	Encourage sustainable use of previously developed land	This site is currently developed with a large employment unit.	
6	Encourage urban regeneration	This site is within the City and redevelopment would improve amenity for residents of the adjacent estate.	
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on	

		individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	As there is an existing use on this site, development would not necessarily dramatically increase the production of waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Whilst this site is not within the City Centre, it is still within walking/cycling distance to a range of services, with good access 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.	There is reasonable access to green space with the River Eden and Hadrian's Wall laying to the immediate north of the site.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	Redevelopment of this site would improve the living conditions of residents to the residential area adjacent.	
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 is a brownfield site with former industrial use, redevelopment to residential with garden spaces would help towards creating and restoring biodiversity. site lies within 120 metres of River Eden SSSI and SAC but the proposal would not be likely to have a significant effect on the SAC. The proposal is also not likely to adversely affect the additional nature conservation interests of the SSSI.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Redevelopment of this site would lead to an improvement to the surrounding landscape and townscape.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	This site lies to the immediate south of the course of Hadrian's Wall however there are no known features of archaeological, historical and cultural heritage here. This should be explored before development.	
18	Protect and improve local air quality	This may lead to an improvement in local air quality if developed as housing instead of continuation as employment use.	
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.	This may lead to an improvement in local air quality if developed as housing instead of continuation as employment use.	
20	Reduce potential for environmental nuisance	As this is a vacant employment site, redevelopment as residential may help in reducing the potential for environmental nuisance with the site degrading further.	
<p>Summary: This is a vacant, low quality employment site, adjacent to existing recent residential development therefore residential development of this site would be better related to existing housing. The site performs well in terms of sustainability as it is in a good, sustainable location and reuses a brownfield site. Whilst negative SA outcomes are reflective of the loss of the employment site, this has been vacant for some time and is of low quality. Additionally, Carlisle has a surplus of employment land available.</p>			

<b>CARL14 – Land east of Beverley Rise, Harraby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are employment opportunities across the City.	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.	There are no known flooding issues	Orange
5	Encourage sustainable use of previously developed land	This is a greenfield site.	Red
6	Encourage urban regeneration	Whilst this site is within the urban area it is not an area in need of regeneration.	Orange
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
10	Minimise the production of waste & increase reuse and recycling rates	As this is a greenfield site there will be an increase in waste and recycling rates.	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There are opportunities for using public transport.	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.	There is access to green space however the site is adjacent to the motorway and the railway line which may have an effect on health and wellbeing.	Orange
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	Green
14	Improve people’s sense of safety and well-being	This site is close to the motorway and railway line with no buffer.	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.	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		
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 adaptation 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 increase in noise and light	
<p>Summary: This is a greenfield site on the edge of the urban area. Little offer of protection from the railway line and motorway which could generate environmental nuisance and impact peoples sense of safety and wellbeing. Other negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of this development including increasing the supply of housing in a sustainable location, accessible by public transport with opportunities for walking and cycling. Overall the site performs largely neutral.</p>			

<b>CARL15 – Land off Tree Road, south of Chertsey Mount</b>			
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	This site is adjacent to an employment area and close to the city centre therefore numerous opportunities for 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.	No known flood risk issues.	
5	Encourage sustainable use of previously developed land	Greenfield site	
6	Encourage urban regeneration	This is a central site within the urban area therefore regeneration would have positive effects on surrounding properties.	
7	Improve the availability & use of sustainable transport mode	This is a very accessible site with opportunities to walk, cycle or utilise public transport to access services.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	As this site is not currently developed, any development	

		would be lead to an increase in waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	This is a very accessible site with opportunities to walk, cycle or utilise public transport to access services.	
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.	There are green spaces within walking distance of this site however these are not immediately adjacent.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	There may be an impact on the wellbeing of residents whose properties currently abut this green field 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 this is a green field, it is not considered to be of high biodiversity quality.	
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	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: This is a small greenfield site which is centrally located with good access to services and the City Centre. Negative SA outcomes are reflective of those associated with the development of a Greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location. Site performs well in sustainability terms.</p>			

<b>CARL16 – Land north of Carleton Clinic, east of Cumwhinton Drive</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are employment opportunities across the City.	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.	There are no known flooding issues	Orange
5	Encourage sustainable use of previously developed land	This is a greenfield site.	Red
6	Encourage urban regeneration	Whilst this site is within the urban area it is not an area in need of regeneration.	Orange
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
10	Minimise the production of waste & increase reuse and recycling rates	As this is a greenfield site there will be an increase in waste and recycling rates.	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There are opportunities for using public transport and walking and 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.	There is access to green space to the surrounding countryside on the urban fringe.	Green
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	Green
14	Improve people’s sense of safety and well-being	This site is close to the motorway however there is a buffer.	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.	As this is a greenfield site, this has the potential to have a negative effect on biodiversity however there will be residential gardens for habitat creation.	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		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 adaptation 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 increase in noise and light	
<p>Summary: This is a greenfield site on the edge of the urban area. Negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of this development including increasing the supply of housing in a sustainable location, accessible by public transport with opportunities for walking and cycling. Site performs well in sustainability terms.</p>			

<b>CARL 17 Land at Carleton Clinic</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	Access to nearby green space	



	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	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, townscape 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 adaptation 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. Site performs well in sustainability terms.			

<b>CARL18 – Land to the rear of Hilltop Hotel, London Road/Tree Road</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Close to employment opportunities in and around 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.	No known flooding issues.	
5	Encourage sustainable use of previously developed land	This site is partly previously developed due to being car parking for the hotel.	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport, cycle and walk due to its proximity to the City Centre.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a	

		stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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 site is within walking distance to a range of services.	
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.	There is good access to local Green Infrastructure.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	There may be some impact on the landscape/townscape as the development may be prominent looking towards the hilltop. This is not considered to be a detrimental impact.	
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 increase in noise and light	
<p>Summary: This site is partly brownfield, located in a central location with good access to local services and green infrastructure. Whilst the site is of limited biodiversity value, there may be some impact in terms of impact on the townscape due to the prominence of the location in terms of height. Negative outcomes are largely reflective of those associated with the development and impacts of development in terms of waste generation and air quality, however this is balanced with the aforementioned positives of development in this location. Overall this site performs well in sustainability terms.</p>			

<b>CARL 19 – Durranhill Road, Botcherby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
10	Minimise the production of waste & increase reuse and recycling rates	Increasing numbers of people will have a negative effect by increasing levels	Red
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.	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 nearby green space	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	No real impact	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.	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	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	More traffic on the road network will have a negative impact	Red

	adaption to climate change.		
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. Site performs well against sustainability appraisal objectives.			

<b>CARL20 – Laings Site, Stanhope Road</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Close to employment opportunities in Caldwgate and 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.	Dow Beck lies along the north western boundary to the site and so 8m clearance would have to be included in any proposals however no known flood risk.	
5	Encourage sustainable use of previously developed land	Brownfield former employment site.	
6	Encourage urban regeneration	Brownfield former employment site in City Centre location.	
7	Improve the availability & use of sustainable transport mode	This is a central site and therefore there are opportunities to walk, cycle and access public transport which may increase with an increased number of people living in the area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	There is limited access to green space in this location therefore any development would have to incorporate green space.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	

14	Improve people's sense of safety and well-being	As this is a vacant site development would lead to an improvement in terms of safety and wellbeing of neighbours.	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.	Whilst this is a brownfield site, wildlife may have developed on the site.	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This is a derelict vacant site so development would lead to an improvement.	Green
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 increase in noise and light	Red
<p>Summary: This site scores highly due to it being a vacant brownfield site in a central location, providing a good opportunity for urban regeneration. The size site has been reduced from that previously assessed for sustainability appraisal as a planning application has been submitted for a food retail store on land to the south east. Negative outcomes are reflective of those associated with the development and impacts of development in terms of waste generation and air quality, however this is balanced with the aforementioned positives of development in this location.</p>			

<b>CARL21 – Former Dairy Site, Holywell Crescent Botcherby</b>			
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	Brownfield site	Green
6	Encourage urban regeneration	Brownfield site in a central location.	Green
7	Improve the availability & use of sustainable transport mode	Services are accessible from this site by walking, cycling and using public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange

10	Minimise the production of waste & increase reuse and recycling rates	Former employment use on this site so residential use may not increase waste overall.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Services are accessible from this site by walking, cycling and using 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.	Good access to green space and opportunities to walk to a range of services.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	Development of a vacant site would reduce the potential for environmental nuisance and improve the safety of the local residents.	
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 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	May be an improvement given that the site was formally used for employment which would have had an impact on air quality in terms of emissions. Despite this there is likely to be a number of cars accessing this site.	
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.	May be an improvement given that the site was formally used for employment which would have had an impact on air quality in terms of emissions. Despite this there is likely to be a number of cars accessing this site.	
20	Reduce potential for environmental nuisance	Existing brownfield site and therefore redevelopment would reduce the potential for environmental nuisance.	
Summary: This is a derelict site and as such redevelopment here would reuse a vacant site in a location which has good access to the City Centre and green infrastructure. The site performs well in terms of sustainability.			

