

# Ards and North Down Borough Council

## LOCAL DEVELOPMENT PLAN (LDP) 2030

SUSTAINABILITY APPRAISAL- INTERIM REPORT

(Incorporating Strategic Environmental  
Assessment for the Preferred Options Paper)

March 2019





This Sustainability Appraisal Interim Report has been prepared by the Shared Environmental Service (SES) in conjunction with the Ards and North Down Borough Council.

## How to Comment

The Preferred Options Paper (POP) public consultation period will last for 12 weeks, during which time you are invited to submit your comments on the POP and associated documents including the Sustainability Appraisal Scoping and Interim Reports. **The consultation period will start on 28 March 2019 and end on 20 June 2019 at 5pm.**

All documents will be available to view on the Council's website: [www.ardsandnorthdown.gov.uk](http://www.ardsandnorthdown.gov.uk)

The POP document and accompanying supporting documents will also be available to view in hard copy during normal office hours at the Council's offices:

The Planning Office, 2 Church Street, Newtownards BT23 4AP

Bangor Town Hall, The Castle, Bangor BT20 4BT

Your comments on the POP document and supporting information (including the Sustainability Appraisal Scoping Report and Interim Sustainability Report) and other associated documents are invited). Comments can be submitted by the various means below:

By email: [planning@ardsandnorthdown.gov.uk](mailto:planning@ardsandnorthdown.gov.uk)

By post:           LDP Team  
                      Ards and North Down Borough Council - Planning  
                      2 Church Street  
                      Newtownards  
                      BT23 4AP

By web: response forms are available at [www.ardsandnorthdown.gov.uk](http://www.ardsandnorthdown.gov.uk)

The POP and supporting documents can be made available upon request in other formats, and alternative languages where possible, by contacting the Council's Planning Office using the email or postal address above or by telephone – 028 91 824006.

Through the course of this consultation period (during **April and May 2019**), there will be a series of public engagement sessions, during which you will have opportunity to view the POP document and supporting information and engage with members of our Local Development Plan team. Details of these events are set out on our webpages at [www.ardsandnorthdown.gov.uk](http://www.ardsandnorthdown.gov.uk) and advertised in local press.

Following the 12 week consultation period responses received will be assessed by the Council. A summary of all representations received will be presented in the form of a Public Consultation Report. This report will detail the strategic issues raised in the consultation responses. All representations will be held on a database which will be used for the preparation of the Local Development Plan in accordance with the provisions of the General Data Protection Regulation 2016. It should be noted that your responses are public documents and may be disclosed following receipt of a request under the Freedom of Information Act 2000 or Environmental Information Regulations 2004. The Public Consultation Report will be published on the Council's website and will also be considered during the Independent Examination of the Plan Strategy.

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## NON-TECHNICAL SUMMARY

### Ards and North Down Borough Council Local Development Plan

The purpose of the Ards and North Down Borough Council Local Development Plan (LDP) is to inform the public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will implement the strategic objectives of the Regional Development Strategy 2035 (RDS) and guide development decisions within Ards and North Down up to 2030.

The new LDP will be prepared within the context of the Council's Corporate Plan and will seek to support the delivery of spatial aspects of the Council's Community Plan - 'The Big Plan'. The Big Plan sets a partnership framework for improving services and facilitating growth of residents and businesses in an equitable way. Ards and North Down's LDP shall provide the planning framework for the Borough up to 2030. The LDP shall be progressed along with the Big Plan in the context of the identified economic and social outcomes for the Borough, while providing the delivery of sustainable development.

The LDP must also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy, the RDS, the UK Marine Policy Statement (UK MPS) and the draft Marine Plan for Northern Ireland, the Strategic Planning Policy Statement (SPPS) and Planning Policy Statements (PPSs).

### What is Sustainability Appraisal?

Sustainability Appraisal (SA) is a statutory process incorporating the requirements of the European Union Strategic Environmental Assessment Directive. A Sustainability Appraisal is being carried out alongside preparation of the Ards and North Down Local Development Plan. Local Planning Authorities use Sustainability Appraisals to assess plans against a set of sustainability objectives developed in consultation with local stakeholders and communities. This assessment helps the Council to identify the relative environmental, social and economic performance of possible strategic, policy and site Options, and to evaluate which of these may be more sustainable.

### What is the purpose of this document?

The purpose of this Sustainability Appraisal Interim Report is to:

- Document the appraisal of Options and alternatives against a sustainability framework consisting of fourteen objectives, which has helped to determine the preferred Options;
- Identify where there are significant effects of a preferred Option and, where these are negative effects, identify how these could be addressed;
- Present any cumulative effects identified in the appraisal; and
- Present any assumptions used in the appraisal, including assessing the significance of effects.

### The Sustainability Objectives for Ards and North Down Borough Council

The objectives for Sustainable Development are to:

1. improve health and well-being.
2. strengthen society
3. provide good quality, sustainable housing
4. enable access to high quality education.
5. enable sustainable economic growth.
6. manage material assets sustainably.
7. protect physical resources and use sustainably.
8. encourage active and sustainable travel.

9. improve air quality
10. reduce causes of and adapt to climate change.
11. protect, manage and use water resources sustainably.
12. protect natural resources and enhance biodiversity.
13. maintain and enhance landscape character.
14. protect, conserve and enhance the historic environment and cultural heritage

## Outcome of Appraisal and Next Stages

The appraisal assessed each of the Options presented for the 42 planning issues identified by Ards and North Down Borough Council and considered the possible effects of each approach. Through this process, the preferred Options were identified. In all cases the preferred Option represented the most sustainable Option. The appraisal also found that the proposals, considered together, had a cumulatively positive effect on the majority of the sustainability objectives.

Sustainability Appraisal will continue throughout Plan preparation and a Sustainability Report will be published with the draft Plan Strategy. This will take account of the representations on the Sustainability Appraisal made during public consultation.

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## List of Abbreviations

ADAP	Ards and Down Area Plan
AONB	Area of Outstanding Natural Beauty
ASAI	Area(s) of Significant Archaeological Interest
ASSI	Area of Special Scientific Interest
BMAP	Belfast Metropolitan Area Plan
DOE	Department of the Environment
EAPP	Environmental Assessment of Plans and Programmes
EC	European Commission
HED	Historic Environment Division
HRA	Habitats Regulations Assessment
LDP	Local Development Plan
LGD	Local Government District
LLPA	Local Landscape Policy Area
LPP	Local Policies Plan
MCAA	Marine and Coastal Access Act
MPS	Marine Policy Statement
NI	Northern Ireland
NIEA	Northern Ireland Environment Agency
NISRA	Northern Ireland Statistics and Research Agency
PfG	Programme for Government
POP	Preferred Options Paper
PPS	Planning Policy Statement
PS	Plan Strategy
RDS	Regional Development Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SLNCI	Site of Local Nature Conservation Importance
SPPS	Strategic Planning Policy Statement
SuDS	Sustainable Drainage Systems
UK	United Kingdom
WFD	Water Framework Directive
WMG	Waste Management Group
WTW	Water Treatment Works
WwTW	Wastewater Treatment Works

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# 1 Introduction

## 1.1 Purpose of this Sustainability Interim Report

This Interim Report is part of the Sustainability Appraisal (SA) process for the Ards and North Down Local Development Plan (LDP) and is accompanied by the SA Scoping Report. It documents the appraisal of Options and alternatives against a sustainability framework consisting of fourteen objectives. These objectives relate to social, economic and environmental themes, and have helped to determine our preferred Options. The process identifies where a preferred Option may have significant effects of and, where these are negative effects, identifies how these could be addressed.

## 1.2 Ards and North Down Borough Local Development Plan

This section is also covered in more detail in Chapter 3 of the SA Scoping Report and in depth in the Preferred Options Paper (POP).

The purpose of Ards and North Down Borough's LDP is to inform the public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will implement the strategic objectives of the Regional Development Strategy 2035 (RDS) and will guide development decisions within Ards and North Down up to 2030.

The new LDP will be prepared within the context of the Council's Corporate Plan and will take account of the Council's Community Plan, 'The Big Plan for Ards and North Down', to enable us to plan positively for the future of the borough. It will ensure that lands are appropriately zoned and that our infrastructure is enhanced to develop Ards and North Down for future generations.

The LDP must also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy, the RDS, the Strategic Planning Policy Statement (SPPS) and Planning Policy Statements (PPSs). The new LDP will replace the following Plans, which were prepared prior to April 2015:

- Ards and Down Area Plan 2015 – for the legacy Ards Borough Council area;
- North Down and Ards Area Plan 1984-1995 - for the legacy North Down Borough Council area;
- Belfast Urban Area Plan for a part of Knocknagoney which is now with Ards and North Down Borough area;
- draft Belfast Metropolitan Area Plan 2015 (BMAP)<sup>1</sup> – for the legacy North Down Borough Council area; and
- Bangor Town Centre Plan 1995.

The UK Marine Policy Statement (MPS), the UK Marine and Coastal Access Act 2009 and the Marine Act (Northern Ireland) 2013 provide the policy and legislative framework for the management of the marine area in Northern Ireland. The UK vision for the marine environment, set out in the UK MPS, is the attainment of 'clean, healthy, safe, productive and biologically diverse oceans and seas'.

The MCAA is a UK-wide Act which includes a number of provisions for the management of the UK's marine area. For Northern Ireland, key provisions within this Act include a licensing system for management of development within the marine area from the mean high water spring tide out to 12 nautical miles (the inshore region).

The Marine Act (Northern Ireland) 2013 includes duties to protect and enhance the marine area. This includes provisions to prepare and adopt a Marine Plan for the Northern Ireland inshore region; and provision to improve marine conservation and protection. A Marine Plan for Northern Ireland is in

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<sup>1</sup> BMAP was adopted in September 2014, but was subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017.

preparation. It will inform and guide the regulation, management, use and protection of the marine area through a strategic framework with spatial elements.

Section 58 of the MCAA and Section 8 of the Marine Act (Northern Ireland) 2013, require a public authority to have regard to the appropriate marine policy documents. This means that Councils are legislatively required to have regard to the UK Marine Policy Statement (UK MPS) in the preparation of Local Development Plans and all associated documents.

Following publication of the Preferred Options Paper, the Plan will be produced in two parts consisting firstly of a Plan Strategy followed by a Local Policies Plan. The Plan Strategy will set the aims, objectives, growth strategy and strategic policies applicable to the Plan Area. The Local Policies Plan will provide site specific policies and proposals, including settlement limits, land use zonings and environmental designations.

The LDP is informed by an iterative SA which will run parallel to the preparation of the Preferred Options Paper, Plan Strategy and Local Policies Plan. An integral part of the SA the Strategic Environmental Assessment (SEA) which will examine the environmental effects of the LDP proposals. The SA process aims to ensure that the policies and proposals in the LDP are socially, economically and environmentally sustainable.

The preparation of the Scoping Report is the first stage in the undertaking of the SA / SEA. The Scoping Report sets out the evidence base and framework of sustainability objectives against which the social, economic and environmental effects of implementing the draft plan can be appraised.

### 1.3 Spatial Scope and Profile of the Plan Area

Ards and North Down Borough is situated to the east of Northern Ireland, comprising the Ards Peninsula, most of Strangford Lough and the southern shore of Belfast Lough. It encompasses a geographical area of nearly 228 square miles and combines attractive coastline with many pleasant open spaces. The diverse range of landscapes includes the Strangford and Lecale Area of Outstanding Natural Beauty, a mix of coastal, rural and urban settlements and the drumlins and islands of the Strangford coastline.

The Borough shares its boundary with three council areas; Belfast City Council, Lisburn and Castlereagh City Council, and Newry, Mourne and Down District Council. In order for cross-boundary issues to be effectively addressed, Ards and North Down Borough Council will continue engagement with these neighbouring councils throughout the LDP process.

At a length of 115 miles, the borough's Coastline is one of the longest in Northern Ireland. Ards and North Down has always had a close connection with the sea. The seascape has become an important part of local identity, given the majority of the key settlements in the borough situated in coastal areas.

According to NISRA, the population of Ards and North Down in 2017 was 160,098. It is projected to increase to 164,004 by 2030<sup>2</sup>.

There are five towns, 17 villages and 20 small settlements in the borough. In 2017, there were 65,985 households in Ards and North Down with an average of 2.38 people per household. By 2030, this is projected to increase to 70,100 households, with an average of 2.31 people per household.

The NI trend is that, while the number of children (<16) and people aged 16 to 64 are both projected to decrease over the next 25 years, the number of people aged 65 and over is projected to increase. Since 2001, the number of pensioners in Ards and North Down has been above the NI average, numbers have increased and are also projected to rise further between 2008 and 2023. The projected

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<sup>2</sup> Ards and North Down Borough Council Preferred Options Paper

proportion of Borough residents aged over 65 is 23.27% in 2023, an increase of 3.36% since 2008. Statistical trends suggest that the number of people aged 85 and over in Northern Ireland has grown by around 900 people per annum throughout the decade ending mid-2016 (NISRA, 2017). At Local Government District (LGD) level, the proportion of people aged 85 and over in mid-2016 ranged from 1.4 per cent (2,100 people) in Derry & Strabane, to 2.4 per cent (3,900 people) in Ards & North Down. The Borough therefore has the highest proportion of the population aged 85 and over. These demographic changes are likely to have implications for housing needs, education provision and access to healthcare and community services in the borough.

Figure 1: Ards and North Down Borough Council



## 1.4 Sustainability Appraisal Context

### 1.4.1. Strategic Environmental Assessment

SEA is a systematic process for assessing potential effects of proposed plans or programmes to ensure that significant environmental impacts are considered from the earliest opportunity and addressed in decision making. It was introduced by the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. In Northern Ireland the Directive's requirements are taken forward through The Environmental Assessment of Plans and Programmes (EAPP) Regulations (Northern Ireland) 2004. The EAPP (NI) Regulations set out more detailed requirements for the process and content of the environmental assessment of plans and development. Appendix 1 records how these regulations are being complied with.

### 1.4.2. Integrated Sustainability Appraisal

Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires that all NI Departments and Councils, in exercising their functions, act in the way they consider best calculated to contribute to the achievement of sustainable development.

Section 5 of the Planning Act (Northern Ireland) 2011 (the 2011 Act) requires those who exercise any function in relation to local development plans to do so with the objective of furthering sustainable development. In addition, Sections 8(6) and 9(7) of the 2011 Act requires an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan respectively.

The approach in this report is informed by Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment (DOE, 2015)<sup>3</sup>. SA therefore refers to an integrated approach which fully incorporates Strategic Environmental Assessment and fulfils the requirements for both SA and SEA.

### 1.4.3. Habitats Regulations Assessment

Habitats Regulations Assessment is a provision of The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The regulations require assessment of possible adverse effects on the integrity of European sites (Special Areas of Conservation and Special Protection Areas) as a result of plans and policies in the LDP. Assessment is also carried out for Ramsar sites (wetlands of international importance identified under the provisions of the Ramsar Convention). Baseline information for Habitats Regulations Assessment is included in Appendix 7 of the accompanying SA Scoping Report. A draft Habitats Regulations Assessment (HRA) will be published for consultation with the Draft Plan Strategy and Draft Local Policies Plan. A final HRA will be published when each of these are adopted.

### 1.4.4. Rural Proofing

The Rural Needs Act (Northern Ireland) 2016, which applies to NI Government Departments and Councils and came in to force on 1 June 2017, states that '*A public authority must have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans.*' Public authorities must report annually on how they have implemented this requirement.

The approach to considering rural needs is called 'rural proofing' and the Department of Agriculture and Rural Affairs has provided advice on carrying it out in 'Thinking Rural: The Essential Guide to Rural Proofing'. Rural proofing is the process by which all major policies and strategies are assessed to determine whether they have a differential impact on rural areas and, where appropriate, adjustments are made to take account of particular rural circumstances.

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<sup>3</sup> Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

The SA Scoping Report considers rural populations and how the LDP could affect them in the evidence base for the community topic. Data on rural populations, where available, is also included under other topics, for example health, education and infrastructure. Key sustainability issues for the borough include some that are specific to rural communities and the appraisal prompts include questions about how a proposal will meet the needs of rural populations or potentially have a disproportionate impact.

As plan preparation progresses and more detail emerges about proposals, how they will be implemented and where they will be located, rural issues can be considered in more depth. A rural proofing checklist, reflecting the advice in 'Thinking Rural', will be included in the SA Report for Plan Strategy.

#### 1.4.5. Interim Report Structure

The report continues with Chapter 2 which presents our approach to carrying out and documenting the SA of the Preferred Options Paper, including how we assessed the significance of effects, and any limitations and difficulties that were encountered. Chapter 3 summarises the appraisal findings and Chapter 4 describes the cumulative impact of the preferred Options and summarises the outcome and the next steps for the appraisal process for the LDP. Appendix 4 presents the detailed record of the SA.



## 2 Sustainability Appraisal: The Approach

### 2.1 Introduction

This Chapter describes the approach taken to carry out SA for the Preferred Options Paper. The Strategic Context for SA and the preparation of LDPs is presented in Chapter 2 of the Scoping Report.

### 2.2 Strategic Context

The following regional or local strategies and plans are overarching and form a backdrop to the Local Development Plan. These were considered in preparation of the SA Framework.

#### 2.2.1. Draft Programme for Government

The Programme for Government (PfG) is the highest level strategic document of the Executive – setting out the priorities that it will pursue in the current Assembly mandate, and the most significant actions it will take to address them. The draft PfG contains 14 strategic outcomes which, taken together, set a clear direction of travel and enable continuous improvement on the essential components of societal wellbeing. They touch on every aspect of government, including the attainment of good health and education, economic success and confident and peaceful communities. In addition to merely fulfilling our statutory obligations, we will in future be able to target those things that make real improvements to the quality of life for the citizen.

#### 2.2.2. Sustainable Development Strategy

The Executives' Sustainable Development Strategy's aim is to identify and develop actions that will improve the quality of life for current and future generations. The Strategy is designed to provide a framework that can support and inform the decisions and actions taken by individuals, groups and organisations in progressing the sustainability agenda in Northern Ireland. The goal of the Sustainable Development Strategy is to put in place economic, social and environmental measures to ensure that we can continue to grow our economy, improve our society and communities and use and capitalise on our natural resources effectively in years to come. The delivery of the Strategy is based on six guiding principles:

- Living within environmental limits;
- Ensuring a strong, healthy, just and equal society;
- Achieving a sustainable economy;
- Using sound science responsibly;
- Promoting opportunity and innovation; and
- Promoting good governance.

#### 2.2.3. Regional Development Strategy

The RDS provides a strategic and long term perspective on the future development of Northern Ireland up to 2035 to deliver the spatial aspects of the Programme for Government. It contains regional guidance to provide policy direction in relation to the economy, society and environment. It complements the Sustainable Development Strategy and sets the context for policy and development decisions to achieve sustainable development throughout the region.

The RDS recognises the important role of Belfast in generating regional prosperity and that Londonderry is the focus for economic growth in the North West. The RDS also reflects the Programme for Government approach of balanced sub-regional growth, to ensure all areas benefit from economic growth and recognises the importance of key settlements as centres for growth and prosperity. It promotes co-operation between places and encourages clustering of Hubs so that services do not need to be duplicated but rather shared. The towns recognised in the RDS as having

such potential include Newtownards. Bangor is also recognised in the RDS as having a complementary role to play within the Belfast Metropolitan Urban Area.

The RDS has a statutory basis, is material to decisions on individual planning applications and appeals, and Councils must take account of the RDS when drawing up their Local Development Plans.

#### 2.2.4. Regional Transportation Strategy (RTS)

Regional transportation is addressed through Ensuring a Sustainable Transport Future (ESTF) – ‘A New Approach to Regional Transportation’ (2011). It complements the RDS with strategic objectives to support the growth of the economy through transportation, enhance the quality of life for all, and reduce the environmental impact of transport. The RTS sets out the Department for Infrastructure’s approach to regional transportation and is intended to be used to guide strategic investment decisions beyond 2015.

#### 2.2.5. Regional Water Strategy- Sustainable Water – A Long- Term Water Strategy for Northern Ireland

To help to achieve the vision of a sustainable water sector in Northern Ireland the Government published Sustainable Water – A Long-Term Water Strategy for Northern Ireland (2015-2040). The Strategy presents a clear framework for action which will facilitate implementation of a range of initiatives aimed at delivering the long-term vision to have a sustainable water sector in Northern Ireland. To achieve this vision, the Strategy encourages a sustainable and integrated approach to managing all our different water needs in a way which promotes regional development, without compromising the environment or increasing flood risk.

#### 2.2.6. Strategic Planning Policy Statement

The SPPS – ‘Planning for Sustainable Development’ provides an overarching statement of the general regional planning principles underlying the reformed plan led system. It provides a planning policy framework which must be taken into account in the preparation of Local Development Plans and the provisions are also material to all decisions on individual planning applications and appeals.

#### 2.2.7. Planning Policy Statements

Planning Policy Statements set out the policies of central government on particular aspects of land-use planning and apply to the whole of Northern Ireland. Their contents must be taken into account in preparing development plans and are also material to individual planning applications and appeals. In accordance with the SPPS, the existing PPSs will cease to be operational once the Council adopts its Plan Strategy. Until that time, these policies will be retained under a transitional arrangement as set out in the SPPS.

#### 2.2.8. A Planning Strategy for Rural Northern Ireland (The Rural Strategy)

The Rural Strategy covers all of the towns, villages and countryside of Northern Ireland outside Belfast (and adjoining built up areas) and Londonderry. The Strategy establishes the objectives and the policies for land use and development appropriate to the particular circumstances of Northern Ireland and which need to be considered on a scale wider than the individual District Council Area.

Many policies within this Strategy have gradually been replaced by the subsequent PPSs and the SPPS. However, a small number of policies remain in operation, and as with the PPSs, these remaining policies will cease to be operational once the Council adopts its Plan Strategy.

#### 2.2.9. Supplementary Planning Guidance

Central government also prepares planning guidance to supplement, clarify or illustrate by example its policy statements and plans. This can take the form of design guides such as the ‘Creating Places’

guide for residential development or guides prepared for Conservation Areas. It also includes a set of eight Development Control Advice Notes that explain the criteria and technical standards to be considered when dealing with specific categories of, or particular aspects, of development.

These guidance documents will be retained as material considerations during the transitional period as set out in the SPPS.

#### 2.2.10. Community Plan – ‘The Big Plan for Ards and North Down – 2017-2032’

The new duty of Community Planning came into operation on 1<sup>st</sup> April 2015 and requires Councils to act as the lead for community planning in their areas, in partnership with the community and service providers. Its purpose is to provide a long term vision for the social, environmental and economic well-being of the Borough and its citizens. The Community Plan also aims to promote community cohesion and improve the quality of life for all of the Borough’s citizens. It will integrate service and function delivery and set out the future direction for the Borough. The Local Development Plan will support delivery of the spatial aspects of the Community Plan.

The Big Plan provides an overarching framework setting out a shared vision and ambition that Ards and North Down’s Strategic Community Planning Partnership has agreed to work towards over the next 15 years. This is the first community plan for the Borough, and it aims to ensure greater collaboration between statutory agencies to achieve better outcomes for local people. Although not solely a Council Plan it is the umbrella plan that other plans and public agencies should look to for guidance.

The Big Plan’s Vision is that ‘Ards and North Down is a vibrant, connected, healthy, safe and prosperous place to be.’ The Big Plan contains five outcomes. These are ambitious statements that we aspire to in order to accurately reflect the situation of the people who live in Ards and North Down by the year 2032. The Local Government Act introduces a statutory link between the Community Plan and the LDP, to ensure that in preparing the LPD we take account of the Big Plan. It is intended that the LDP will be the spatial reflection of the Big Plan and that the two should work in tandem towards the same vision for a council area and its communities and set the long term social, economic and environmental objectives for the area.

### 2.3 Sustainability Appraisal and the LDP

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 SA process. For the Preferred Options Paper the reasonable alternatives are the different Options put forward during the preparation of the paper.

#### 2.3.1. The Sustainability Appraisal Framework

The purpose of the SA Framework is to provide a means of ensuring that the social, environmental and economic needs of the area are considered in plan preparation. It enables the effects of plan proposals to be described, analysed and compared. It also helps identify measures to minimise negative effects and enhance positive effects.

The SA Framework consists of sustainability objectives with prompts which are used to assess plan proposals against the baseline. It is presented in Chapter 6 and Appendix 5 of the Scoping Report. All stages of plan-making will be assessed using the Framework which may be updated as further information becomes available.

### 2.3.2. The Sustainability Objectives

A total of fourteen social, economic and environmental sustainability objectives were identified in the Scoping Report. These were informed by the strategic and policy context, a review of baseline information for the Council and any evidence of trends and issues. The objectives for sustainable development for Ards and North Down Borough Council are to:

1. improve health and well-being.
2. strengthen society.
3. provide good quality, sustainable housing.
4. enable access to high quality education.
5. enable sustainable economic growth.
6. manage material assets sustainably.
7. protect physical resources and use sustainably.
8. encourage active and sustainable travel.
9. improve air quality
10. reduce causes of and adapt to climate change.
11. protect, manage and use water resources sustainably.
12. protect natural resources and enhance biodiversity.
13. maintain and enhance landscape character.
14. protect, protect, conserve and enhance the historic environment and cultural heritage

A short rationale and description of what each of these objectives seeks to achieve follows.

#### 1...improve health and well-being.

Public policy seeks to increase healthy life expectancy, reduce preventable deaths, improve mental health and reduce health inequalities. Evidence shows that there is a need to address obesity, increase physical activity and reduce inequalities in health. It is also necessary to provide for the needs of an aging population and minimize the detrimental impacts of noise. This can be achieved by creating an environment that is clean and attractive; encourages healthy lifestyles; protects tranquil and quiet areas and enables access to health care facilities for all.

#### 2...strengthen society.

Regional policy is directed towards improving community relations and creating a safe society which is more united. Success will be represented by places which are inclusive, respect culture and identity, promote social integration and create a sense of pride. They will also be designed to feel safe and to reduce opportunity for crime or anti-social behaviour.

#### 3...provide good quality, sustainable housing.

The population is growing and therefore there is ongoing need for new housing in locations that meet regional policy, are accessible and balance the needs of society and the environment. The make-up of households is changing therefore design needs to meet long term requirements with good quality build to be sustainable. This objective should reduce homelessness and ensure decent, affordable homes with a mix of types.

#### 4...enable access to high quality education.

Good education improves opportunities for employment and also contributes to avoidance of poverty and healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making schools more sustainable and reducing inequalities in education.

#### 5...enable sustainable economic growth.

Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business start-ups, facilitate

innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and increase their income.

#### 6...manage material assets sustainably.

Material assets such as infrastructure and sources of energy production are essential for society and the economy but need careful planning to ensure that they are designed for efficiency and to minimize adverse impacts. The concept of circular economy treats waste as resource which should be managed sustainably to reduce production and increase recovery, recycling and composting rates; new or adapted facilities may be required.

#### 7...protect physical resources and use sustainably.

Land, minerals, geothermal energy and soil are resources which require protection from degradation and safeguarding for future use. Sustainable agriculture, tourism and sustainable use of minerals and geothermal energy can help to support the economy.

#### 8...encourage active and sustainable travel.

There is a common goal to reduce traffic emissions and congestion which means reducing car use and increasing other forms of transport. Better access to public transport and opportunities for active travel makes travel more affordable, with added health benefits and also reduces greenhouse gas emissions. Measures that help reduce car use and improve accessibility to encourage a shift to travel by public transport, walking and cycling will contribute to this goal.