<b>CARL22 – Land bounded by Hammonds Pond, Oaklands Drive &amp; Durdar Road</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are employment opportunities across the City	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.	Site lies adjacent to water body Hammonds Pond	Orange
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration		Orange
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
10	Minimise the production of waste & increase reuse and recycling rates	Currently greenfield so development would increase waste.	Red
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There are good opportunities for walking and cycling and access 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.	Good access to adjacent green spaces.	Green
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	Green
14	Improve people’s sense of safety and well-being	Whilst new residential development will not necessarily have a negative effect, they may not improve the sense of safety and wellbeing of the users of the park.	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.	This is a greenfield site where biodiversity may be present however residential gardens will be created.	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This site is on the edge of the City, adjacent to a park so likely to have an impact on the landscape and townscape.	Red
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		Orange

<b>18</b>	Protect and improve local air quality	More traffic on the road network will have a negative impact	
<b>19</b>	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	
<b>20</b>	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: Large greenfield site on the edge of the City, well connected to local services however the open aspect of this part of the City may lead to development causing some landscape impact. On the whole negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location. The site is therefore largely neutral in SA terms.</p>			



<b>OC53 – Heathlands Industrial Estate, Kingmoor</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	This is an existing employment site and so redevelopment would result in the loss of this.	Red
3	Protect and improve the quality of water resources		Orange
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk.	Orange
5	Encourage sustainable use of previously developed land	Brownfield	Green
6	Encourage urban regeneration	Redevelopment would regenerate this area.	Green
7	Improve the availability & use of sustainable transport mode	Limited access to public transport.	Red
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.	There is good access to the open countryside for walking and cycling however access to services is likely to be via the use of the private car.	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.	There is good access to the open countryside for walking and cycling however access to services is likely to be via the use of the private car and there is no access to formal green space.	Orange
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	Green
14	Improve people’s sense of safety and well-being	The amenity of adjacent residential properties would be improved.	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.	There may be biodiversity present on the site however overall redevelopment of this site would improve a contaminated site.	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Redevelopment of this site is likely to improve the immediate setting.	Green
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 adaptation 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 increase in noise and light	
Summary: This site is a well used employment site on the edge of the urban area, the loss of which could have a significant impact on access to employment. Additionally the site is physically detached from the urban area with limited public transport opportunities. On the whole this site performs neutrally as, whilst it is somewhat detached from the urban area, its redevelopment would provide an enhancement for adjacent residents.			

<b>BL03 – Land at Blackwell</b>			
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	There may be employment opportunities close to this site in the future in terms of the strategic allocation of Carlisle South which will include employment, housing and leisure uses.	
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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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 site has good access to nearby parks and access to the wider open countryside.	
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 nearby parks and access to the wider open countryside.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be	

		provided, built to modern standards.	
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 is located on the edge of the urban area and is likely to have a significant impact on the landscape.	
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 increase in noise and light	
Summary: This is an extensive greenfield site on the edge of the urban area. Development is likely to be prominent in the landscape but well related to the built form of the urban area with good access to the City Centre and services. This site may be desirable as part of a wider development to the South Carlisle. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality. This site is largely neutral overall in SA terms.			

<b>CA22 - Land at High Crindledyke</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Greenfield	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Size of development would ensure bus connections	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	People unlikely to walk to central services from 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.	Well connected to open countryside and nearby Kingmoor nature reserve	
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	Large scale development in the open countryside, but in an area already surrounded by employment/housing	
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: 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. This site performs largely neutrally against sustainability appraisal objectives.			

<b>CA50 - Land at Middle Farm, Crindledyke</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Greenfield	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	Size of development would ensure bus connections	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a	

		stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	People unlikely to walk to central services from 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.	Well connected to open countryside and nearby Kingmoor nature reserve	
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	Large scale development in the open countryside, but in an area already surrounded by employment/housing	
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: 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. This site performs largely neutrally against sustainability appraisal objectives.			

<b>CA47 - Land at Etterby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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.	Approximately two thirds of this site lies within flood zone 2	Red
5	Encourage sustainable use of previously developed land	Greenfield site	Red
6	Encourage urban regeneration	Greenfield site in an area not in need of regeneration	Red
7	Improve the availability & use of sustainable transport mode		Orange
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.	Cut off from city by M6, people unlikely to walk 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.	Good access to green spaces	Green
13	Ensure opportunities for all for living in decent and affordable homes	Would provide additional homes	Orange
14	Improve people's sense of safety and well-being	Scale of development may reduce feeling of wellbeing for existing residents	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.	the River Eden and Tributaries SSSI/SAC is located approx 100 m from the site. Potential for impact to interest features of site.	Red
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	Red
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	unscheduled archaeological site within the site boundary.	Red
18	Protect and improve local air quality	New development will increase air pollution through increase in number of cars	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 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. Overall this site scores negatively against the sustainability appraisal objectives.			

<b>CARL60 – Land off Beverly Rise, Harraby</b>			
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	There are employment opportunities across the City.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	There are no known flooding issues	
5	Encourage sustainable use of previously developed land	This is a greenfield site.	
6	Encourage urban regeneration	Whilst this site is within the urban area it is not an area in need of regeneration.	
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	As this is a greenfield site there will be an increase in waste and recycling rates.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There are opportunities for using 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.	There is access to green space however the site is adjacent to the motorway and the railway line which may have an effect on health and wellbeing.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be	

		provided, built to modern standards.	
14	Improve people's sense of safety and well-being	This site is close to the motorway and railway line with no buffer.	
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 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	Site lies adjacent to M6	
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 increase in noise and light	
<p>Summary: This is a greenfield site on the edge of the urban area. Little offer of protection from the motorway which could generate environmental nuisance and impact peoples sense of safety and wellbeing. Other negative outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality. Overall this site performs largely neutral against the 20 SA objectives.</p>			

<b>CA68 - Land at Deer Park, Belah</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Close to areas of 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 – previous development here has since greened over	
6	Encourage urban regeneration	Loss of green area, but would tidy up more dilapidated parts of the site	
7	Improve the availability & use of sustainable transport mode		
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	



9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Good access to footpaths through Kingmoor Nature reserve	
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	
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	

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. Overall the site performs neutrally against the sustainability appraisal objectives.

<b>CA73 – Land off Brisco Road, Upperby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Range of employment opportunities across Carlisle.	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		Red
6	Encourage urban regeneration		Red
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.		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.	There is good access to open countryside from this location and to green spaces in Upperby	Green
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	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. The potential loss of the hedge would however have a negative impact.	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This is a prominent site on a hill and as such it may have a negative impact on the landscape.	Red
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	
20	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: This is a large site on the edge of the urban area which is likely to be prominent in the landscape if developed in isolation. However it is well related to the built form of the urban area and so may be desirable as part of a wider development to the South Carlisle. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality.</p>			

## Brampton

<b>BRAM1 Land south of Carlisle Road</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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. Site is within walking distance of the town centre and so would 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 green areas within the development and surrounding existing 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 therefore a mix of open market and affordable would be provided.	
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	
<p>Summary: despite this site being greenfield it still performs relatively well against a number of the sustainability objectives. Development of housing that 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. This site performs positively against sustainability appraisal objectives.</p>			

<b>BRAM2- Land west of Kingwater Close</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Red
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes	Orange
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.	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		
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: 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. Overall the site scores neutrally against sustainability appraisal objectives.</p>			

<b>BRAM 3 - Land East of Gelt Rise</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Opportunities to utilise existing public transport, walking and cycling due to location.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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 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.	Close to recreation ground	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		
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	
<b>Summary:</b> 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.			

<b>BRAM 4 - Land north of Greenfield Lane</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.	Green

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	
<b>Summary:</b> 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.			

<b>BR14 – Land off Greenhill Road, Brampton</b>			
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	Various employment opportunities within Brampton	
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		
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Access to the town centre is available via 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 the open countryside is available.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 is a prominent site and as such development may have a negative effect on the landscape.	
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 increase in noise and light	
<p>Summary: This is a greenfield site on the edge of the town. Development here would be prominent and may have a negative effect on the landscape. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality, however largely neutral overall.</p>			

<b>BR01 -Land off Old Church Lane, Brampton</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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, edge of town	
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.	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.		
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	Edge of town, 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: very prominent site, more so than others identified within Brampton. Isolated from existing residential areas. Otherwise performs largely neutral in sustainability terms.			

<b>BR13 – Land off Capon Tree Road, Brampton</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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		
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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 site is on the edge of Brampton and whilst there are opportunities for walking and cycling, it is not considered that shops and services within Brampton are within walking distance. This site is also some distance from Bus services.	
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.	There is access to the open countryside from this site.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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.		