#### 9...improve air quality

Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded careful siting of development should avoid impacts on sensitive receptors.

#### 10...reduce causes of and adapt to climate change.

International commitments require greenhouse gas emissions to be reduced to lessen their effects on climate. Measures that help reduce energy consumption and enable renewable energy helps mitigate greenhouse gas emissions however adaptation is also required to plan for the impacts of climate change.

#### 11...protect, manage and use water resources sustainably.

This objective encompasses reducing levels of water pollution, sustainable use of water resources, improving the physical state of the water environment and reducing the risk of flooding now and in the future. It meets the requirements of Northern Ireland legislation, strategies and plans in support of the Water Framework Directive and other Directives that relate to water and it takes account of the future impacts of climate change.

#### 12...protect natural resources and enhance biodiversity.

International obligations which are adopted in Northern Ireland legislation and policies require the protection of biodiversity including flora, fauna and habitats. This is for their intrinsic value and for the wider services that they provide to people, the economy and the environment for example as carbon stores which lessen the effects of climate change. This objective includes protecting and enhancing biodiversity as well as protection of green and blue infrastructure to enhance the services that natural resources provide.

#### 13...maintain and enhance landscape character.

International and national policies seek to conserve the natural character and landscape of the coast and countryside and protect them from excessive, inappropriate or obtrusive development. This objective seeks to maintain the character and distinctiveness of the area's landscapes and to protect and enhance open spaces and the setting of prominent features, settlements and transport corridors.

14...protect, conserve and enhance the historic environment and cultural heritage.

The historic environment and cultural heritage are resources that inform our history and bring character and sense of place. They also attract visitors and contribute to the economy and bring vibrancy to the places where we live, work and relax. This can be achieved by protecting and enhancing Conservation Areas, townscapes and other sites of historic and cultural value including their setting.

The Key Sustainability Issues relating to each sustainability objective, along with prompts to guide the SA are found in the SA Guide in Appendix 5 of the Scoping Report.

### 2.3.3. Assessment Method

The Options for each LDP issue were assessed using the appraisal matrix shown in Table 2.1 and scoring in Table 2.2. The matrix includes:

- The plan topic and delivery Options to be assessed
- A score indicating the nature of the effect for each Option and alternative in the short, medium and long term for each sustainability objective with an explanation of why the score was given.
- A summary comparing the Options and their alternatives in relation to the sustainability objectives.
- Identification of any mitigation recommended to address negative effects and measures where appropriate to enhance positive effects.

**Table 2.1: Outline Sustainability Appraisal Matrix**

ISSUE												
OPTIONS	Option 1:				Option 2:				Option 3:			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1. Sustainability Objective												
2. Sustainability Objective												
3. Sustainability Objective, etc.												
<ul style="list-style-type: none"> <li>▪ Summary and comparison of alternative Options against the sustainability objectives.</li> <li>▪ Identification of the most sustainable Option.</li> <li>▪ Identification of the preferred Option.</li> <li>▪ Summary of what, if any, significant effects are envisaged with the preferred Option.</li> <li>▪ Summary of mitigation measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects of the preferred Option.</li> <li>▪ Summary of measures to reduce negative effects and promote positive effects.</li> </ul>												

Table 2.2: Scoring and definitions for Sustainability Appraisal Matrix

Rating		Description
<b>++</b>	<b>Significant Positive</b>	Policy/ proposal would greatly help to achieve the objective
<b>+</b>	<b>Minor Positive</b>	Policy/ proposal would slightly help to achieve the objective
<b>0</b>	<b>Neutral / no effect</b>	Policy/ proposal would have no overall effect
<b>-</b>	<b>Minor Negative</b>	Policy/ proposal would slightly conflict with the objective
<b>--</b>	<b>Significant Negative</b>	Policy/ proposal would greatly conflict with the objective
<b>?</b>	<b>Uncertain</b>	The effect cannot be predicted because: <ul style="list-style-type: none"> <li>▪ the approach has an uncertain relationship to the objective; or</li> <li>▪ the relationship is dependent on the way in which the approach is implemented; or</li> <li>▪ insufficient information may be available to enable an appraisal to be made.</li> </ul>
<b>ST</b>	<b>Short Term</b>	Up to five years
<b>MT</b>	<b>Medium Term</b>	Five to 15 years
<b>LT</b>	<b>Long term</b>	Over 15 years

<b>Key:</b>	<b>++</b> Significant positive effect	<b>+</b> Minor positive effect	<b>0</b> No overall effect	<b>-</b> Minor negative effect	<b>--</b> Significant negative effect	<b>?</b> Score uncertain
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#### 2.3.4. The Appraisal Meeting and Write-Up

Appraisal of the Options presented in the Preferred Options Paper was carried out on the 6<sup>th</sup>- 8<sup>th</sup> October 2018. The appraisal panel comprised of the Ards and North Down Borough Council Planning team and a number of additional staff from the Council’s Biodiversity, Community Planning, Compliance, Environmental Health, Public Health and Housing, Regeneration, Tourism and Waste departments.

Appraisals were carried out using the agreed SA Framework, and scores with explanations were recorded in the appraisal matrices, presented in Appendix 4. For each issue all Options were appraised in terms of how the Option would either support or conflict with the Sustainability Objectives. Following this the matrices were written up, reviewed with planning officers and finalised. A summary of the findings of the appraisal is presented in Chapter 3.

#### 2.3.5. Assessing the Significance of Effects

The SA assessed the significant effects of Options both positive and negative. There is no single definition of a significant effect, therefore assessment is a matter of judgement taking account of the extent of the effect spatially and in time.

Sustainable development is an underlying principle of plan preparation, therefore for the majority of issues the positive effects of all Options already outweigh the negative effects. Few Options were put forward which were considered to have a significant negative effect on any of the sustainability objectives. While appraising the Options, some ways in which negative effects could be reduced or offset and positive effects could be enhanced were identified. These have been included in Chapter 3 and Appendix 4 where applicable.

### 2.3.6. Consideration of Potential Mitigation Measures

The SEA Directive requires consideration of '*measures envisaged to prevent, reduce and as fully as possible offset any significant negative effects on the environment of implementing the plan or programme*'. These are referred to as mitigation measures, and can include recommendations for improving beneficial effects.

### 2.3.7. Appraisal Limitations and Assumptions

The assessment reflects baseline information from the Local Development Plan position papers, information provided by consultees and the experience and judgement of the panel carrying out the appraisal meeting. In some cases, there is uncertainty about how a given approach would be implemented, due to insufficient detail about the proposal. This is a consequence of this early and strategic stage of plan preparation. Where necessary 'uncertain' was recorded and a note made of further information that could inform future appraisal. For some Options, the approach has an uncertain relationship with the sustainability objective where it could have both positive and negative effects. In these situations 'uncertain' was also recorded and potential impacts noted in the explanation. On occasion the same score has been given for the effects of different Options, however more subtle differences may be described in the explanation.

During the appraisal of each Option, where possible, effects were predicted. In some cases it was found that the effect will depend upon the type of development and the exact location. Many of the proposals affect multiple locations, or locations for which boundaries have not been defined. This can make it difficult to determine at this stage whether overall effects are likely to be negative or positive. Some approaches represent a continuation of a previous policy, however each Option was considered on its own merits in line with the characteristics of the baseline for the relevant sustainability objective.

Consideration has been given to the timescale in which an effect may be seen. It is hard to predict in many cases when an effect is likely to be apparent at this stage of plan development. Therefore the score is often the same for short, medium and long term. If appropriate, short, medium and long term scores will be differentiated at a later stage of assessment. The SA at Plan Strategy and Local Policies Plan will take account of all additional and updated information available at that time.

### 2.3.8. Cumulative Effects

Consideration is given to any cumulative effects of proposals at each stage of plan preparation. These will include potential cumulative effects within the plan and in combination with other relevant plans and strategies. Chapter 4 describes the cumulative effects of the preferred Options on the sustainability objectives at this stage.

### 2.3.9. Compatibility of Sustainability Objectives

A comparison has been drawn between all of the sustainability objectives to identify any conflicts between them and is presented in Appendix 2. No sustainability objectives were considered to be incompatible with the rest of the SA Framework. In some cases, however the effect is uncertain.



### 2.3.10. Compatibility of Sustainability Objectives with Ards and North Down Borough Council's LDP Strategic Objectives.

Chapter 4 of the POP explores the link between the LDP and the Council's Corporate and Community Plans. It also invites comment on the proposed vision and identifies five overarching principles along with a number of strategic social, economic and environmental objectives for the LDP.

The Vision for the LDP is: "*Ards and North Down is a vibrant, connected, healthy, safe and prosperous place to live.*" The majority of the LDP's objectives support the sustainability objectives, as demonstrated in Appendix 2.

Some of the LDP objectives could potentially conflict with sustainability objectives, if implemented in isolation and without the balance of other LDP objectives and policies. These may be shown in Appendix 2 as having an uncertain relationship with a number of sustainability objectives. This reflects uncertainties about, for example, economic objectives for job creation and facilitating economic growth which, without mitigation or protective policies, could potentially have adverse effects on natural heritage and water resources. The POP includes specific issues to ensure a balanced approach and invites comment on its approach to reviewing and bringing forward policy. In the process of finalising the LDP vision and objectives, they will be reviewed to assess their compatibility with the sustainability objectives individually and cumulatively.

### 3 Summary of Sustainability Appraisal Findings

#### 3.1 Introduction

The POP proposals are grouped under the headings of

- Spatial Growth Strategy (3 issues)
- People / Social (12 issues)
- Place / and Environmental (10 issues)
- Prosperity / Economic (17 issues)

In each group there are also a number of subheadings for which Key Issues are identified.

Up to three Options were identified for each Issue. In a few cases there was no feasible alternative therefore only one Option was put forward. All Options have been appraised for their likely significant effects against the 14 sustainability objectives. The full assessment is presented in Appendix 4. For each Key Issue the preferred Option is presented first, followed by all alternatives that were considered. These are followed by a figure which summarises the long term effects. The key for scoring can be found in Table 2.2.

A summary and comparison of the Options against the sustainability objectives is presented after which significant effects, positive or negative, are reported. Where a preferred Option is to be taken forward that has a significant negative effect then it is necessary to identify mitigation measures prevent, reduce and as fully as possible offset those significant negative effects of the preferred Option.

During the appraisal ideas were also discussed for measures to reduce negative effects and promote positive effects and these are reported. There is not a legal requirement to implement these, however they are recorded so that, where appropriate, they can be incorporated to further the overall sustainability of the LDP.

#### 3.2 Spatial Growth Strategy

##### Key Issue 1: Developer Contributions

*Preferred Option:* Option A: Provide strategic policy on developer contributions through the Local Development Plan and identify sites where developer contributions would be appropriate in the Local Policies Plan.

##### *What alternatives have been considered?*

Option B: Assess the requirement for developer contributions on an application-by-application basis.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>-</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>

### Summary and comparison of Options against the sustainability objectives

Option A is the most sustainable Option and it is the preferred Option. It scored positive against 12 of the 14 sustainability objectives. An uncertain outcome was predicted for water resources, and a neutral score was recorded for physical resources. Uncertain outcomes were scored for Option B against 12 of the 14 sustainability objectives apart from physical resources, where a neutral score was also recorded, and in the longer term for health and wellbeing, where a negative outcome was predicted.

### What likely significant effects are envisaged with the preferred Option?

No likely significant effects were recorded for the preferred Option.

### Measures to reduce negative effects and promote positive effects.

Cross-referencing with other planning policy and policy considerations including Community Plan, Key Site Requirements, detailed guidance for developers, sustainable travel initiatives – bus passes, greenways, green/blue infrastructure plans.

### Key Issue 2: Settlement Hierarchy

**Preferred Option:** Option B: Define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements.

### What alternatives have been considered?

Option A: Retain existing settlement hierarchy with no new settlements or movement between settlement tiers.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>-</b>	<b>?</b>	<b>+</b>
<b>Option B</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>?</b>	<b>+</b>

### Summary and comparison of Options against the sustainability objectives

Option B is the most sustainable Option. The SA shows that having a settlement hierarchy has a positive effect on almost all of the sustainability objectives. Directing development to settlements which have services and facilities in keeping with their population has a positive effect on the social sustainability objectives, increasing to strong positive in the long term for strengthening society. The ability to review the hierarchy and allow settlements to move up helps to deliver more for this objective. Option B has a positive relationship with the economic sustainability objectives through its ability to create opportunities for economic development and infrastructure in more areas of the Borough. In respect of the environmental sustainability objectives, the overarching relationship is positive and the Option enables improvements to be made to the existing policy. The appraisal recognises that while defining a new hierarchy may change the pattern of land take across settlements and may result in greenfield losses, over time it would enable the more efficient use of land. An uncertain score was given for the water resources objective, due to the Council’s lack of control over third party service providers’ programmes for upgrading waste water treatment to meet

both increased demand and higher standards. Uncertainty was also recognised in the landscape objective, as the overall effect is dependent on how other policies are applied. The Option was considered to have a negligible effect on the air quality and climate change objectives.

Option A received a broadly similar pattern of scores to Option B. While having a hierarchy is seen as beneficial and the overall relationship with the objectives is a mainly positive one, the appraisal noted that in some areas the existing hierarchy may not be able to achieve the maximum benefits. The existing hierarchy is not considered to have the ability to deliver the significant positive benefits to strengthening society that were recorded for Option B. While it may deliver for the housing in the short to medium term, the inability to recognise changes in population that have occurred since the last Plan was prepared may mean that some areas are constrained and over time the effects become more uncertain. It also recognises that maintaining the existing hierarchy may potentially pose a higher risk of biodiversity and greenfield land loss than would otherwise occur with a review.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objective ‘to improve health and well-being’ in the long term.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, selection criteria (e.g. adequate current/feasible future waste water treatment capacity), policies to protect sensitive landscapes/landscape features and important buildings, identifying conservation areas and public transport accessibility.

Key Issue 3: Housing Allocation

*Preferred Option:* Option B: Re-evaluate existing housing zonings and allocate additional housing land, if required, to ensure continued modest housing growth. (Using sequential approach.)

*What alternatives have been considered?*

Option A: Maintain existing housing growth through retention of housing zonings within extant plans.

Option C: Allocate housing land proportionally across settlements based on population. (Census 2011).

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>
<b>Option B</b>	<b>+</b>	<b>++</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>?</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>++</b>	<b>+</b>
<b>Option C</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>-</b>	<b>0</b>	<b>?</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option B is the most sustainable Option. It has a positive effect on all of the social and economic sustainability objectives through its ability to identify and enable the most appropriate areas for new housing (including areas of housing need), using up-to-date information. The positive effect increases to significant positive for strengthening society and the provision of good quality, sustainable housing,

as the policy enables the provision of housing which meets locally identified needs and may enable inclusivity and positive social interaction. The relationship with the environmental sustainability objectives is also a generally positive one, although uncertain effects were given for the physical resources and air quality objectives, due to overall effects being dependent on how the policy is implemented. Negligible effects were recorded for natural resources zoning would take this into account.

Option A has a slight positive impact on all of the social and economic sustainability objectives with the exception of strengthening society, which is uncertain. For the environmental sustainability objectives, it can be seen in the comments that Option A does not deliver quite as much as Option B towards encouraging active and sustainable travel, water resources, landscape character or the historic environment objectives as Option B does. While Options B and C both have an uncertain score for physical resources, Option A is considered to have a negligible effect as the currently identified zonings do not have a perceptible effect on this objective.

Option C does not have any positive effects on the sustainability objectives. Minor negative impacts were recorded for all the social and economic sustainability objectives. By excluding consideration of the current distribution of population, services and facilities, this Option does not target opportunities to improve existing issues and may exacerbate them. The relationship with the environmental sustainability objectives is largely uncertain due to difficulty in predicting what the effects would be, with five out of the eight objectives receiving an uncertain score. A minor negative effect was identified for water resources as it is likely to result in pressure on oversubscribed waste water treatment facilities. Negligible effects were reported for natural resources and the historic environment objectives, as these would be protected by other policies.

#### *What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objectives to 'strengthen society', to 'manage material assets sustainably' and to 'maintain and enhance landscape character' in the long term and for the objective to 'provide good quality, sustainable housing' in the medium to long term.

#### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other preferred Option approaches, use of SuDS, taking a 'whole area approach' when looking at zoning. Adoption of sequential approach (as per the SPPS), dialogue with education and transport providers, accessibility analysis for services, facilities and employment, transport analysis, biodiversity/ecological surveys and identification of sites that should be protected from development. Key Site Requirements supporting active / sustainable travel and to protect local environmental features, landscape analysis and policy to protect sensitive landscape features, energy assessment for new builds, partnership working, site design guides and collaborative working with corporate and community planning.

### 3.3 People / Social

#### Key Issue 4: Energy - Facilitate the siting of renewable energy generating facilities in appropriate locations.

*Preferred Option:* Option B: Consider all renewable energy proposals coming forward on a case by case basis whilst adopting the ‘cautious approach’ within designated landscapes as endorsed by the SPPS.

#### *What alternatives have been considered?*

Option A: Identify specific landscape policy areas suitable for renewable energy development.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>

#### *Summary and comparison of Options against the sustainability objectives*

Option B is the most sustainable Option. Option B has limited influence on the social sustainability objectives and it was noted that the policy would seek to prevent nuisance effects on human receptors. In terms of the economic sustainability objectives, while no effects were identified in respect of education, it has a slightly positive relationship with enabling sustainable economic growth and managing material assets sustainably. Option B has a slight positive or neutral relationship with all of the environmental sustainability objectives as, while it does not place spatial restrictions on development, it would only permit appropriate development in locations that are capable of accommodating it without being adversely impacted.

The spatial approach afforded by Option A aims to be protective, however in the appraisal it was found to result in more uncertainty and may give rise to conflicts with other land uses. It may have a slightly negative effect on housing, by sterilising some areas from new housing development, but otherwise effects on the social sustainability objectives were negligible. The Option’s effects on the objectives to enable sustainable economic growth, to protect physical resources and use sustainably and to protect, manage and use water resources sustainably were uncertain. Recognising that the aim of the Option is to protect natural resources, the landscape and other features, the relationship with the majority of the environmental sustainability objectives is positive.

#### *What likely significant effects are envisaged with the preferred Option?*

No likely significant effects are predicted from the preferred Option.

#### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, policy to protect sensitive landscape features, policy to protect biodiversity, landscape assessment, coastal views studies, flood risk assessment, water pollution prevention local policy guidelines and policy to limit noise in proximity to sensitive receptors.

## Key Issue 5: Energy - On-site renewable generation and reduced energy consumption in new developments.

*Preferred Option:* Option A: Introduce policy requiring applicants to demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated in all proposals for new development.

### *What alternatives have been considered?*

Option B: Introduce a policy requiring applicants to demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated in proposals for new development over a certain threshold (e.g. 'major' applications, numbers of dwellings, floorspace, site area etc.)

Option C: Retain existing policy approach encouraging renewable energy and passive solar design in new development.

	1.... improve health and well-being	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### *Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. Option A and Option B received the same scores for all of the objectives, however in the comments it can be seen that by introducing requirements on all new development, Option A delivers slightly more than Option B for a number of the objectives, including health and well-being, providing good quality, sustainable housing and improving air quality. Both Options were found to have a slight positive effect on the social sustainability objectives to improve health and well-being and to provide good quality, sustainable housing but no effect on the objective to strengthen society. Options A and B have negligible effect on the economic sustainability objectives, with the exception of the objective to manage material assets sustainably, where significant positive effects were identified for the medium – long term due to the Options' abilities to initiate a step change in incorporating renewable energy and energy efficiency in new building design. In terms of the environmental sustainability objectives, Options A and B do not create a perceptible effect on the majority of these, however slight positives were recorded for the objectives to protect physical resources and use sustainably and to reduce causes of and adapt to climate change.

Option C was found to have very little effect on the sustainability objectives. While the Option encourages renewables development and energy efficient design, it places no onus on the developer to do so. Minor negative impacts on air quality (in the medium to long term only) and on the objective to reduce causes of and adapt to climate change were the only effects identified.

*What likely significant effects are envisaged with the preferred Option?*

Significant positive effects were identified for the objective ‘to manage material assets sustainably’ in the medium and long term.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, criteria for larger developments, building design guides.

**Key Issue 6: Facilitating Sustainable Rural Housing**

*Preferred Option:* Option A: Introduce an approach to rural housing in line with existing policies and regional direction, tailored to meet local circumstances. Option A is the preferred Option.

*What alternatives have been considered?*

Option B: Retain the existing approach to rural housing in line with existing policies and regional direction.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>?</b>	<b>?</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>?</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option as it scores more positively than Option B on the sustainable housing, landscape and historic environment objectives. There were uncertain scores under Option A for the health and wellbeing, community, economic growth and material assets objectives but Option B also scored negatively for all of these, other than the economy objective, where it had a neutral score. Option A would enable alignment with regional policy as well as potential for a tailored approach, which could deliver against any existing negatives. Where Option A scored uncertain, it would be expected that positive outcomes could be delivered but uncertain scores were agreed upon. Although Option A scored as the most sustainable, and it is also the preferred Option, it did have negative scores against the physical resources, active and sustainable travel, and climate change objectives. Option B also scored negatively for all of these. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were recorded for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing to other policies; policy tailored for the Local Policies Plan stage (LPP); equivalent of Key Site Requirements; ecological measures for biodiversity protection; inclusion of SuDS at design stage; design criteria.



## Key Issue 7: Facilitating Affordable Housing

*Preferred Option:* Option D: The LDP will provide affordable housing through the use of the proportional approach, Key Site Requirements or zoning of entire sites; dependent on a number of factors, including identified need.

### *What alternatives have been considered?*

Option A: The LDP will zone sites solely for affordable housing.

Option B: The LDP will provide a proportion of affordable housing in new developments.

Option C: The LDP will provide affordable housing, where a need has been identified, through the inclusion of Key Site Requirements for housing zonings.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	?	?	+	0	0	-	0	+	?	-	0	0	0	0
<b>Option B</b>	?	+	+	0	0	0	0	0	?	-	0	0	0	0
<b>Option C</b>	+	+	+	0	0	0	0	+	?	-	0	0	0	0
<b>Option D</b>	+	+	+	0	0	0	0	+	?	-	0	0	0	0

### *Summary and comparison of Options against the sustainability objectives*

Overall, Options C and D scored similarly against the sustainability objectives but Option D is the preferred Option, as it would enable the most flexibility, from a mixture of approaches, to deliver appropriate and proportionate solutions. All Options scored positive against the sustainable housing objective but Option D could enable the most measures to help deliver on the type and location of need. Options C and D also scored positive for health and wellbeing but over the long term, uncertain scores were agreed for Options A and B. Option A also scored uncertain for strengthening society but Options B, C and D were all positive. Options A, C and D also scored positive for active and sustainable travel but Option B scored neutral. All Options scored as uncertain against the air quality objective and all Options scored negatively against climate change. Option A also scored negatively in the long term against material assets. All Options scored neutral against all other objectives i.e. no direct link, or no effect.

### *What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were recorded for the preferred Option.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other planning policy, key site requirements, design criteria for potential developments, active and sustainable transport promotions, SuDS, ecological mitigation measures – biodiversity checklist, sequential approach to site development.

## Key Issue 8: Facilitating the Delivery of Lifetime Homes

*Preferred Option:* Option A: The LDP shall provide a proportion of Lifetime Homes in new developments.

*What alternatives have been considered?*

Option B: The LDP shall not provide a proportion of Lifetime Homes in new developments.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>--</b>	<b>?</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### *Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option and it is also the preferred Option. Option A scored positive against the health and wellbeing, strengthening society, and sustainable housing objectives, with significant positive outcomes agreed in the long term for health and wellbeing. However, Option B scored negative against health and wellbeing, with potential for significant negatives in the long term. It also scored negative in the long term for delivery of sustainable housing and scored uncertain for strengthening society. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant positive effects were recorded in the long term for delivery of the health and wellbeing Option.

### *Measures to reduce negative effects and promote positive effects.*

Cross reference with other planning policies, implementation of SuDS policy.

## Key Issue 9: Protection of Existing Areas of Open Space

*Preferred Option:* Option B: Protect existing open space, re-evaluate existing open space zonings and provide new areas of open space.

*What alternatives have been considered?*

Option A: Protect existing areas of open space.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>
<b>Option B</b>	<b>++</b>	<b>++</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>+</b>

### *Summary and comparison of Options against the sustainability objectives*

Option B is the most sustainable Option. The scores for this Option reflect the cross-cutting benefits that planned high quality open space can deliver. The review element would allow the Plan to examine the baseline and target areas where potential benefits can be maximised. Strong positive effects are identified for the social sustainability objectives of improving health and well-being and strengthening society, through the Option's ability to maintain existing/create new shared outdoor space in areas of identified need and encouraging physical activity. While positive comments were recorded for education and material assets, the economic sustainability objectives do not experience many impacts, although the indirect effects of making the Borough a nicer place to live, work, visit and invest raised a minor positive impact in terms of enabling sustainable economic growth. The review element which allows an up to date baseline and changes in good practice to be reflected, means that Option B is considered to deliver a minor positive impact on all of the environmental objectives, rising to significant positive in the long term for the objective to protect natural resources and enhance biodiversity.

Option A, the current policy, is recognised as delivering significant positive impacts on health and well-being through the provision of opportunities for / encouragement of healthy lifestyles and physical activity plus social contact. Minor positive impacts are identified for the objectives to strengthen society, protect natural resources and maintain and enhance landscape character. However, the inability to review the open space zoning and adapt to changing needs in both the type and the location of provision means that this Option cannot deliver as much as Option A. It may constrain the available opportunity to create areas of open space that recognise current best practice and deliver benefits across a wider range of the sustainability objectives.

### *What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objectives 'to improve health and well-being' throughout all timescales. Significant positive effects were identified for the objective 'to strengthen society' over the medium-long term and 'to protect natural resources and enhance biodiversity' over the long term.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, use and promotion of SuDS, partnership working, developer contributions, accessibility analysis and transport analysis, consideration of complementary adjacent land uses (e.g. open space next to education or business areas).

## Key Issue 10: Community Greenways

*Preferred Option:* Option A: Identify and facilitate the development of Community Greenways.

### *What alternatives have been considered?*

No alternative Options are proposed.

	1.... improve health and well-being.		2.... strengthen society.		3.... provide good quality, sustainable housing.		4.... enable access to high quality education.		5.... enable sustainable economic growth.		6.... manage material assets sustainably.		7.... protect physical resources and use sustainably.		8.... encourage active and sustainable travel.		9.... improve air quality.		10.... reduce causes of and adapt to climate change.		11.... protect, manage and use water resources sustainably.		12.... protect natural resources and enhance biodiversity.		13.... maintain and enhance landscape character.		14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>++</b>	<b>++</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	

### *Summary and comparison of Options against the sustainability objectives*

The scores for this Option reflect the cross-cutting benefits that greenways can deliver, however they also acknowledge that some of the benefits may take time to be established. Positive effects were identified for the social sustainability objectives, increasing to significant positive impacts on the objectives to improve health and well-being and to strengthen society in the medium and long term. Establishing greenways also has a positive effect on the economic sustainability objectives, with minor positive impacts identified for enabling access to high quality education from the medium term onwards and enabling sustainable economic growth, through making the Borough a more attractive place to live, work, visit and invest. Significant positive impacts are also envisaged from the medium term for the objectives to encourage active and sustainable travel and to protect, manage and use water resources sustainably. Minor positive impacts are also identified in terms of protecting and enhancing natural resources, landscape character and the historic environment and cultural heritage. These effects are expected to increase to significant in the long term for the landscape objective. Positive effects are also identified for the other environmental sustainability objectives such as air quality and climate change, although these are not considered sufficiently great to raise a perceptible impact.