<b>16</b>	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This site has the potential to have a significant, negative landscape impact.	
<b>17</b>	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
<b>18</b>	Protect and improve local air quality	More traffic on the road network will have a negative impact	
<b>19</b>	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	
<b>20</b>	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: This is a greenfield site on the far edge of Brampton. It is somewhat detached from the town centre and likely to have an adverse impact on the local landscape. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality. The site performs largely neutral overall against SA objectives.</p>			



## Longtown

<b>LONG 1 – Site of former Lochinvar School</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.		Green
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	
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, townscape 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		

**Summary:** site includes the redevelopment of cleared school site which performs well against some of the SA criteria.

<b>LO02 – Land off Old Road &amp; LO03 – Land off Moor Road</b>				
No	Objective	Notes/Comments	LO02 - Land off old Road	LO03 - Land off Moor Road
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			
6	Encourage urban regeneration			
7	Improve the availability & use of sustainable transport mode			
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.		
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.		
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.			

<b>20</b>	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.				

<b>LO08 – Land at Lochnivar Close, Longtown</b>				
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>	
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	There are employment opportunities within Longtown		
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 the site lies within flood zones 2 and 3.		
5	Encourage sustainable use of previously developed land	This site is currently partly developed.		
6	Encourage urban regeneration	This site is currently partly developed.		
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.		
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.		
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.		
10	Minimise the production of waste & increase reuse and recycling rates	As the site is partly developed there may not be a significant increase in waste.		
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There is a good range of services within walking distance in Longtown		
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.	There is good access to green spaces within Longtown and access to the surrounding open countryside.		
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.		
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	As part of this site is already developed there may not be significant landscape impact.	
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 increase in noise and light	
Summary: This is a small partly brownfield site which is well related to Longtown and has good access to local services. Negative SA outcomes relate to the increase in traffic and potential impact on emissions however on the whole this site scores positively.			

## **Burgh by Sands**

<b>BURG1 – Land to the west of, and including, Highfield Burgh by Sands</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	There may be some surface water issues in this location.	
5	Encourage sustainable use of previously developed land	The development of this site would involve the demolition of an existing bungalow.	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on	

		individual sites.	
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.	There are opportunities for walking and cycling in the surrounding countryside.	
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.	There are opportunities for walking and cycling in the surrounding countryside which will help to enhance human health.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	Access to the open countryside will improve peoples 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.	Development will include the removal of hedgerow and development of a greenfield site however residential gardens will help to introduce new habitats.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Solway Coast AONB and so development would have to be sensitive.	
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 increase in noise and light	
<p>Summary: This is a small greenfield site which would involve the demolition of an existing dwelling. The site is also located within the AONB but it does create a good opportunity for small scale development in a sustainable rural location. Negative SA outcomes are reflective of those associated with the development of a Greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location. Overall the site performs largely neutrally against SA objectives.</p>			

## Cummersdale

<b>CUMM1- Land east of Cummersdale Road, Cummersdale</b>			
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	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
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	
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: 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.</p>			

<b>CUD03 – Land off Caldeu Road</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	
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: CUD03 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 however this site has not been taken forward due to planning matters in relation to access to the site, not on sustainability grounds.			

<b>CUD04 – Land off Cummersdale Road</b>			
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	Cummersdale is very close to Carlisle with employment opportunities close by at Pirelli and Stead McAlpine.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk.	
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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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, built to modern standards.	

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 is a significant site, development of which may have a negative landscape and townscape impact.	
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 increase in noise and light	
Summary: This is a large site on the edge of the village, close to Carlisle with employment and services. There is an accessible green space adjacent to this site however development of this site may have a negative impact on the surrounding landscape. Other negative SA outcomes are reflective of development of a greenfield site and the impacts of development in terms of waste generation and air quality.			

## Cumwhinton

<b>CUMW1 – Land to the west of How Croft, Cumwhinton</b>			
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	

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 is well related in terms of 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	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.			

<b>CUMW2 – Land north of St John's Hall, B6263</b>			
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
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		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use	

		services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	There is a good range of services within the village which residents would be able to walk/cycle to. There is also easy access to the countryside beyond for 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.	There is a good range of services within the village which residents would be able to walk/cycle to. There is also easy access to the countryside beyond for walking and cycling.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	There may be some landscape impact on the open countryside to the rear of the 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	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 increase in noise and light	
<p>Summary: This is a centrally located infill site within a village with good service provision which is considered to be a sustainable location for residential development. There may be some landscape impact of development however this should be mitigated by sensitive landscaping. Negative SA outcomes are reflective of those associated with the development of a Greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location.</p>			

<b>CUMW3 – Land adjacent to Beech Cottage, Cumwhinton</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
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		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	There is a good range of services within the village which residents would be able to walk/cycle to. There is also easy access to the countryside beyond for 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.	There is a good range of services within the village which residents would be able to walk/cycle to. There is also easy access to the countryside beyond for walking and cycling.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	There may be some landscape impact as this site is located on the edge of the 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	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 adaptation 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 increase in noise and light	
<p>Summary: This site is located within a village with good service provision which is considered to be a sustainable location for residential development. There may be some landscape impact of development due to it being on the edge of the settlement however this should be mitigated by sensitive landscaping. Negative SA outcomes are reflective of those associated with the development of a Greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location.</p>			

<b>CUW06 – Land north of B6263, Cumwhinton</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	There is good access to the open countryside surrounding this site.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 is a large sloping site and so development may would potentially have a significant impact on the surrounding 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	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 increase in noise and light	
Summary: This is a prominent greenfield site in the centre of a small rural village. Development has the potential to have a negative landscape impact. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality.			

## Dalston

<b>DALS1 – Land between Station Road/Townhead Road, Dalston 12/0878</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are employment opportunities close by within Dalston.	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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	Green
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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.	This is a good central location for development close to the village centre and within walking distance of local schools.	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.	There is good access to surrounding green space and the development itself will have green space as part of the design.	Green
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	Green
14	Improve people’s sense of safety and well-being	The development may contribute towards an improvement in road safety.	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.	Despite this being the loss of a green field, development will have gardens which will enable the creation of habitats for biodiversity.	Orange
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Limited impact due to screening by existing townscape.	Orange



17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Site is located within Dalston conservation area and so development would have to be sensitive.	
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 increase in noise and light	
Summary: This is a large greenfield site sustainably located in the centre of a well serviced village. Potential impact on the local landscape/townscape is reduced by existing screening from properties in the village centre. This site has planning permission.			

<b>OC07 – Land at Buckabank, Dalston</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited. Despite this, this site is very close to employment opportunities in Dalston.	
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	Limited bus service provision however Dalston is only a short walk away where there is good public transport access. There are opportunities to walk and cycle.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Limited bus service provision however Dalston is only a short walk away where there is good public transport access. There are opportunities to walk and 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.	There are opportunities to walking and cycling in the rural area.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 however residential gardens will help to introduce new habitats.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This is an open field so development is likely to have a significant impact on the landscape/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	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 increase in noise and light	
Summary: This is a greenfield site in the rural area with limited access to bus service provision however it is only a short distance from Dalston which has a range of services. There is concern that development of this site would have a negative impact on the landscape. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of new development in terms of waste generation and air quality.			

<b>DA01 - Land to the South of Dalston</b>			
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		N/A
7	Improve the availability & use of sustainable transport mode	Access to public transport in Dalston	
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.	Dalston show is held here so development would make this use of the 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		
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		
Summary: This site is located on the periphery of the village and would incur the loss of an important community green space and there may be access issues with this site. This site therefore does not score as positively in the SA as the preferred option for Dalston.			

<b>OC51 – Land at Ellersmill, Buckabank</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited. Despite this, this site is very close to employment opportunities in Dalston.	
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	Limited bus service provision however Dalston is only a short walk away where there is good public transport access. There are opportunities to walk and cycle.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Limited bus service provision however Dalston is only a short walk away where there is good public transport access. There are opportunities to walk and 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.	There are opportunities to walking and cycling in the rural area.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 River Caldeu, part of the River Eden and Tributaries SSSI, SAC, lies within 50 metres of the western edge of the site.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	In the backdrop to this site there is already a man made landscape (Ellers Mill) with industrial buildings however this would result in the loss of a green field.	

17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Within Dalston Conservation area.	
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 adaptation 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 increase in noise and light	
Summary: This is a small greenfield site in the rural area with limited access to bus service provision however it is only a short distance from Dalston which has a range of services. As the site is adjacent to an industrial mill denoting a man made landscape, it is considered that landscape impact here is likely to be minimal. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of new development in terms of waste generation and air quality.			

## Durdar

<b>DU03 – Land at Durdar Farm, Durdar</b>			
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	Durdar is situated close to Carlisle which has good employment opportunities.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk	
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		S/A
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	There is a limited bus service to this location however there are opportunities for walking and cycling towards 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.	There is good access to the open countryside surrounding this site.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 is a 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	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 increase in noise and light	
Summary: This is a greenfield site which would lead to a significant increase in the size of the village which could have a significantly detrimental impact on the landscape if developed in isolation. It may be that this site is considered in relation to proposed future development at Carlisle South. Site performs largely neutral in SA terms.			