### *What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objectives ‘to improve health and well-being’, ‘to strengthen society’, ‘to encourage active and sustainable travel’ and ‘to protect, manage and use water resources sustainably’ in the medium and long term. Significant positive effects were also identified for the objective ‘to maintain and enhance landscape character’ in the long term.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, studies to identify feasibility of potential linkages with education facilities, open space, employment areas, transport hubs and historic environment / cultural heritage, partnership working, ecological / biodiversity studies.

## Key Issue 11: Facilitate the needs of the Borough in respect of health, education and other public services and facilities.

*Preferred Option:* Option C: Identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities. Complementary policy in relation to proposals on un-zoned sites and in relation to developer contributions will also be introduced.

### *What alternatives have been considered?*

Option A: Identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities.

Option B: Adopt a policy based approach to determine proposals for health, education and other public services and facilities on an ad hoc basis.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	+	+	0	+	+	?	+	++	?	?	+	+	+	+
<b>Option B</b>	+	-	0	0	?	?	-	-	?	?	-	+	0	+
<b>Option C</b>	++	++	0	++	+	?	+	++	?	?	++	++	++	+

### *Summary and comparison of Options against the sustainability objectives*

Overall, Option C is considered to be the most sustainable Option. Option C encompasses a spatial approach which targets the provision of services and facilities to the most suitable locations in areas of anticipated need. The Option helps to deliver positive effects on the social sustainability objectives of health and well-being and strengthening society, alongside education. No effects on housing were perceived. The complementary policy which allows wider scope and future adaptation enables these effects to become significantly positive in the medium-long or long term. Option C also delivers a minor positive effect on sustainable economic growth, but its effect on material assets was uncertain as there is insufficient information on how the Option will be implemented to determine an overall effect. The spatial and policy approach afforded by Option C delivers positive effects on the majority of the environmental objectives, extending to significant positive over the medium-long or long term in respect of water, natural resources and landscape. While the ability to plan ahead and factor in access to active and sustainable transport delivers a significant positive for the transport objective, the effects on the air quality and climate change objectives were uncertain, as the Option cannot influence behavioural change.

Option A has a similar pattern of scores as Option C but its effects are less pronounced. It has a positive relationship with most of the sustainability objectives, with the exception of housing where no relationship was found and material assets, air quality and climate change where the effects were uncertain. However, unlike Option C, this Option does not have a significantly positive effect on any of the sustainability objectives, except the objective to encourage active and sustainable travel where a spatial approach can deliver strong advantages.

Option B only has a positive relationship with three of the sustainability objectives: improving health and well-being, protecting natural resources and protecting, conserving and enhancing the historic environment and cultural heritage. It does not have any significantly positive effects on the sustainability objectives. The reactionary approach is considered to have a minor negative effect on strengthening society, physical resources, the water environment and encouraging active and sustainable travel as it would result in less efficient development and a lack of integration with other facilities or transport. Option B had uncertain effects on the objectives for sustainable economic growth, managing material assets, improving air quality and climate change, as these effects are dependent on how any new development is implemented. Option B was considered to have a negligible effect on the remaining objectives.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified in the medium-long term for the objectives to ‘strengthen society’, ‘enable access to high quality education’, ‘enable access to high quality education’, ‘encourage active and sustainable travel’ and ‘protect, manage and use water resources sustainably’. Significant positive effects were also identified in the long term for the objectives to ‘improve health and well-being’, ‘protect natural resources and enhance biodiversity’ and maintain and enhance landscape character.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, Encouraging ‘meanwhile uses’ for zoned areas, Landscaping of zoned areas to prevent dereliction, Accessibility analysis for services and facilities, Partnership working, Key Site Requirements, Requirement for public transport provision, Site selection criteria, Landscape assessment in rural areas, Ecological / biodiversity surveys, Flood risk assessment, requirement for SuDS, and policy to protect important buildings.

Key Issue 12: Improving Health and Wellbeing in the Borough

*Preferred Option:* Option A: Introduce policy to address a proliferation of hot food takeaway uses within centres and to prohibit hot food takeaways within 400 metres of school boundaries.

*What alternatives have been considered?*

Option B: Do not introduce suggested policy response as above – rather, proposals to be assessed on case by case basis.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>
<b>Option B</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. The primary aim of the Option is to positively impact the health and well-being objective, by stopping potential further cumulative increase of hot food takeaways in proximity to schools. However in the appraisal it was recognised that behavioural change will have the greatest contribution to achieving a positive impact on this objective and spatial

planning may not bring certainty achieving this, since existing outlets will not be affected. Consequently the effect received an uncertain score. However, the Option has a minor positive impact on the objectives to enable sustainable economic growth and to protect, conserve and enhance the historic environment by protecting the character and improving vitality and vibrancy of town centres. Other positive effects were indirectly found to occur, such as reducing the extent of potential odour nuisance and littering.

Option B has limited effect on most of the sustainability objectives. However, it was recognised that allowing unrestricted development of hot food takeaways in centres would not help to encourage healthy lifestyles for people in the Borough. The Option may serve to increase odour nuisance and a less pleasant environment overall in centres, resulting in a minor negative score for health and well-being. Minor negative scores are also identified for the objectives to enable sustainable economic growth and to protect, conserve and enhance the historic environment by reducing vitality and vibrancy and eroding town centre character.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, surveys to identify baseline, policy to impose limits and/or conditions on this type of development and policy to limit odour in proximity to sensitive receptors.

Key Issue 13: To facilitate development of utilities and telecommunications without compromising the natural environment of the Borough.

*Preferred Option:* Option A: Adopt approach to utilities and telecommunication development in line with regional policy. Ensuring the applicant provides detailed information on mitigation measures to ensure the visual and environmental impact of development are minimised.

*What alternatives have been considered?*

No alternative Options are proposed.

	1.... improve health and well-being.		2.... strengthen society.		3.... provide good quality, sustainable housing.		4.... enable access to high quality education.		5.... enable sustainable economic growth.		6.... manage material assets sustainably.		7.... protect physical resources and use sustainably.		8.... encourage active and sustainable travel.		9.... improve air quality.		10.... reduce causes of and adapt to climate change.		11.... protect, manage and use water resources sustainably.		12.... protect natural resources and enhance biodiversity.		13.... maintain and enhance landscape character.		14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>										

*Summary and comparison of Options against the sustainability objectives*

Only one Option has been brought forward for this issue. The Option has limited influence on the social sustainability objectives although it is considered to have a minor positive effect on strengthening society. In the comments it is also noted that although the overall effect on health and well-being is negligible, the Option can bring some benefits in terms of reducing isolation and enabling the provision of medical care remotely. The Option has a positive relationship with the economic sustainability objectives with a particularly strong influence on objective to enable sustainable economic growth, where it was perceived to enable significant positive effects in the medium – long term. Due to the protective nature of the policy and the emphasis on exploring site

sharing in the first instance, it was not found to have any adverse effects on the environmental sustainability objectives, with impacts generally tending to be neutral or negligible. The Option received a minor positive score in the objective to encourage active and sustainable travel by recognising its ability to expand opportunities for working from home. It also received a minor positive for the objective to maintain and enhance landscape character through its proactive approach in minimising visual impacts.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objective ‘to enable sustainable economic growth’.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, landscape analysis, policy to protect important buildings, site selection criteria, ecological/biodiversity surveys and use of best practice in design of new structures.

Key Issue 14: Cemetery Provision

*Preferred Option:* Option A: Identify and safeguard specific locations in the Borough for new or extended cemetery and other end of life development based on projected need and capacity over the Plan period with a complementary policy in relation to proposals on un-zoned sites

*What alternatives have been considered?*

Option B: Adopt a policy based approach to determine proposals for cemetery and other end of life development on an ad hoc basis.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. While neither Option has a particularly strong influence on the sustainability objectives, Option A delivers minor positives in terms of strengthening society, protecting natural resources and encouraging active and sustainable transport. It also received positive comments in terms of enabling sustainable economic growth and the objective relating to the historic environment and cultural heritage, but the influence wasn’t considered to be strong enough to create an overall impact on these objectives. The effect on physical resources was uncertain as cemeteries and other end of life development will require land use, but whether it will result in a loss of physical resources depends on how much land is developed and where it is located.

Option B has little influence on any of the sustainability objectives. As with Option A it was considered to have an uncertain relationship with physical resources and may have a minor positive effect on encouraging active and sustainable transport. Generally speaking, the ad hoc approach would result in less control over supporting the objectives and could lead to less efficient provision of end of life development.



*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, key site requirements, ecological / biodiversity surveys, transport analysis, site selection criteria, landscape analysis and policy to protect important buildings.

Key Issue 15: Facilitating Sustainable Waste Management

*Preferred Option:* Option A: Identify and safeguard appropriate lands to meet the anticipated needs of the Borough in relation to waste management facilities (including recycling and WWTWs). Complementary policy in relation to waste management proposals on un-zoned sites will be introduced.

*What alternatives have been considered?*

Option B: Adopt a policy based approach to determine proposals for waste management facilities on an ad hoc basis.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. Option A generally has positive effects on the social sustainability objectives. A minor positive impact is identified for the objective to provide good quality, sustainable housing in the medium and long term, through the Option’s ability to facilitate the provision of adequate waste treatment facilities necessary to support increased houses. No effects were identified for education. It has a positive effect on the economic sustainability objectives of enabling sustainable economic growth and managing material assets sustainably, extending to significant positive in the medium to long term for material assets. For the environmental sustainability objectives, some positive comments were recorded on encouraging active and sustainable travel, improving air quality and reducing causes of and adapting to climate change, however overall the Option is considered to have a negligible effect on these objectives. Adopting a proactive, spatial-led approach enables positive effects to be identified for the objectives to protect physical resources and use sustainably, to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. The effects of Option A on the historic environment were considered to be negligible.

Option B has limited effects on the majority of the sustainability objectives. While policy would seek to protect against any negative effects, the reactive approach means that it is difficult for the Option to create positive effects. Option B has a slight positive effect on the objectives to manage material assets sustainably and to protect physical resources and use sustainably.

*What likely significant effects are envisaged with the preferred Option?*

Significant positive effects were identified for the objective ‘to manage material assets sustainably’

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, partnership working, site selection criteria, policy to limit noise / odour in proximity to sensitive receptors and ecological / biodiversity surveys.

### 3.4 Place / Environmental

#### Key Issue 16: The Undeveloped Coast

*Preferred Option:* Option A: Designate an Ards and North Down Coastal Area within which development will be restricted.

*What alternatives have been considered?*

Option B: Do not designate an Ards and North Down Coastal Area.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>+</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option and it is the preferred Option. Option A scored positive for sustainable economic growth, material assets, physical resources, active and sustainable travel, climate change, water resources, natural resources, landscape and historic environment. Option B also scored positive against historic environment and it had positive outcomes for sustainable economic growth and natural resources but not in the long term. Option B scored negatively against physical resources and landscape, and in the long term for delivery of active and sustainable travel, climate change, water resources and natural resources. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were recorded for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other planning policy and policy considerations including Community Plan, Key Site Requirements, detailed guidance for developers, sustainable travel initiatives – bus passes, greenways, green/blue infrastructure plans.

#### Key Issue 17: The Developed Coast

*Preferred Option:* Option A: Designate urban waterfronts throughout key coastal settlements in the Borough in order to promote their regeneration and enhancement for tourism and recreation purposes.

*What alternatives have been considered?*

Option B: Do not designate urban waterfronts throughout the Borough and continue to rely upon regional policy to assess proposals in these areas.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>-</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option and it is the preferred Option. It scored positively against the health and wellbeing, strengthening society, sustainable economic growth, active and sustainable travel, and historic environment objectives. Option B scored neutral against these objectives with negative outcomes in the longer term for sustainable economic growth and historic environment. Option B also scored negative for material assets but Option A scored neutral. Option A had negative outcomes for air quality and uncertain outcomes for climate change and water resources but Option B scored neutral against all of these objectives. Both Options scored neutral on all other objectives i.e. no direct link, no effect.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were recorded for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross reference with other planning policy considerations, Habitats Regulation Assessments, biodiversity checklist, SuDS, Key Site Requirements, design criteria for Urban Waterfronts, Local Biodiversity Action Plan, Landscape Character Assessments.

Key Issue 18: Coastal Change

*Preferred Option:* Option C: Identify areas of existing and potential coastal erosion and land instability (subject to data being available) where there will be a presumption against development except in exceptional circumstances.

*What alternatives have been considered?*

Option A: Maintain the status quo and identify no areas of potential erosion and land instability. Continue to assess proposals for coastal development on a case by case basis in line with the SPPS.

Option B: Identify areas of existing and potential coastal erosion and land instability (subject to data being available) where there will be no new development permitted.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	-	-	-	0	-	-	-	-	0	-	-	-	-	-
<b>Option B</b>	?	0	+	0	?	?	+	-	0	+	+	+	+	+
<b>Option C</b>	?	0	+	0	+	+	+	+	0	++	+	+	+	+

### *Summary and comparison of Options against the sustainability objectives*

Option C is the most sustainable Option and it is the preferred Option. Option C scored positively against most objectives - housing, sustainable economic growth, material assets, physical resources, active and sustainable travel, climate change, water resources, natural resources, landscape and historic environment, with significant positive outcomes predicted in the longer term for climate change. The Option scored uncertain for health and wellbeing and neutral for strengthening society, education and air quality. Option B also scored uncertain for health and wellbeing and neutral for strengthening society, education and air quality. Option B scored positively against the housing, physical resources, climate change, water resources, natural resources, landscape and historic environment objectives but uncertain outcomes were scored for sustainable economic growth and material assets. Negative outcomes were recorded against active and sustainable travel. Option A scored negatively across most objectives with significant negative outcomes predicted in the longer term for climate change. Option A scored the same as Options B and C for education and air quality with neutral scores.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant effects were recorded for delivery in the long term of the climate change objective.

### *Measures to reduce negative effects and promote positive effects.*

Cross reference with other planning policy, application of SuDS (for new developments).

### Key Issue 19: Developing within areas of flood risk

*Preferred Option:* Option A: Adopt a precautionary approach to development - only permit certain suitable types of development in flood prone areas, in line with the SPPS/PPSs and with appropriate mitigation.

### *What alternatives have been considered?*

Option B: No development to be permitted in areas of flood risk.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>
<b>Option B</b>	<b>+</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>-</b>

### Summary and comparison of Options against the sustainability objectives

Option A is the most sustainable Option and it is the preferred Option. Option A and B both scored positively for health and wellbeing, physical resources, climate change, water resources and natural resources, with significant positive outcomes predicted for Option B against water resources. Option A also scored positive for strengthening society and sustainable economic growth but Option B scored negatively. Option B also scored negatively in the longer term against the historic environment objective but Option a scored neutral. Option A also scored positive against material assets, active and sustainable travel, and landscape. Overall, Option A delivered more positively. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.

### What likely significant effects are envisaged with the preferred Option?

No likely significant effects were recorded for the preferred Option.

### Measures to reduce negative effects and promote positive effects.

Cross-referencing to other planning policies, criteria guidelines for exceptional circumstances, best practice design guidance – sensitive and appropriate scale/design, flood risk assessments, integration with ecosystem services or green/blue infrastructure projects.

## Key Issue 20: Sustainable Drainage Systems (SuDS)

**Preferred Option:** Option A: Bring forward policy to require the use of Sustainable Drainage Systems (SuDS) in new developments.

### What alternatives have been considered?

Option B: Do not require the use of SuDS for each new development application.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>

### Summary and comparison of Options against the sustainability objectives

Option A is the most sustainable Option and it is the preferred Option. It scored positively for the health and wellbeing, housing, sustainable economic growth, material assets, physical resources, water resources, natural resources and landscape, with significant positive outcomes predicted for climate change and positive outcomes predicted for the historic environment in the longer term. Under Option B, negative outcomes were predicted in the longer term against the health and wellbeing, material assets, physical resources and historic environment objectives. Option B also scored negatively for climate change and water resources. Neutral scores were agreed against the housing, sustainable economic growth, natural resources and landscape objectives. It also scored neutral for strengthening society where uncertain outcomes were predicted under Option A. Overall, Option A delivered more outcomes that are positive. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.

### What likely significant effects are envisaged with the preferred Option?

Likely significant effects were recorded for delivery of the climate change objective over all timeframes.

### Measures to reduce negative effects and promote positive effects.

Cross-referencing to other planning policies, potential guidance from Department for Infrastructure, further detail at Local Policies Plan stage, best practice design guidelines, drainage assessments and biodiversity checklists.

### Key Issue 21: Protecting and enhancing the historic environment of our Borough

**Preferred Option:** Option A: Maintain the existing approach for protecting and enhancing the historic environment of the Borough, whilst reviewing existing designations and identifying new areas for designation as appropriate.

### What alternatives have been considered?

Option B: Maintain the existing approach for protecting and enhancing the historic environment of the Borough.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>++</b>	<b>++</b>	<b>?</b>	<b>++</b>	<b>++</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>++</b>
<b>Option B</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>

### Summary and comparison of Options against the sustainability objectives

Option A is the most sustainable Option and it is the preferred Option. Both Options scored positively against the health and wellbeing, strengthening society, education, sustainable economic growth, natural resources, landscape and historic environment objectives but Option A scored significant positives in the longer term for all of these except natural resources, which remained as a positive score. Both Options scored uncertain against the sustainable housing objective and neutral against all other objectives i.e. no direct link, or no effect.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant effects were recorded in the long term for delivery of the objectives for health and well-being, strengthening society, enabling access to high quality education, as well as maintaining and enhancing landscape character. Over the medium and long term, likely significant effects were identified for enabling sustainable economic growth. Over all timeframes, likely significant effects were identified for protecting, conserving and enhancing the historic environment and cultural heritage.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other planning policy and policy considerations including SuDS (its own policy). Guidelines to help avoid sites competing against each other. Sustainable travel initiatives. Ecological mitigation measures - native planting schemes, biodiversity measures. Green building design guidelines.

## Key Issue 22: Safeguarding Non-Designated Heritage Assets

*Preferred Option:* Option A: Bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.

### *What alternatives have been considered?*

Option B: Do not bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>++</b>
<b>Option B</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>

### *Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option and it is the preferred Option. Option A scored positively for the sustainable economic growth, physical resources, climate change and water resources objectives, while Option B scored neutral for all of these. Option A also scored positive for the strengthening society, natural resources, landscape and historic environment objectives, with significant positive outcomes predicted for the historic environment in the longer term but Option B scored negatively against all of these objectives. Both Options scored neutral for health and wellbeing but under Option B, negative outcomes were predicted in the longer term. Both Options scored neutral across all other objectives i.e. no direct link, or no effect.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant effects are predicted for the preferred Option and delivery of the objective to protect, conserve and enhance the historic environment and cultural heritage in the medium and long term.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other planning policy and policy considerations including SuDS (its own policy). Criteria to avoid contentious divides. Guidelines for conversions. Recommended energy efficiency measures.

Key Issue 23: Protecting international and national nature conservation interests (designated outside of LDP process)

*Preferred Option:* Option A: Adopt an approach in line with existing regional policy with regards to protecting and enhancing international and national conservation sites that are not LDP designations.

*What alternatives have been considered?*

No alternative Options are proposed.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Only one Option was brought forward for this issue. The Option has a minor positive impact on the health and well-being and strengthening society themes of the social sustainability objectives, through its role in protecting and enhancing environments that are pleasant areas to spend time in. While new housing may be constrained in these areas, it does not adversely affect the delivery of the housing objective. The Option has little effect on the economic sustainability objectives, although its function in creating high quality environments means that can indirectly support the objective for sustainable economic growth by making the Borough a more attractive place to live, work and visit. As would be expected, the objective has a generally positive effect on the environmental objectives, although the effects on the objectives for active and sustainable travel, air quality and historic environment are not of sufficient magnitude to create a perceptible impact. Minor positive impacts are identified for the climate change, water resources and landscape objectives and significant positive for the natural resources objective. The effect on physical resources is uncertain, as while the ASSI designation encompasses areas that are recognised for their geological or earth science features, designation may also reduce opportunities for certain types of minerals development.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objective ‘to protect natural resources and enhance biodiversity’.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies.



## Key Issue 24: Protecting and enhancing local nature conservation sites and scenic landscapes

*Preferred Option:* Option A: Review local nature conservation sites and scenic landscapes and formulate appropriate accompanying policy for their protection and enhancement.

### *What alternatives have been considered?*

Option B: Retain the current policy approach to existing local nature conservation sites and scenic landscapes.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>
<b>Option B</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>++</b>	<b>++</b>

### *Summary and comparison of Options against the sustainability objectives*

Option A has a positive influence on the social sustainability objectives by protecting natural spaces which may also function as shared space and which may serve to benefit the physical and mental well-being of people in the Borough. Minor positive impacts are noted for the health and well-being objective and for strengthening society in the long term. Option A has no perceptible impact on the economic sustainability objectives, although in the explanatory comments some indirect positive effects are noted. Option A acts positively on almost all of the environmental sustainability objectives; minor positive effects are identified for protecting physical resources and long term minor positive effects are seen for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change. Minor positive effects are also seen for the water resources objective, increasing to significant positive in the long term. Protecting and enhancing local nature conservation sites and scenic landscapes also has significant positive effects on natural resources, landscape character and the historic environment. The Option's ability to review sites in the context of the current baseline and potentially identify new areas for protection allows it to deliver slightly more than Option B for some of the sustainability objectives.

Option B also has a minor positive influence on health and well-being though the effects on the other social and economic sustainability objectives, while beneficial, are not judged to be sufficient to raise an effect. As with Option A, protecting and enhancing local nature conservation sites and scenic landscapes has a minor positive effect on physical resources and significant positive effects on natural resources, landscape character and the historic environment. Perceptible effects are not anticipated on the objectives to encourage active and sustainable travel, air quality and climate change.

### *What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objectives 'to protect natural resources and enhance biodiversity', 'to maintain and enhance landscape character' and 'to protect, conserve and enhance the historic environment and cultural heritage'. Significant positive effects were also identified for the objective 'to protect, manage and use water resources sustainably' over the long term timescale.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, partnership working, landscape analysis, ecological / biodiversity surveys, transport analysis (to support linkages of blue-green infrastructure), zoning land relative to another land use (e.g. wetland / woodland near housing areas to safeguard accessible natural spaces).

Key Issue 25: Areas of Outstanding Natural Beauty (AONBs)

*Preferred Option:* Option A: Bring forward bespoke policies to guide future development and protection of Strangford and Lecale Area of Outstanding Natural Beauty.

*What alternatives have been considered?*

Option B. Retain the current policy approach with respect to Strangford and Lecale AONB.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. The Option’s aim of protecting Areas of Outstanding Natural Beauty recorded positive effects in the comments for the majority of the social and economic objectives, however only the objective to enable sustainable economic growth reported effects of sufficient magnitude to initiate a minor positive impact. The impact on housing is uncertain, as it is dependent on how the Option is applied. Few effects are reported for the environmental sustainability objectives, however a significant positive impact is recorded for the objective to maintain and enhance landscape character and a minor positive effect on the objective to protect, conserve and enhance the historic environment and cultural heritage as landscape designations often have a strong relationship with cultural heritage.

The current policy approach identified by Option B has minor positive impacts on the objectives to enable sustainable economic growth, maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No impacts were identified for the other sustainability objectives. However, the comments recognise that there are some weaknesses in the current policy and small changes would allow it to deliver more for more objectives.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objective ‘to maintain and enhance landscape character’.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies (in particular minerals and renewables policies), landscape analysis, building design guides, planning conditions. AONB management plans may help to inform policy.

### 3.5 Prosperity / Economic

#### Key Issue 26: Provision of a generous supply of land for economic development within settlements

*Preferred Option:* Option A: Evaluate existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs.

#### *What alternatives have been considered?*

Option B: Retain existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs if appropriate.

Option C: Retain existing zonings for economic /employment land as identified in the extant plans.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>0</b>
<b>Option B</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>?</b>	<b>-</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>+</b>	<b>0</b>
<b>Option C</b>	<b>?</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>0</b>

#### *Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option and it is the preferred Option. It scored positively against the health and wellbeing, air quality, climate change and water resources objectives, while Options B and C scored uncertain outcomes for all of these. Option A also scored positive for landscape in the longer term as too did Option B but Option C was neutral i.e. no direct link, or no effect. Option A scored positive for sustainable and active travel, while Option B scored uncertain but Option C scored negatively in the longer term. Option A also scored positive for housing, while Options B and C were neutral. All Options scored positively for sustainable economic growth, with Option A predicted to deliver significant positive outcomes but Option C scored negatively in the longer term. Option C also scored negatively against strengthening society, while Options A and B scored neutral. Option C scored negatively against material assets, while Option B was an uncertain outcome and Option A was a positive outcome. Option A an uncertain score predicted against physical resources but Options B and C were negatively scored. All Options had uncertain outcomes predicted against the natural resources objective. All Options scored neutral against any other objectives. Overall, Option A is able to deliver more outcomes that are positive.

#### *What likely significant effects are envisaged with the preferred Option?*

Likely significant effects were predicted for delivery of the sustainable economic growth objective during the short, medium and long term timeframes.

#### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing to other planning policy and other planning policy considerations. Consideration of Economic Land Review and Employment Land Review. Sequential approach to development of sites (to avoid greenfield sites for longer). Sustainable travel initiatives – bus passes, park and rides. Air

Quality Impact Assessments and Traffic Impact Assessments. Key Site Requirements – initiatives to encourage on- site renewables and low carbon footprints; requests for green building design and biodiversity measures for nature conservation; inclusion of SuDS (its own policy for new developments). Ecological Impact Assessments – biodiversity checklists. Pre-construction site surveys. Five-year review and monitoring.

### Key Issue 27: Identification of land to accommodate business start-ups and flexible co-working spaces

*Preferred Option:* Option A: Identify specific sites within economic/employment zonings suitable for business start-ups and flexible co-working spaces.

*What alternatives have been considered?*

Option B: Do not identify specific sites - consider business start-ups and flexible co-working spaces on a case-by-case basis.

	1.... improve health and well-being	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>+</b>	<b>?</b>	<b>0</b>

#### *Summary and comparison of Options against the sustainability objectives*

Likely significant effects were recorded for the preferred Option and delivery of the sustainable economic growth objective in the medium and long term.

*What likely significant effects are envisaged with the preferred Option?*

Likely significant effects were recorded for the preferred Option and delivery of the sustainable economic growth objective in the medium and long term.

*Measures to reduce negative effects and promote positive effects.*

Cross reference with other planning policy and policy considerations, consideration of the review of economic/employment land zonings, Key Site Requirements, SuDS (policy in itself for new developments), green design measures, review of Landscape Character Assessments.

### Key Issue 28: Sustaining a Vibrant Rural Economy

*Preferred Option:* Option A: Support and facilitate rural economic development of an appropriate nature and scale which contributes to a sustainable rural economy and supports rural communities.