## Houghton

<b>HOUG1 – Land at Hadrian's Camp, Houghton, 12/0610</b>			
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	This site is close to Carlisle which has a range of employment opportunities.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flooding issues.	
5	Encourage sustainable use of previously developed land	This is a previously developed site.	
6	Encourage urban regeneration		
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public	

		transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	Housing allocation where a mix of housing would be provided, built to modern standards.	
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.	Part of this site is a Cumbria Wildlife Site	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Part of this site is a Cumbria Wildlife 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	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 increase in noise and light	
Summary: This is a large brownfield site on the edge of Houghton. It is well connected with good links into Carlisle. Although development would effect a Cumbria Wildlife Site, an agreement has been reached through the planning process under application 12/0610.			

<b>Houghton HO01, HO02, HO03</b>					
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Land to the north east of Houghton</b>	<b>Land west of Houghton Road</b>	<b>Land at Hadrian's Camp, Houghton</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.			
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.			
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 lead 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.			
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.					

## Harker

<b>HARK1 – Kingmoor Park Harker Estate , Harker</b>			
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	This is currently an employment site however this is of poor quality.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Possibility of surface water flooding issues on part of the site.	
5	Encourage sustainable use of previously developed land	This is currently an employment site however this is of poor quality.	
6	Encourage urban regeneration	Regeneration of a poor quality employment site.	
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	

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.	Whilst public transport is available, the location of this site means that there is likely to be an increase in car use.	
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.	There is good access to the countryside but this site is detached from the urban area and access to services.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 site is likely to be contaminated due to former industrial operations and so development would address these issues.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Redevelopment would lead to an enhancement of the landscape setting by the removal of industrial MOD buildings.	
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	As this site is currently used for employment it is not considered that residential development would have a more negative effect.	
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.	As this site is currently used for employment it is not considered that residential development would have a more negative effect.	
20	Reduce potential for environmental nuisance	Redevelopment here would clean up a contaminated site.	
<p>Summary: This is a large brownfield employment site made up of old industrial buildings, detached from the urban area. Development here would help to improve the immediate local setting and would lead to the remediation of a contaminated site. This is therefore a neutral site in sustainability terms.</p>			

## Moorhouse

<b>MOOR1 – Land east of Monkhill Road, Moorhouse</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
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	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	Housing allocation where a mix of housing would be provided, built to modern standards.	
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.	Hedgerows should be protected. 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 adaptation 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 increase in noise and light	
Summary: This is a small greenfield site in a village with limited service provision but could support nearby services such as schools by villages working in clusters (working with Burgh by Sands etc). Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location in terms of supporting sustainable development in the rural area.			

<b>MR03 – Land to the West of Moorhouse</b>			
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk issues.	
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	Site is on the edge of the settlement and is very open. This would have significant landscape impact.	
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 increase in noise and light	
<p>Summary: This is a greenfield site in a village with limited service provision but could support nearby services such as schools by villages working in clusters (working with Burgh by Sands etc). Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality. This site is on the entrance to the village and is very prominent, as such development is likely to have significant landscape impact, especially when compared with alternative site MR02 and preferred option MOOR1.</p>			

<b>MR02 – Land to the north of Low Moorhouse Farm, Moorhouse</b>			
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk issues.	

5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: This is a greenfield site in a village with limited service provision but could support nearby services such as schools by villages working in clusters (working with Burgh by Sands etc). Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality. This site is well screened from the main road and so likely to have less landscape impact than alternative MR03 however the preferred option MOOR1 is better related to the village.</p>			

## Linstock

<b>LINS1 –Linstock North, Linstock</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited. Linstock is however close to Carlisle.	
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		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Public transport is available as well as a cycle/walking 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.	There is a good cycle/walking path to Carlisle and access to the open countryside which would help to enhance human health.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 however residential gardens will help to introduce new habitats.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	There is a potential negative impact due to the prominence of this greenfield 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	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 adaptation 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 increase in noise and light	
Summary: This is a small greenfield site on the edge of the village which has limited services but good links to Carlisle. The site is centrally located and relates well to the village. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this sustainable location.			

<b>OC31 – Land to the west of Linstock</b>			
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited. Linstock is however close to Carlisle.	
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		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Public transport is available as well as a cycle/walking 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.	There is a good cycle/walking path to Carlisle and access to the open countryside which would help to enhance human health.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 however residential gardens will help to introduce new habitats.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	There is a potential negative impact due to the prominence of this greenfield 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	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 increase in noise and light	
<p>Summary: This is a large greenfield site on the edge of the village which has limited services but good links to Carlisle. The site extends into open countryside and is not as well related to the village as the preferred option LINS1. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this sustainable location.</p>			

<b>OC32 – Land to the east of Linstock</b>			
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited. Linstock is however close to Carlisle.	
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		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Public transport is available as well as a cycle/walking 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.	There is a good cycle/walking path to Carlisle and access to the open countryside which would help to enhance human health.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 however residential gardens will help to introduce new habitats.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	There is a potential negative impact due to the prominence of this greenfield 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	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 increase in noise and light	
<p>Summary: This is a large greenfield site on the edge of the village which has limited services but good links to Carlisle. The site extends into open countryside and is not as well related to the village as the preferred option LINS1. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this sustainable location.</p>			

## Rickerby

<b>RICK1 – Land at Tower Farm, Rickerby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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 is close to Carlisle where there are employment opportunities.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flooding issues to on this site.	
5	Encourage sustainable use of previously developed land	Whilst there are farm buildings on this site it is considered to be greenfield	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	There is an existing cycle path from Rickerby to Carlisle encouraging sustainable transport modes	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Greenfield so may 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, built to modern standards.	
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 site is very wooded and also contains old farm buildings and so there may be wildlife present, e.g, bats. Also, site lies within 150 m of the River Eden and Tributaries SSSI and SAC. Sufficient pollution prevention measures will need to be designed into the detailed drainage design, and employed on site during the construction period, in order to not impact on	

		the interest features of the designated river.	
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	Within the Rickerby Conservation area.	
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 farm use however there may still be an increase in noise and light	
Summary: Existing farm site in close proximity to Carlisle with good links to the city centre via existing green infrastructure routes. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the positives of development in this location in terms of extending an existing residential area and its access to services. This site therefore performs well.			

## **Rockcliffe**

<b>RO06 – Land by the Telephone Exchange, Rockcliffe</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	There are some flood risk issues on the south western edge however this is not significant for development.	
5	Encourage sustainable use of previously developed land	Greenfield	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on	

		individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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, built to modern standards.	
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 is a prominent site on the edge of the village and there are also possible issues with backland 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	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 increase in noise and light	
<p>Summary: Development in Rockcliffe would help to support the services and facilities of the village. However, this is a greenfield site is on the edge of Rockcliffe and is very open. Any development is likely to be prominent and may cause landscape and townscape issues. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality.</p>			

## Scotby

<b>SCOT1 – Land east of Scotby Road, Scotby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Numerous employment opportunities close by as land lies adjacent to the A69, and close to the M6 therefore demonstrating fast connections to employment opportunities in Carlisle and to the east of the District.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk issues	
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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport. Close to Carlisle with opportunities to cycle.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Currently a greenfield site so any development would lead to an increase in waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Good access to bus services and opportunities to walk/cycle to use local services/facilities. Also safe routes 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.	Good access to green spaces and opportunities to walk/cycle to use local services/facilities. Also safe routes to Carlisle.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people’s sense of safety and well-being	There may be an impact of the A69 on the wellbeing of residents.	

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 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 is an open site with a prominent frontage on the A69.	
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 increase in noise and light	
Summary: This is a greenfield site which is quite prominent and is likely to have some landscape impact, however it is sustainably located close to Carlisle and within a village with good service provision. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location.			

<b>SCOT2 – Land at Broomfallen Road, Scotby</b>			
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.	No known flooding issues.	
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport. Close to Carlisle with opportunities to cycle	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Good access to bus services and opportunities to walk/cycle to use local services/facilities. Also safe routes 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.	Good access to green spaces and opportunities to walk/cycle to use local services/facilities. Also safe routes to Carlisle.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	Existing undeveloped land therefore potential increase in noise and light	
Summary: This is a greenfield site which is sustainably located close to Carlisle and within a village with good service provision. It is not a prominent site however it will encroach into open countryside and as such will incur some landscape impact. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the aforementioned positives of development in this location.			

<b>SC11 – Land off Hill Road, Scotby</b>			
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	Numerous employment opportunities close by as land lies adjacent to the A69, and close to the M6 therefore demonstrating fast connections to employment opportunities in Carlisle and to the east of the District.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk issues	



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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport. Close to Carlisle with opportunities to cycle.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Currently a greenfield site so any development would lead to an increase in waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Good access to bus services and opportunities to walk/cycle to use local services/facilities. Also safe routes 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.	Good access to green spaces and opportunities to walk/cycle to use local services/facilities. Also safe routes to Carlisle.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
14	Improve people's sense of safety and well-being	There may be an impact of the A69 on the wellbeing of residents.	
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 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	Site is well 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	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 increase in noise and light	

Summary: This is a large greenfield site which is well screened by existing development. It is sustainably located close to Carlisle and within a village with good service provision. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality.