*What alternatives have been considered?*

Option B: Retain existing policy approach to facilitation of rural economic development in certain instances.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>++</b>	<b>?</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>+</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>+</b>	<b>+</b>	<b>0</b>

### *Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option and is the preferred Option. Both Options scored positively against the natural resources and landscape objectives but Option A also scored positively for strengthening society and the historic environment, while Option B scored negative and neutral respectively. Option A also scored positive for sustainable economic growth, with significant positives predicted in the longer term, while Option B scored negatively. Option B also scored negatively for water resources, while Option A had an uncertain outcome. Uncertain outcomes were also recorded for Option A against education and material assets. These outcomes recognise the potential for positives or negatives. Option B scored neutral against education but positive for material assets. It had an uncertain outcome for physical resources but Option A had a negative score. However, overall Option A would be expected to deliver more positive outcomes.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant positive effects were recorded for the preferred Option and delivery of the sustainable economic growth objective in the medium and the long term.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing to other planning policy and policy considerations; detailed guidance for recommended use of land/buildings and feasible mitigation measures; Key Site Requirements; associated travel deals to rural areas or specific rural businesses; SuDS (policy of its own for new developments); ecological surveys and processes – HRAs, biodiversity checklist, ecological surveys.

### Key Issue 29: Location of Class B1 business uses

*Preferred Option:* Option A: Permit B1 business uses in town centres and other suitable locations that may be specified in the LDP such as certain district centres and economic/employment zonings.

### *What alternatives have been considered?*

Option B: Restrict B1 business uses to town centre locations.

Option C: No locational restrictions on B1 business uses if compatible with adjoining land uses.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>++</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>?</b>

### *Summary and comparison of Options against the sustainability objectives*

Options A and B scored similarly against the sustainability objectives but Option A had slightly more positive outcomes and is the preferred Option. Both Options scored positive against the active and sustainable travel, natural resources, landscape, and historic environment objectives, while Option C scored uncertain for all of these. Significant positive outcomes were predicted for Options A and B against material assets and physical resources, and in the longer term for water resources. Again Option C scored uncertain for all of these. Option A scored significant positive for sustainable economic growth in the longer term, while Option B scored positive but Option C scored negative. All Options scored neutral across all other objectives i.e. no direct link, or no effect.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant positive effects were identified for the preferred Option and delivery of the objectives for sustainable economic growth and protecting, managing and using water sustainably, over the medium and long-term phases. Significant positive effects were also recorded for delivery of material assets and physical resources, over the short, medium and long-term timeframes.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing to other planning policy and policy considerations, application of SuDS (policy in its own right for new developments), sequential approach to site development, Key Site Requirements, sustainable travel initiatives, energy efficiency measures, consideration of flood risk areas, ecological surveys – HRAs, site surveys, biodiversity checklist, ecological mitigation measures, funding opportunities (historic environment).

## Key Issue 30: Safeguarding Existing Employment Land

*Preferred Option:* Option A Safeguard against the loss of economic/employment land but permit alternative employment uses which fall outside Part B of the Planning (Use Classes) Order (NI) 2015 within economic/employment zonings where these are compatible with existing uses in the area.

### *What alternatives have been considered?*

Option B Safeguard against the loss of economic/employment land to non-employment uses (e.g. those falling outside Part B of the Planning (Use Classes) Order (NI) 2015.

Option C: Presumption against the loss of economic/employment land to other uses unless an overriding case for mixed use development is demonstrated.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>-</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option C</b>	<b>-</b>	<b>+</b>	<b>?</b>	<b>0</b>	<b>?</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>?</b>	<b>-</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>

### *Summary and comparison of Options against the sustainability objectives*

Options A and B scored similarly against the sustainability objectives but Option A scored slightly more positively and is the preferred Option. Both Options A and B scored positive for sustainable economic growth, material assets and physical resources, with significant positives for Option A in the longer term against sustainable economic growth. Option C scored uncertain for all of these objectives. Uncertain outcomes were scored for all Options against air quality and negative outcomes for climate change. Option C also scored uncertain for water resources and housing. Option B scored positive for water resources and neutral for housing, while Option A scored negative for water resources and neutral for housing. Both Options A and B scored neutral for strengthening society, while Option C scored positive but Option A was the only positive score against health and wellbeing, while Options B and C scored negatively. All Options scored neutral across all other objectives i.e. no direct link, or no effect. Overall, Option A delivers more positive outcomes.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant positive effects were identified for delivery of the objective for sustainable economic growth in the long term.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing to other planning policy and other planning policy considerations. Consideration of the Employment Land Review. Site Waste Management Plans. Air Quality Impact Assessments and Traffic Impact Assessments. Sustainable travel initiatives – bus passes. Key Site Requirements – initiatives to link to renewable energies and SuDS (which will be a policy for new developments). Ecological Impact Assessments – biodiversity checklist. Pre-construction site surveys. Five-year review.

## Key Issue 31: Safeguarding Minerals

*Preferred Option:* Option C: Adopt a policy led approach to deal with applications for Minerals Development based on their merits, with the identification of protection areas for existing quarries to allow appropriate expansion.

### *What alternatives have been considered?*

Option A: Designate Areas of Constraint on Mineral Developments (ACMD) which will be protected from minerals development; and Designate Mineral Extraction Areas (MEA) which are most suitable for exploitation, with accompanying policy for each, in addition to policy to deal with ad hoc applications based on their merits.

Option B: Designate Areas of Constraint on Mineral Developments with accompanying policy to also deal with applications to exploit minerals based on their merits; and identify protection areas for existing quarries to allow appropriate expansion.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>?</b>	<b>+</b>	<b>0</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>?</b>	<b>+</b>	<b>0</b>
<b>Option C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>++</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>0</b>

#### *Summary and comparison of Options against the sustainability objectives*

Option C is the most sustainable Option. Although some potential effects were identified in respect of the social sustainability objectives, overall the Options were found to have a negligible impact on these objectives. A minor positive impact was identified for the objective to enable sustainable economic growth, but no other impacts on the economic sustainability objectives were perceived. By not having spatially defined Areas of Constraint, Option C allows more flexibility and the scope to include for future innovation / techniques in mineral exploration and extraction. This is considered to have a significant positive impact on the physical resources objective. For the environmental sustainability objectives, the policy element of this Option would recognise and respect the borough's sensitive resources and would protect against unacceptable development. For this reason minor positive impacts are identified in respect of landscape and natural resources. The appraisal also recognised that the minerals industry traditionally involves the use of high volumes of water and that regulation is necessary to prevent impacts, therefore an uncertain score was recorded. Negligible effects were identified for the other objectives.

Option A only has two sustainability objectives where positive impacts are identified; enabling sustainable economic growth and maintaining and enhancing landscape character. Uncertain impacts were identified for the objective to protect physical resources and use sustainably as spatial boundaries could ultimately become restrictive, a wide range of baseline data is needed to identify useful MEAs and the policy may not allow the flexibility to adapt. As with Option C, uncertain effects were also identified on water resources due to the nature of the industry. The effect on natural resources is also uncertain, as while ACMDs can protect natural resources, this may be counteracted by the identification of MEAs.

Option B has the same pattern of scores as Option A with the exception of physical resources where it receives a minor positive score. This Option facilitates more flexibility in the future, should new data become available, or if demands and technologies change. For this reason it may also deliver more than Option A in respect of sustainable economic growth. An uncertain score was recorded for natural resources as while there is a protective spatial element, the appraisal also recognised that this Option may not be able to prevent negative impacts on natural resources where a determination is made on the basis of an overriding public interest.



### What likely significant effects are envisaged with the preferred Option?

There were significant positive effects identified for the objective 'to protect physical resources and use sustainably', in the long term.

### Measures to reduce negative effects and promote positive effects.

Key Site Requirements would be implemented in order to promote sustainable objectives. Cross referencing with other policies would also be incorporated to ensure a thorough and consistent approach.

### Key Issue 32: Hierarchy of Centres

**Preferred Option:** Option A: Define a hierarchy of centres based on the preferred settlement hierarchy and the relevant roles and functions of our centres.

### What alternatives have been considered?

Option B: Retain the existing hierarchy of centres as established in the extant plans.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>
<b>Option B</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Summary and comparison of Options against the sustainability objectives

Option A is the most sustainable Option. By re-defining current hierarchies of centres, this Option opens up opportunities to re-create centres with more focus on sustainable objectives in health and well-being and strengthening society through providing shared spaces to allow for more social and intergenerational contact in both existing centres as well as more rural communities. Option A also has minor positives in managing assets and promoting sustainable travel through re-evaluating current land use, in order to reduce derelict land and improve travel infrastructure that in turn may improve the current cultural heritage available to the community. Option A also has a significant positive effect over the middle to long term in enabling sustainable economic growth. By re-evaluating current centres, this Option provides the opportunity to change the number and position of centres throughout the borough. This could improve the vibrancy and vitality of current centres as well as providing local communities more access to amenities, making the council look like a more attractive place to live, work, visit and invest in. Although Option A does not have any minor negatives associated with it, there are several objectives which do not have a direct link, including housing, education, climate change and biodiversity.

Option B is very similar to Option A with respect to meeting the sustainable objectives. This Option also has minor positives in health and well-being and strengthening society through currently providing shared spaces to allow for social contact. This Option maintains the current focus of development to current centres, thereby using the current proximity principle for location of material assets. The current travel infrastructure also promotes sustainable travel as public transport is already currently in place to allow easy access to current centres. Current centres are also more likely to have a base line of historical and cultural heritage as they have had time to build up character. Again

Option B does not have any minor negatives associated with it, but there are several objectives which do not have a direct link, including housing, education, climate change and biodiversity.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objective ‘to enable sustainable economic growth’ in the medium and long term.

*Measures to reduce negative effects and promote positive effects.*

Key Site Requirements would be implemented in order to promote sustainable objectives. Cross referencing with other policies would also be incorporated to ensure a thorough and consistent approach.

Key Issue 33: Spatial Extent of Town Centres and Retail Cores

*Preferred Option:* Option A: Define the spatial extent of Town Centre boundaries and Primary Retail Cores to accommodate the projected need for retail and other main town centre uses.

*What alternatives have been considered?*

Option B: Retain the existing spatial extent of Town Centre boundaries and Primary Retail Cores from extant Development Plans.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>
<b>Option B</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the preferred Option. This Option provides the opportunity to review the existing zonings in the context of up to date information and would enable the areas of town centres and retail cores to be defined based on current need. This approach is considered to have minor positive impacts on all of the social sustainability objectives, as it allows different approaches to be taken to address different constraints that may be affecting the various town centres. Minor positive impacts are also anticipated for enabling sustainable economic growth, but no effects were identified for the other economic sustainability objectives. Option A is considered to have negligible effects on the environmental sustainability objectives, with the exception of the objective to protect, conserve and enhance the historic environment and cultural heritage, where a minor positive impact is identified.

Option B records uncertain impacts on the social sustainability objectives of health and well-being and strengthening society as the current town centres have different spatial extents and function in different manners. Vacancy rates are varied across the centres. An uncertain score is also given for the objective to enable sustainable economic growth, as while some centres in the borough are performing well under the current zoning, the absence of a review may mean that some centres could deteriorate. Option B is considered to have negligible effects on the environmental sustainability objectives, with the exception of the objective to protect, conserve and enhance the historic environment and cultural heritage, where a minor positive impact is identified.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing to other planning policy and policy considerations. Traffic Impact Assessments. Sustainable travel initiatives – bus passes, bus tickets, new routes. SuDS (which will be a policy for new developments).

Key Issue 34: Protecting and enhancing diversity of uses – Designated Primary Retail Cores (PRC)

*Preferred Option:* Option C: Designated Primary Retail Cores to be accompanied by policy to allow differing provision of retail and town centre uses based upon locally distinct character

*What alternatives have been considered?*

Option A: Designated Primary Retail Cores to be accompanied by policy to restrict non-retail uses at ground floor level within this area.

Option B: Designated Primary Retail Cores for the location of retail and main town centre uses by applying the sequential approach with no accompanying policy.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>
<b>Option C</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>

*Summary and comparison of Options against the sustainability objectives*

Option C is the most sustainable Option. As this issue has a narrow scope and small spatial extent, its ability to have an effect on the sustainability objectives is quite limited. Negligible impacts were reported for the social sustainability objectives, however it was noted in the appraisal that although the Option is primarily driven towards supporting economic growth, a buoyant town centre creates a better quality shared space and may help to support more services and facilities. Significant positive effects were identified for the objective to enable sustainable economic growth due to the Option’s focus on tailoring and targeting the policy to focus on locally-distinct needs. However, the effects on the other economic sustainability objectives are not generally of a sufficient magnitude to raise a perceptible impact. Due to its localised nature within existing built up areas, the Option does not have many impacts on the environmental sustainability objectives, other than having a minor positive effect on the objective to protect, conserve and enhance the historic environment and cultural heritage through its ability to conserve and enhance ‘sense of place’.

Option A also has limited impacts on the sustainability objectives. Although the impact on almost all the social and economic sustainability objectives is negligible, some negative effects were identified in the comments. While the Option supports economic growth in the short and medium term, the inability to respond to changing circumstances may ultimately result in long term uncertainty for

sustainable economic growth. As with Option C, no impacts are perceived on the environmental sustainability objectives, however a minor negative impact is identified for the objective to protect, conserve and enhance the historic environment and cultural heritage as the Option may contribute to neglect and decay of the historic environment in town centres.

Option B, the existing policy, has the same scores as Option A. The scores reflect the situation that some of the town centres in the Borough require different approaches to adapt to changing trends in town centre uses. Inappropriate development can contribute to loss of sense of place and local distinctiveness.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, tie ins with Borough-wide economic and tourism strategy / masterplan / place making strategy, town centre health checks (as per SPPS 6.285).

Key Issue 35: Protecting and enhancing diversity of use - Protection of existing areas of housing within town centres.

*Preferred Option:* Option A: Identify areas of existing housing to be protected and promote new housing development, if appropriate to the character of the area, within town centres.