<b>SC09 – Land off Holme Close, Scotby</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Numerous employment opportunities close by as land lies adjacent to the A69, and close to the M6 therefore demonstrating fast connections to employment opportunities in Carlisle and to the east of the District.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk issues	
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	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport. Close to Carlisle with opportunities to cycle.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
10	Minimise the production of waste & increase reuse and recycling rates	Currently a greenfield site so any development would lead to an increase in waste.	
11	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Good access to bus services and opportunities to walk/cycle to use local services/facilities. Also safe routes 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.	Good access to green spaces and opportunities to walk/cycle to use local services/facilities. Also safe routes to Carlisle.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	

14	Improve people's sense of safety and well-being	There may be an impact of the A69 on the wellbeing of residents.	
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 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	Development of this site would be backland development and is likely to impact negatively on 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	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 increase in noise and light	
Summary: This is a greenfield site which is backland development and likely to have an impact on the landscape and townscape, however it is sustainably located close to Carlisle and within a village with good service provision. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality.			

## Warwick Bridge

<b>WARW1 – Warwick Bridge/Little Corby North</b>			
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual	

		sites.	
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, 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.			

<b>WB05 – Land south of A69, Warwick Bridge</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Trout Beck bisects this site therefore there is a risk of flooding. Any development would have to be directed away from the flood risk area.	
5	Encourage sustainable use of previously developed land	Greenfield	

6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	May increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Good opportunities for walking and cycling in the wider rural 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.	Good opportunities for walking and cycling in the wider rural area as well as access to a range of services within the village.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 site is located just over 400 m from the River Eden and Tributaries SSSI/SAC. Trout Beck which crosses the site is a tributary of this designated site. Potential for adverse effects from runoff of pollutants etc harming the special interests of the designated site.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This is a prominent site and development is likely to result in a significant impact on the landscape.	
17	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	1 – 6 and 8 – 12 High Buildings, and Main Mill, Warwick Mill Business Park are all Grade II listed. Potential for impact on the significance of the listed buildings.	
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 increase in noise and light	
<p>Summary: This is a greenfield in a prominent location with development likely to result in significant landscape impact. There are also some flood risk issues on the. Positive SA outcomes relate to the services available in Warwick Bridge however negative SA outcomes are reflective of the impact new development could have in this location.</p>			

<b>WB06 – Land off Heads Nook Road, Warwick Bridge</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	Trout Beck runs along the southern boundary with some Flood zone 2 and Flood zone 3 flood risk. Development would have to be set back 8m from this main river.	
5	Encourage sustainable use of previously developed land	Greenfield	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	May increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Good opportunities for walking and cycling in the wider rural 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.	Good opportunities for walking and cycling in the wider rural area as well as access to a range of services within the village.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 site is located just under 500 m from the River Eden and Tributaries SSSI/SAC. Trout Beck which crosses the site is a tributary of this designated site. Potential for adverse effects from runoff of pollutants etc harming the special interests of the designated site.	
16	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	This is a prominent site on the edge of the settlement. Development likely to result in an impact on the landscape.	

<b>17</b>	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
<b>18</b>	Protect and improve local air quality	More traffic on the road network will have a negative impact	
<b>19</b>	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	
<b>20</b>	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: This is a large greenfield site on the edge of the settlement. There are some flood risk issues on the edge of the site and development here is likely to have a significant landscape impact. Positive SA outcomes relate to the services available in Warwick Bridge however negative SA outcomes are reflective of the impact new development could have in this location.</p>			

**Wetheral**

<b>WETH1- Wetheral South, Wetheal</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	Rural area so limited employment opportunities.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flooding issues	
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	Development may increase the number of people using bus services	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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: 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. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the positives of development in this location which is sustainable in terms of its access to services both within the village and near by villages.

<b>WETH2 – Land west of Steele’s Bank, Wetheral</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	Rural area so limited employment opportunities.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flooding issues	
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	Development may increase the number of people using bus services	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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: 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. Negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality; however, this is balanced with the positives of development in this location which is sustainable in terms of its access to services both within the village and near by villages.

<b>WE08 – Land to the north of Wetheral, west of Plains Road, Wetheral</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk issues	
5	Encourage sustainable use of previously developed land	Greenfield	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development may increase the number of people using bus services	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	Development may increase the number of people using bus services. There are also options to walk and cycle in the rural 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.	Opportunities for walking and cycling in the surrounding countryside. There are services within the village that are within walking distance.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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	May be issues relating to protected trees on this site. The introduction of residential gardens has the potential to create	

	locally designated wildlife sites and priority habitats.	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 is behind existing housing and so landscape impact is likely to be limited.	
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 adaptation 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 increase in noise and light	
Summary: This is a large greenfield site which has good access to local services and public transport. Landscape impact is likely to be limited due to existing residential dwellings acting as screening to this site. There may however be issues with protected trees on this site.			

## Wreay

<b>WREA1- Land to the west of Wreay School, Wreay</b>			
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.			

<b>OC59 – Land at Wreay</b>			
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	There are opportunities for employment across the District however within rural villages opportunities for employment are limited.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flood risk.	
5	Encourage sustainable use of previously developed land	Greenfield	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	May increase range of bus routes and may lead to an increase in potential numbers of people who would use public transport.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on	

		individual sites.	
<b>10</b>	Minimise the production of waste & increase reuse and recycling rates		
<b>11</b>	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	Limited access to public transport but good access to the surrounding countryside for walking and cycling.	
<b>12</b>	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.	There is good access to services within the village including a school, church and pub. There is good access to surrounding countryside and there is also a village green.	
<b>13</b>	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
<b>14</b>	Improve people's sense of safety and well-being		
<b>15</b>	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.		
<b>16</b>	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Development of this site may have a negative effect on the setting of the Grade I Listed church.	
<b>17</b>	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings	Development of this site may have a negative effect on the setting of the Grade I Listed church.	
<b>18</b>	Protect and improve local air quality	More traffic on the road network will have a negative impact	
<b>19</b>	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	
<b>20</b>	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: This is a large greenfield site, the development of which could have an adverse impact on the setting of the Grade I Listed Church adjacent and could damage the visual amenity of the village. Other negative SA outcomes are reflective of those associated with the development of a greenfield site and the impacts of development in terms of waste generation and air quality.</p>			

## **Smithfield**

<b>SM01 - Land east of Fir Ends School Smithfield</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>P.O</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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	
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	

<b>20</b>	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 relying on their vehicles to access basic needs.		

## Thurstonfield

<b>TH04 – Land at Hill Farm, Thurstonfield</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Redevelopment here would lead to the loss of a farm.	
3	Protect and improve the quality of water resources		
4	Act to mitigate the causes and impacts of climate change including minimising flooding.	No known flooding issues.	
5	Encourage sustainable use of previously developed land		
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.	There are limited opportunities to access public transport in this area however there are opportunities for walking and cycling within the rural 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.	Whilst there is good access to the open countryside, there are limited services available and therefore development would not necessarily create more sustainable lifestyles.	
13	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
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 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	Likely to be an improvement compared to existing agricultural buildings	
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 increase in noise and light	
Summary: Development here would see the loss of an existing farm and redevelopment to housing in a remote village with limited services and poor transport connections, however development may improve the visual amenity of the village and surrounding setting. Other negative SA outcomes are reflective of those associated with the impacts of residential development on waste generation and air quality.			

<b>TH05 – Land to the west of Thurstonfield</b>			
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.	Some flood risk to the northern part of this site however this could be mitigated by directing development away from this part of the site.	
5	Encourage sustainable use of previously developed land	Part of this site is a builders yard.	
6	Encourage urban regeneration		N/A
7	Improve the availability & use of sustainable transport mode	Development is unlikely to improve the availability of public transport modes however more people in the area to use services may help to keep bus services running. There are opportunities to cycle in the rural area.	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on	

		individual sites.	
<b>10</b>	Minimise the production of waste & increase reuse and recycling rates		
<b>11</b>	Encourage healthier lifestyles by promoting more sustainable means of transport including public transport, walking and cycling.	There are limited opportunities to access public transport in this area however there are opportunities for walking and cycling within the rural area.	
<b>12</b>	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.	Whilst there is good access to the open countryside, there are limited services available and therefore development would not necessarily create more sustainable lifestyles.	
<b>13</b>	Ensure opportunities for all for living in decent and affordable homes	Housing allocation where a mix of housing would be provided, built to modern standards.	
<b>14</b>	Improve people's sense of safety and well-being		
<b>15</b>	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 introduction of residential gardens has the potential to create a more habitat rich environment than the current builders yard on the site.	
<b>16</b>	Protect and enhance the quality and distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats	Has the potential to improve the surrounding landscape and townscape.	
<b>17</b>	Preserve, protect and enhance sites, features and areas of archaeological, historical and cultural heritage and their settings		
<b>18</b>	Protect and improve local air quality	More traffic on the road network will have a negative impact	
<b>19</b>	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	
<b>20</b>	Reduce potential for environmental nuisance	Existing undeveloped land therefore potential increase in noise and light	
<p>Summary: Development here would see the replacement of a builders yard/mixed site with housing in a remote village with limited services and poor transport connections, however development may improve the visual amenity of the village and surrounding setting. Other negative SA outcomes are reflective of those associated with the impacts of residential development on waste generation and air quality.</p>			

## Employment Allocations

<b>Morton Employment Allocation</b>			
<b>No</b>	<b>Objective</b>	<b>Notes/Comments</b>	<b>Colour</b>
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	Orange
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	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		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		
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.			

<b>Brunthill Employment Allocation</b>			
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	
8	Promote the development & use of sustainable and renewable energy resources	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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.			

<b>Harker Employment Allocation – Site for employment development requiring connection to major power supply</b>			
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 greenfield	
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	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
9	Increase the use of sustainable design and construction techniques	Promoted through other policies within the Local Plan at a stage when more detailed discussions are taking place on individual sites.	
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		
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 Local Plan Preferred Options 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 of 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 autumn 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	Preferred 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>	<p>Carlisle Employment Sites Study 2010</p>	<p style="text-align: center;"><b>Spatial Strategy &amp; Strategic Policies</b></p> <p>To promote a sustainable pattern of development, which will contribute to building a strong, responsive and competitive economy, to support the vision for managed growth</p> <p style="text-align: center;"><b>Economy</b></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>
<p>As at 2012 – 12% of residents aged 16-64 have no educational qualifications which is higher than the national higher than the national figure of 9.5%.</p>	<p>Nomis</p>	
<p>Salaries/weekly earnings are lower than the regional average and significantly lower than the national average;</p>	<p>Nomis</p>	
<p>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</p>	<p>Nomis, Carlisle AMR 2012</p>	
<p>Business Registrations&amp; 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).</p>	<p>ONS Local Profiles</p>	
<p>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%.</p>	<p>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.	Housing Needs and Demand Study 2011	
Limited retail food offer in the west and south-west of the City [partly addressed with the development of Sainburys in Caldewgate 2013]	Carlisle Retail Capacity Study 2012	
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.	Carlisle AMR 2012	<p><b>Spatial Strategy &amp; Strategic Policies</b></p> <p>To contributing to protecting and enhancing our natural, built and historic environment (including improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.</p> <p><b>Green infrastructure</b></p> <p>To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.</p>
Any visitor and development pressure affecting sites of biodiversity value.	Carlisle's Green Infrastructure Strategy: The Big Green City (2011)	
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 2013	<p><b>Historic Environment</b></p> <p>To conserve, enhance and promote Carlisle's heritage and opportunities provided by the historic landscape to generate maximum social and</p>

		economic benefit whilst ensuring that proposals are sympathetic to the elements that make Carlisle and Cumbria special.
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<b>Sustainability Issues - Social</b>	<b>Evidence</b>	<b>Preferred Options Objective</b>
Ageing population	ONS	<p style="text-align: center;"><b>Spatial Strategy &amp; Strategic Policies</b></p> <p style="text-align: center;">To support strong, vibrant and healthy communities, by meeting the housing needs of present and future generations, in a high quality environment with accessible local services.</p> <p style="text-align: center;"><b>Health, Education and Community</b></p> <p style="text-align: center;">To create a thriving, successful and healthy community for all.</p>
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.	
Census date 2011 showed that 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 <sup>th</sup> 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.		
Duplicated below		
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.	ONS Local Profiles	
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><b>Green infrastructure</b></p> <p>To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.</p> <p><b>Infrastructure</b></p> <p>To ensure the provision of efficient and integrated infrastructure networks needed to support new and existing development, facilitate economic growth and deliver the plan strategy.</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><b>Spatial Strategy &amp; Strategic Policies</b></p> <p>To promote a sustainable pattern of development, which will contribute to building a strong, responsive and</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		competitive economy, to support the vision for managed growth  <b>Housing</b>  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.
Housing in Carlisle is generally more affordable in respect of house price/earning ratio at 4.7% than is the case nationally which is 6.6%.  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 13 years 72% of housing built within the District has been within the urban area and 28% in the rural area.	AMR	

<b>Sustainability Issues - Environmental</b>	<b>Evidence</b>	<b>Issues and Options Objective</b>
Diverging quality from the characteristic elements of landscape on the Solway Plain due to inappropriate management measures.  Trees and woodland cover deteriorating on the Solway Plain due to lack of management.	Countryside Quality Counts 1990-2003, NE  Cumbria Biodiversity Evidence Base	<b>Spatial Strategy &amp; Strategic Policies</b>  To contributing to protecting and enhancing our natural, built and historic environment (including improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

		<p align="center"><b>Green infrastructure</b></p> <p>To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.</p>
<p>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 in unfavourable condition due to overgrazing and water pollution (discharges) )</p>	NE	<p><b>Health, Education and Community</b></p> <p>To create a thriving, successful and healthy community for all.</p> <p align="center"><b>Green infrastructure</b></p> <p>To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.</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>	Carlisle Green Infrastructure Strategy- 'The Big Green City' (2011).	<p>To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.</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>	Environment Agency	<p align="center"><b>Climate Change and Flood Risk</b></p> <p>To reduce emissions of greenhouse gases and avoid inappropriate development in areas at greatest risk of flooding in order to ensure that the District is more resilient and less vulnerable to the effects of climate change and can successfully adapt to its effects.</p>
<p>River Eden has upward trend in nitrate concentration and is at risk from pollution from diffuse source phosphates.</p>	'Water for Life and Livelihoods', EA 2009	
<p>Problem of over abstraction from the Rivers Gelt and Irthing; no groundwater resource is available from Rivers Caldew/Roe and Gelt/Irthing</p>	Environment Agency	

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.	2011 Air Quality Progress Report, Carlisle City Council	
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.	NI 186	
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).	<b>Green infrastructure</b> To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment.
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).	
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## Appendix 2 - Indicators and Baseline Data

Sustainability Objective	Indicator	Plan Influence (high/medium/low)	Dataset	Comparator	Trend	Comments
<b>BUILDING A SUSTAINABLE ECONOMY IN WHICH ALL CAN PROSPER</b>						
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 B1 B2 B8 Mixed <b>12/13 None</b> Gross 90 278 1185 0 Net -910 278 651 -356	No new build just intensification, demolition and COU which has resulted in a net loss. Seen an upturn in commencements which we hope to report on next year.
	GVA per Head	M	ONS Local Profiles	2007 Cumbria 20,458 North West 16,967	2008 17,604	2007 Carlisle East 16,374

	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		
	Vacant Units a % of Total Units on Sites identified in the Local Plan suitable for employment use.	L	CCC Local Plan Monitoring (AMR)			Year	Urban	Rural	District	As expected in current economic 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%	



	% 15 year olds achieving 5+ GCSEs with Grade A* - C including English & Maths	M	ONS Local Profiles	North West England	Carlisle	Educational standards of the District are below that of comparators and is reflected in the % of those with no qualifications.
				<b>10/11</b> <b>58.4</b> <b>58.2</b> <b>11/12</b> <b>58.9</b> <b>58.8</b>	<b>10/11</b> <b>52.5</b> <b>11/12</b> <b>53.4</b>	
	% of resident population aged 16 – 64 with no Qualifications	M	ONS Local Profiles	England	Carlisle	
				2008    13.3 2009    12.1 2010    11.1 2011    10.4 2012    9.5	2008    14.9 2009    11.3 2010    11.0 2011    11.2 2012    12.6	
	% of resident population aged 16 – 64 with a NVQ Level 4 equivalent or above qualification	M	NOMIS	North West England	Carlisle	Carlisle lags behind the regional and especially the national rates but it hoped that the establishing of the University of Cumbria in 2007 will help address this.
				<b>Dec 2010</b> 28.7    31.3 Dec 2012    30.3    34.2	<b>Dec 2010</b> 28.0 Dec 2012    26.3	
	% of businesses	M	Cumbria Intelligenc	Cumbria	Carlisle	Skills gaps reported is lower

	reporting skills gaps		e Observato ry	June 11 9	June 11 10	than Cumbria (no trend data)	
<b>SUSTAINABLE USE AND MANAGEMENT OF NATURAL RESOURCES</b>							
3. Protect & improve the quality of water resources	No of objections from the EA on Water Quality Grounds	M	Environ ment Agency			<b>06/07</b> - none <b>07/08</b> – none 08/09 – none 09/10 – none 10/11 – none 11/12 – one 12/13 - none	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 Ecological Status	L	<a href="http://www.areaprofiles.audit-commission.gov.uk/">http://www.areaprofiles.audit-commission.gov.uk/</a>	Eden	Allerdale	<b>Carlisle</b> <b>2000</b> 77.83 <b>2002</b> 80.47 <b>2003</b> 82.53 <b>2004</b> 82.28 <b>2005</b> 78.06	General increase in ecological quality of the Districts rivers. Downturn in 2005 may be due the extensive flooding
4. Address the causes &	No of Planning	H	Environme nt Agency High Level			<b>06/07</b> - none	The approval in 11/12 was a

impacts of climate change including minimizing flooding	Application granted against EA advice		Target 5 Report			07/08 – none 08/09 – none 09/10 – none 10/11 – none 11/12 – one 12/13 - none	renewal of an existing permission to which the EA had not objected.																													
	CO <sub>2</sub> emissions per capita in the Local Authority area	M	<a href="#">ons</a>		<table border="1"> <thead> <tr> <th></th> <th>Cumbria</th> <th>North West</th> <th>England</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td></td> <td>8.3</td> <td>8.0</td> </tr> <tr> <td>2009</td> <td>10.2</td> <td>7.4</td> <td>7.2</td> </tr> <tr> <td>2010</td> <td>10.7</td> <td>7.8</td> <td>7.4</td> </tr> <tr> <td>2011</td> <td>9.8</td> <td>7.0</td> <td>6.7</td> </tr> </tbody> </table>		Cumbria	North West	England	2008		8.3	8.0	2009	10.2	7.4	7.2	2010	10.7	7.8	7.4	2011	9.8	7.0	6.7	<table border="1"> <thead> <tr> <th></th> <th>Carlisle</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>9.7</td> </tr> <tr> <td>2009</td> <td>8.8</td> </tr> <tr> <td>2010</td> <td>9.0</td> </tr> <tr> <td>2011</td> <td>8.2</td> </tr> </tbody> </table>		Carlisle	2008	9.7	2009	8.8	2010	9.0	2011	8.2
	Cumbria	North West	England																																	
2008		8.3	8.0																																	
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	Carlisle																																			
2008	9.7																																			
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2010	9.0																																			
2011	8.2																																			
5. Encourage sustainable use of previously developed land	% of dwelling built on Brownfield Land	H	CCC Local Plan Monitoring (AMR)	National Target 60%		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	H	CCC Local			<b>No of Apps</b> <b>Refusals</b>																														

	Affected by Contamination Policy LE29		Plan Monitoring		10/11 - 11 11/12 - 16 12/13 - 31	0 0 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	<a href="http://www.areaprofiles.audit-commission.gov.uk/">http://www.areaprofiles.audit-commission.gov.uk/</a>	Cumbria 2001 – 12.8	Carlisle 2001 - 8.8		Favourable levels in relation to Cumbria.
	% completed dwellings within 30 minutes travel time	H	Cumbria County Council	<b>Cumbria Av 09/10</b> Hospital 78% GP 91%		Hospital GP Primary School Secondary School Retail Centre Employment	Development has remained consistent and above Cumbria's average figs

	by public transport of key services			Primary School 92% Secondary School 87% Retail 88% Employment 87%	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 12/13 81 92 94 86 91 92	possibly reflecting the urban/rural mix of the District.															
8. Promote the development & use of sustainable renewable energy resources	Use of Local Plan Policy CP 8 Renewable Energy	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>09/10</td> <td>17</td> <td>2</td> </tr> <tr> <td>10/11</td> <td>23</td> <td>0</td> </tr> <tr> <td>11/12</td> <td>30</td> <td>3</td> </tr> <tr> <td>12/13</td> <td>18</td> <td>6</td> </tr> </tbody> </table>		No of Apps	Refusals	09/10	17	2	10/11	23	0	11/12	30	3	12/13	18	6	main reason for refusal is that they are contrary to criterion 3 which is the impact the structure would have on the environment
	No of Apps	Refusals																			
09/10	17	2																			
10/11	23	0																			
11/12	30	3																			
12/13	18	6																			
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		<table border="1"> <thead> <tr> <th></th> <th>No of Apps</th> <th>Refusals</th> </tr> </thead> <tbody> <tr> <td>09/10</td> <td>4</td> <td>1</td> </tr> <tr> <td>10/11</td> <td>12</td> <td>0</td> </tr> <tr> <td>11/12</td> <td>11</td> <td>0</td> </tr> </tbody> </table>		No of Apps	Refusals	09/10	4	1	10/11	12	0	11/12	11	0				
	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
				<b>04/05</b>	1,012	912	<b>04/05</b>	781		
				<b>05/06</b>	950	845	<b>05/06</b>	721		
				<b>06/07</b>	857	799	<b>06/07</b>	643		
				<b>07/08</b>	770	736	<b>07/08</b>	489		
				<b>08/09</b>	701	669	<b>08/09</b>	479		
				09/10	658	625	09/10	475		
				10/11	635	601	10/11	480		
	11/12	581	568	11/12	481					
	Household Waste sent for Reuse, Recycling or Composting (%)	M	ONS Local Profiles	North West		England		Carlisle		
				<b>04/05</b>	19.2	22.5	<b>04/05</b>	25.7		
				<b>05/06</b>	23.8	26.7	<b>05/06</b>	29.2		
				<b>06/07</b>	28.9	30.9	<b>06/07</b>	34.8		
				<b>07/08</b>	33.4	34.5	<b>07/08</b>	48.6		
<b>08/09</b>				36.6	37.6	<b>08/09</b>	48.4			
09/10	38.6	39.7	09/10	46.7						

				10/11	39.6	41.2	10/11	46.5				
				11/12	42.6	43.0	11/12	45.9				
<b>SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE</b>												
<b>11. Encourage Healthier lifestyles by promoting more sustainable means of transport including public transport walking and cycling</b>	% of the resident population who travel to work by public transport or by Walking Cycling	M	<a href="http://www.areaprofiles.audit-commission.gov.uk/">http://www.areaprofiles.audit-commission.gov.uk/</a>  (2001 Census)	<b>Cumbria</b>  Public Transport – 5.9%  Walking/Cycling – 17.0%	<b>Carlisle</b>  Public Transport – 9.0%  Walking/Cycling – 17.8%			Compares favourably with the County figures.				
<b>12. Maintain &amp; enhancing human health, including enhanced health from access to green space and improved equitable access to a healthier, happier and more sustainable</b>	% 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	
					08/09	87	93	94	90	91	94	
					09/10	85	97	97	88	90	96	
					10/11	91	95	93	93	93	95	

lifestyle.					11/12	91	96	97	92	96	96	
	No of Parks with Green Flag Status	M	www.carlisle.gov.uk		<b>06/07</b> – 4 Parks <b>07/08</b> – 6 Parks <b>08/09</b> – 6 Parks <b>09/10</b> – 7 Parks <b>10/11</b> – 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 same.	L	<a href="http://www.areaprofiles.audit-commission.gov.uk/">http://www.areaprofiles.audit-commission.gov.uk/</a>  (BVPT User Satisfaction Survey)	<b>Cumbria</b>  <b>Survey 03/04 - 79.56</b>	<b>Carlisle</b>  <b>Survey 03/04 - 95.77</b>	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.						

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)		<table border="1"> <thead> <tr> <th>Year</th> <th>RSL Rented</th> <th>Intermediate - Discounted</th> <th>Shared Ownership</th> <th>Total</th> <th>% of total completions</th> </tr> </thead> <tbody> <tr> <td>06/07</td> <td>8</td> <td>4</td> <td></td> <td>12</td> <td>3.34</td> </tr> <tr> <td>07/08</td> <td>0</td> <td>11</td> <td></td> <td>11</td> <td>2.94</td> </tr> <tr> <td>08/09</td> <td>8</td> <td>27</td> <td></td> <td>35</td> <td>9.56</td> </tr> <tr> <td>09/10</td> <td>6</td> <td>24</td> <td></td> <td>30</td> <td>12.88</td> </tr> <tr> <td>10/11</td> <td>95</td> <td>8</td> <td>8</td> <td>111</td> <td>42.69</td> </tr> <tr> <td>11/12</td> <td>134</td> <td>27</td> <td>8</td> <td>163</td> <td>37.8</td> </tr> <tr> <td>12/13</td> <td>29</td> <td>12</td> <td>7</td> <td>48</td> <td>22</td> </tr> </tbody> </table>	Year	RSL Rented	Intermediate - Discounted	Shared Ownership	Total	% of total completions	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	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.
	Year	RSL Rented	Intermediate - Discounted	Shared Ownership	Total	% of total completions																																																
	06/07	8	4		12	3.34																																																
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12/13	29	12	7	48	22																																																	
Net Additional Dwellings	H	NI 154  (AMR)		<b>05/06</b> – 481 <b>06/07</b> – 354 <b>07/08</b> – 374 <b>08/09</b> – 366 <b>09/10</b> – 233 <b>10/11</b> – 260 11/12 - 429 12/13 - 216	The temp increase in 11/12 was as a result of land released by the authority for Extra Care Housing and RP's developing various sites.																																																	
Affordability of purchased	M	ONS Local	North West England	Carlisle	Affordability has been consistently																																																	

	homes Ratio		Profiles	<b>2005</b> 5.0 6.8 <b>2006</b> 5.6 7.2 <b>2007</b> 5.9 7.3 <b>2008</b> 5.7 7.0 <b>2009</b> 5.0 6.3 2010 5.0 6.7 2011 5.0 6.5	<b>2005</b> – 5.3 <b>2006</b> – 5.7 <b>2007</b> – 5.9 <b>2008</b> – 5.9 <b>2009</b> – 4.7 2010 - 4.9 2011 - 5.0	lower than for England, but have broadly been in line with the NW.
	No. Major Housing Applications Granted which offers mixed tenure estates.	L	CCC Local Plan Monitoring		Carlisle 07/08 – 7 08/09 – 4 09/10 – 1 10/11 – 5 11/12 - 1 12/13 - 5	Reflects the reduction in applications from private developers.
<b>14.</b> Improve people's sense of safety and well-being	Total Crimes per 1000 of population	L	<a href="http://www.homeoffice.gov.uk">www.homeoffice.gov.uk</a>  (AMR)	Cumbria NW Eng & Wales 05/06 86.6 114.6 103.1 07/08 71 97 91	Carlisle 05/06 120.8 07/08 97	Although rates have reduced at a greater rate than across the other areas they are still the highest in

				08/09 61 91 85	08/09 84	Cumbria
				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	<b>Carlisle</b>	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	<a href="http://www.cumbriaobservatory.org.uk/ins tantatlas/cumbriaatlasareaprofiler/atlas.html">http://www.cumbriaobservatory.org.uk/ins tantatlas/cumbriaatlasareaprofiler/atlas.html</a>		<b>Cumbria National</b>	<b>Carlisle</b>	Overall there is a similar average and has improved slightly. However within the District there are great variations.
			<b>2007</b>	21.19 21.58	<b>2007</b> 22.7	
			<b>2010</b>	21.06 21.54	<b>2010</b> 22.58	
Life Expectancy at Birth	M	ONS Local Profiles		North West England	Carlisle	Carlisle has a higher life expectancy than average in the North West, but below the rate for
				M F M F	M F	
			<b>03-05</b>	75.4 79.9 76.9 81.1	<b>03-05</b> 75.8 80.8	

				<b>04-06</b> 75.8 80.3 77.3 81.6 <b>05-07</b> 76.0 80.4 77.7 81.8 <b>06-08</b> 76.3 80.6 77.9 82.0 08-10 77.0 81.1 78.6 82.6	<b>04-06</b> 76.2 81.1 <b>05-07</b> 76.7 81.1 <b>06-08</b> 77.1 81.4 08-10 77.3 81.6	England.
Mortality Rates (standard per 100,000 persons)	M	ONS Local Profiles	North West England <b>06/08</b> 661.2 581.9 08/10 630.1 553.3	Carlisle <b>06/08</b> 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	<a href="http://www.areaprofiles.audit-commission.gov.uk/">http://www. .areaprofil es.audit- commissio n.gov.uk/</a>  (BVPT User Satisfaction Survey)	<b>Cumbria</b>  <b>Survey 03/04 - 85.08</b>	<b>Carlisle</b>  <b>Survey 03/04 - 85.82</b>	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 local	L	<a href="http://www.carlisle.gov.uk">www.carlisle.gov.uk</a>  <a href="http://www.ukpolitical.info/Turno">http://www. .ukpolitical .info/Turno</a>	<b>UK 2010</b> General 65.1%	<b>2007</b> Local 35.45%  <b>2008</b> Local 38.1%  <b>2009</b> Local 30.9%	Local result in 2010 is possibly skewed because it ran alongside the General	

	elections		<a href="#">ut45.htm</a>		<p><b>2010</b> Local 64.5% General 64.83%</p> <p><b>2011</b>Local 38.08%Referendum 39.72%</p> <p><b>2012</b> Local 33.9%</p>	Election.
	% of responses by the community to Local Plan consultation process	H	CCC Local Plan Monitoring		<p><b>2011</b> LDF Key Issues Consultation 86%</p> <p>2012 LDF Issues &amp; Options Consultation – 33%</p> <p>2013 Preferred Options Consultation 68%</p>	Statement of Community Involvement refreshed and published July 2013

**EFFECTIVE PROTECTION OF THE ENVIRONMENT**

<p><b>15.</b> Protect &amp; 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>	% SSSIs in favourable or recovering condition	L	Natural England	Figures are Cumbria wide	<p><b>% Area meeting PSA target</b></p>	<p><b>% Area favourable</b></p>	<p><b>unfavourable recovering</b></p>	<p><b>unfavourable no change</b></p>	<p><b>unfavourable declining</b></p>	<p><b>% Area destroyed / part</b></p>	<p><b>Date Compiled</b></p>	<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>
					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	
					95	31.21	63.79	3.54	1.43	0.04	Oct 13	
	Use of Local Plan Biodiversity Policy CP2 for refusal of applications	H	CCC Plannin g Policy Monitoring		<b>No Of Apps</b>			<b>% Policy refuse</b>			Use of Local Plan Biodiversity Policy CP2 for refusal of applications	
					<b>08/09</b>	24			0			
					<b>09/10</b>	32			3			
					<b>10/11</b>	50			2			
					11/12	163			3			
					12/13	236			1			
<b>16.</b> Protect & enhance the quality & distinctiveness of landscapes, townscapes and locally designated wildlife sites and priority habitats.	Net change in No. of TPOs	H	CCC Plannin g Policy Tree Officer			New	Revoked		Net			A pro-active approach is taken to maintain the quality & character of the landscape.
					<b>06/07</b>	17	20		-3			
					<b>07/08</b>	8	9		-1			
					<b>08/09</b>	11	1		10			
					<b>09/10</b>	10	5		5			
					<b>10/11</b>	6	9		-3			
					11/12	2	1		1			
	Loss of hedgerow	H	Plannin g Policy		<b>09/10 – 192 m at Low Crosby</b>						09/10 Permitted as the benefits of	

	qualifying as "important" under the Hedgerow Regulations 1997		Tree Officer  Hedgerow removal Applications		<b>10/11</b> - 0 m  <b>11/12</b> - 0 m	undertaking flood defences outweighed benefits of the hedgerow.
	% dwelling built on Greenfield land	H	CCC Planning Policy Monitoring (AMR)		<b>08/09</b> - 14%  <b>09/10</b> - 20%  <b>10/11</b> - 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 considered	H	Planning Policy Heritage Officer		<b>2009</b> – 4  <b>2010</b> – 5  2011 – 5	

	at Risk				2012 – 5 2013 - 5													
	No of Additional Listed Buildings	M	Local Plans Conservation Officers		<b>08/09</b> – 1 <b>09/10</b> – 0 <b>10/11</b> – 2 11/12 – 1 12/13 - 0													
	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><b>10/11</b></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	<b>10/11</b>	- 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																
<b>10/11</b>	- 9	0																
11/12	6	0																
12/13	9	1																
<b>17.</b> Preserve, protect & enhance sites, features & areas of archaeological, historical & cultural importance &	No of Grade I and II* Listed Buildings considered at Risk	M	Planning Policy Heritage Officer		<b>2009</b> – 4 <b>2010</b> – 5 2011 – 5 2012 – 5 2013 - 5	A pro-active approach is taken to ensure the quality of the historic built environment is maintained/ improved.												

their settings	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)												
	No of Additional Listed Buildings	M	Local Plans Conservation Officers		08/09 – 1 09/10 – 0 10/11 – 2 11/12 – 1 12/13 - 0												
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	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	H	2011 Air Quality Progress Report for	National Target level annual mean target of 40ug/m3	2008 - 56.4 2009 – 49.92 2010 – 59.18	Level stays significantly higher than target levels.											

	Areas		Carlisle City Council					2011 – 50.2		
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.	Average consumption of ordinary domestic electricity (kWh)	M	ONS Local Profiles	North West England		Carlisle				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.
				2006	3,985	4,029	2006	3,843		
				2007	3,928	3,952	2007	3,827		
				2008	3,783	3,800	2008	3,638		
				2009	3,768	3,797	2009	3,709		
				2011	3,740	3,777	2011	3,678		
	Average consumption of Domestic Gas (kWh)	M	ONS Local Profiles	North West England		Carlisle				
				2006	18,657	18,132	2006	18,071		
				2007	17,932	17,508	2007	17,315		
				2008	17,257	16,799	2008	16,724		
				2009	15,618	15,350	2009	15,348		
				2011	14,226	14,173	2011	14,115		
	CO <sub>2</sub> emissions per capita in the Local Authority	M	<a href="#">ons</a>		Cumbria	North West	England		Carlisle	
								2008	9.7	

	<b>area</b>			<b>2008</b>		8.3	8.0	<b>2009</b>	8.8		
				<b>2009</b>	10.2	7.4	7.2	<b>2010</b>	9.0		
				<b>2010</b>	10.7	7.8	7.4	<b>2011</b>	8.2		
				<b>2011</b>	9.8	7.0	6.7				
<b>20.</b> Reduce potential for environmental nuisance	No of noise complaints reported to Environmental Health	...	Environmental health	No comparative information				<b>Comm</b>	<b>Ind</b>	<b>Tot</b>	Commercial and Industrial complaints have stayed reasonably static whilst a significant reduction overall 09/10.
								<b>08/09</b>	84	28	802
								09/10	95	14	443
								10/11	85	19	473

APPENDIX 3 – Compatibility of SA Objectives and the Objectives of the Local Plan Preferred Options – Stage Two document

	<b>Spatial Strategy and Strategic Policies</b>	<b>Economy</b>	<b>Housing</b>	<b>Infrastructure</b>	<b>Climate Change and Flood Risk</b>	<b>Health, Education and Community</b>	<b>Historic Environment</b>	<b>Green Infrastructure</b>
1								
2								
3							N/A	
4								
5								
6								
7								
8								
9								
10								
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14								
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