*What alternatives have been considered?*

Option B: Housing within town centres is not protected or promoted - retailing and other main town centre uses given priority.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>
<b>Option B</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. This Option has a minor positive impact on all of the social sustainability objectives, by encouraging social interaction in the town centre. Impacts on the economic sustainability objectives are limited to encouraging sustainable economic growth by improving vitality and providing stimulus to support the evening economy. As this issue relates only to housing within designated town centres which are already built up areas, it has a limited influence on the environmental sustainability objectives. However it was noted that while the Option could create a better atmosphere in town centres, there may be conflicting interests between protecting heritage features and providing new, modern housing which creates an uncertain impact on the historic environment objective.

Option B has a minor negative impact on all three social sustainability objectives, as it may reduce the availability of housing and could contribute toward a deterioration in the atmosphere of town

centres. It does not help to support any of the economic sustainability objectives and has a minor negative impact on the objective to encourage sustainable economic growth. As with Option A, this Option has little effect on the environmental sustainability objectives. While effects were perceived on the objective to protect, conserve and enhance the historic environment and cultural heritage, the overall impact was uncertain and it was noted that current incentives to encourage living in town centres have not been widely adopted.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, housing needs analysis, masterplanning, building design guides, partnership working, policy to protect important buildings.

Key:Issue 36: Protecting and enhancing diversity of use - Development Opportunity Sites (DOSs).

*Preferred Option:* Option A: Define Development Opportunity Sites for mixed use and encourage ‘meanwhile’ uses until development is commenced.

*What alternatives have been considered?*

Option B: Retain existing designated Development Opportunity Sites.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>
<b>Option B</b>	<b>?</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. It generally has a minor positive effect on the social sustainability objectives, however the effect on health and well-being is uncertain, as impacts are dependent on how the Option is implemented. The Option also has a minor positive effect on two out of the three economic sustainability objectives, with impacts on education being uncertain and dependent on what types of development are put forward. Impacts on the environmental sustainability objectives are negligible for the physical resources, air quality, water resources and landscape objectives as the DOSs are or would be located within existing urban areas. Minor positive impacts are identified for the active and sustainable travel, climate change, natural resources and historic environment objectives as the Option creates opportunities for DOSs to be integrated with active/sustainable transport routes and through KSRs could be designed to enhance local biodiversity and local distinctiveness.

Option B has a narrow scope and small spatial extent, therefore its ability to have an effect on the sustainability objectives is quite limited. Effects on the environmental sustainability objectives are negligible with no perceptible impacts identified. A minor negative impact is identified for the objective to strengthen society. The impacts on the health and well-being objectives is uncertain, as

while there is potential for development of the DOSs to benefit these objectives, the fact that this has not occurred to date means it difficult to predict an impact. Minor positive effects were identified in respect of material assets as the DOSs are brownfield sites and the policy is encouraging their redevelopment/repurposing.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, accessibility analysis, housing needs analysis, key site requirements, transport analysis/ requirement for public transport provision, economic impact analysis, requirement to incorporate SuDS in design, policy to protect important buildings, ecological / biodiversity surveys.

Key Issue 37: Tourism

*Preferred Option:* Option B: Promote appropriate sustainable tourism developments throughout the Borough.

*What alternatives have been considered?*

Option A: Promote appropriate sustainable tourism developments in identified priority tourism areas (primarily at the edge of settlements).

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>?</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>?</b>	<b>-</b>	<b>+</b>	<b>-</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>
<b>Option B</b>	<b>?</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>?</b>	<b>-</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>++</b>

*Summary and comparison of Options against the sustainability objectives*

Option B is the most sustainable Option and it is the preferred Option. Both Options scored similarly across several objectives, with positive outcomes predicted for the health and wellbeing, strengthening society, sustainable economic growth, natural resources, landscape, and historic environment objectives, with significant positives recorded in the longer term for Option B and sustainable economic growth, and historic environment. However, both Options are predicted in the longer term for health and wellbeing as becoming uncertain, and same for Option A against strengthening society. Uncertain outcomes were predicted for both Options in the longer term against material assets and water resources. An uncertain outcome was predicted for Option B against sustainable and active travel while Option A scored positively. Negative outcomes were predicted for both Options against the physical resources objective and Option A also scored negatively for air quality, while Option B scored neutral i.e. no direct link, or no effect. Both Options scored neutral against all other objectives. Overall, Option B is expected to deliver outcomes that are more positive.

*What likely significant effects are envisaged with the preferred Option?*

Likely significant effects were predicted for delivery of the sustainable economic growth objective, and for protecting, conserving and enhancing the historic environment and cultural heritage objective, over the medium and long-term timeframes.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other planning policy and policy considerations including SuDS (its own policy), coastal policies and building measures. Sustainable travel initiatives. Ecological mitigation measures. Green building design guidelines and initiatives. Design guidelines to avoid impacts on landscape. Business initiatives.

Key Issue 38: Promotion of sustainable transport and active travel

*Preferred Option:* Option A: Introduce a policy requiring applicants to demonstrate how the promotion of sustainable transport and active travel has been considered in all new development proposals. Where appropriate, specific measures will be detailed for zoned sites in key site requirements.

*What alternatives have been considered?*

Option B: Retain existing policy which relates only to residential development above a certain threshold.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. It has a positive effect on the social sustainability objectives through encouraging healthy lifestyles and may enable the creation of shared space, however the impact on housing is negligible. The effects on the economic sustainability objectives are limited, however some positive impacts were identified for enabling sustainable economic growth, through making the Borough a more attractive place to live, work visit and invest. Limited effects were identified on the environmental sustainability objectives although slight positive impacts were identified for encouraging active and sustainable travel and the climate change objective, increasing to significant positive in the medium-long term for active and sustainable travel. Positive comments were also made in respect of air quality and natural resources, however the effects were not thought to be of sufficient magnitude to create a perceptible impact.

Option B has no perceptible impact on all but one of the sustainability objectives. A minor positive impact was identified in respect of encouraging active and sustainable travel. Minor effects are recorded via the explanatory comments in respect of health and well-being, housing and education through the Option’s ability to improve the quality of relevant housing developments and encourage access to schools via walking / cycling. Positive effects were also noted for the air quality objective, but the Option was not thought to have enough influence to raise an impact.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objective ‘to encourage active and sustainable travel’ over the medium and long term.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, accessibility analysis, developer contributions, key site requirements, biodiversity enhancement measures, planting and landscaping.

**Key Issue 39: Promotion of sustainable transport**

*Preferred Option:* Option A: Identify sites suitable for Park and Ride / Park and Share facilities.

*What alternatives have been considered?*

Option B: Retain existing and proposed Park and Ride sites as designated in extant plans.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>?</b>	<b>++</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>?</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. By encouraging communal transport, it contributes positively to health and well-being and strengthening society. These effects are thought to have the potential to increase to a minor positive impact over time. Effects on the economic sustainability objectives are less pronounced, however the Option has a minor positive impact on sustainable economic growth by making it easier for commuters to reach employment centre. A mixture of impacts were recognised for the environmental sustainability objectives – significant positive impacts were identified over the medium-long term for encouraging active and sustainable travel, which in turn may lead to long term minor positive effects on air quality. For most of the other objectives impacts were negligible, however it is noted that it will be necessary to apply certain criteria during site selection to ensure negative effects do not occur. Impacts linked with land take, such as natural resources and physical resources, are uncertain. These will depend on site selection, but are likely to also require mitigation to ensure negative impacts do not occur. The establishment of hard surfaces for vehicle parking is also recognised as potentially having negative impacts on water quantity and quality and mitigation is necessary to reduce these effects to acceptable levels.

Due to the small scale and scope of Option B, it generally does not have a perceptible effect on most of the sustainability objectives. Minor positive impacts are identified for the objective to encourage active and sustainable travel, as the new sites will contribute especially towards public transport use. As with Option A, minor negative impacts are identified on water resources, but with mitigation these could be reduced to acceptable levels.

*What likely significant effects are envisaged with the preferred Option?*

There were significant positive effects identified for the objectives ‘to encourage active and sustainable travel’ over the medium and long term.



*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, site selection criteria, key site requirements, transport analysis, integration with public transport provision, site design guide, use of SuDS including consideration of permeable surfaces in new schemes, integration with green/blue infrastructure, ecological / biodiversity surveys, landscape analysis, landscaping plan including screening and planting, drainage and/or flood risk assessment, partnership working.

Key Issue 40: Reducing reliance on the private car.

*Preferred Option:* Option A: Introduce areas of parking restraint in our town centres and other areas, where appropriate to local circumstances.

*What alternatives have been considered?*

Option B: Do not introduce areas of parking restraint.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Option B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Option A is the most sustainable Option. By discouraging car use it aims to direct more people towards active travel and reduce pollution from cars, scoring a minor positive impact on the health and well-being objective. While it may help act positively on the objective of sustainable economic growth by enhancing vitality and vibrancy and addressing the issues of congestion in town centres, the appraisal did note potential for some negative impacts, resulting in an uncertain score. Minor positive effects were also identified for the objective to encourage active and sustainable travel however it is noted that improvements in the provision of alternative travel methods are necessary to stimulate behavioural change. It can be seen in the comments that positive effects were identified for a number of the other sustainability objectives, however none were considered sufficiently great to raise a perceptible impact.

Option B has limited impact on the sustainability objectives. It is considered to have a minor negative impact on enabling sustainable economic growth, through commuters displacing prospective visitors / shoppers / town centre users.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects were identified for the preferred Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, masterplan for area(s) under consideration, economic impact analysis, transport analysis, requirement for public transport provision.

Key Issue 41: Transportation - Protection of proposed routes for transport schemes.

*Preferred Option:* Option A: Continue to protect proposed routes for future transport schemes as identified within the extant area plans.

*What alternatives have been considered?*

No alternative Options are proposed.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Summary and comparison of Options against the sustainability objectives*

Due to the small scale and scope of the Option, it has a limited effect on the sustainability objectives. A mixture of positive and negative effects is identified for the health and wellbeing objective. Positive and negative effects are also seen for the objective to encourage active and sustainable travel as the Option encourages continued car use, however it would also encompass infrastructure which enables active / sustainable travel. Positive comments were also made for strengthening society and the historic environment, although these effects were not considered to be strong enough to raise an impact.

*What likely significant effects are envisaged with the preferred Option?*

No likely significant effects identified for the Option.

*Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, transport analysis, landscaping plan.

Key Issue 42: Disused Transport Routes.

*Preferred Option:* Option A: Identify and safeguard disused former transport routes for future use for transport, recreation, nature conservation or tourism related uses.

*What alternatives have been considered?*

No alternative Options are proposed.

	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
<b>Option A</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>++</b>

### *Summary and comparison of Options against the sustainability objectives*

The Option has a positive impact on the social sustainability objectives of health and wellbeing and strengthening society. No impacts were identified on the economic sustainability objectives, although some positive effects were noted in comments for the objective to enable sustainable economic growth. The Option contributes positively towards all of the environmental sustainability objectives, with minor positive impacts identified for the objectives to encourage active and sustainable travel and to maintain and enhance landscape character. Long term minor positive impacts were also identified for the climate change objective. The Option has the potential to increase to significant positive impact on the long term for the objectives to protect natural resources and enhance biodiversity and to protect, conserve and enhance the historic environment and cultural heritage. Establishing travel routes which connect communities with the services and facilities they want to access will be a key factor in the success of this Option and raising the status of the former transport routes from leisure/pleasure assets to viable routes for active travel which initiate meaningful behavioural change and provide benefits which are cross-cutting across all of the objectives.

### *What likely significant effects are envisaged with the preferred Option?*

Likely significant effects were identified for the objectives 'to protect natural resources and enhance biodiversity' and 'to protect, conserve and enhance the historic environment and cultural heritage' over the long term.

### *Measures to reduce negative effects and promote positive effects.*

Cross-referencing with other policies, transport analysis, integrating with public transport, integrating with new development, ecological / biodiversity surveys, partnership working.

## 4 The Impact of the Preferred Options

This Section considers the preferred Options, grouped by POP theme, in terms of how they cumulatively relate to the fourteen sustainability objectives. Appendix 3 illustrates how the preferred Options were scored for each sustainability objective. In each case, the score for the long-term effects is used.

Overall the combined effect of all the preferred Options was found to make a positive contribution to delivery of the majority of the sustainability objectives. For those relating to physical resources, natural resources and biodiversity, and landscape the POP was found to have mixed effects with the negative effects arising from some of the growth, housing and transport proposals. These were balanced by positive effects from other proposals. The cumulative impact on air quality was found to be negative. This reflects that a plan for growth is unlikely to improve air quality however it can aim to provide conditions to encourage the behavioural changes required for this to happen and to support wider initiatives and negative impacts will be further considered at later stages of plan preparation.

### 4.1 Improve Health and Wellbeing

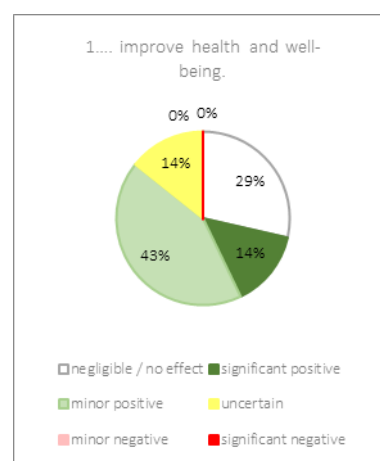
**Spatial Growth:** Of the three preferred options under this theme, one has a significant positive impact and two have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, four options have a significant positive impact and two options have a minor positive impact on this objective. Two options have an uncertain impact on this objective and four have negligible / no impact.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. One of these options has a significant positive impact and five options have a minor positive impact on this objective. One option has an uncertain impact and the remaining three options have negligible / no impact.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Nine options from this theme have a minor positive impact on the health and well-being objective. Three options have an uncertain impact and five options have an uncertain impact.

The majority of the preferred options have either minor or significant positive impacts on this objective. The relatively high proportion of uncertain scores reflects the fact that in some cases, the plan can create the conditions to help improve health and well-being, but positive effects are also dependent on behavioural change. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on health and wellbeing. No negative impacts were identified.



## 4.2 Strengthen society

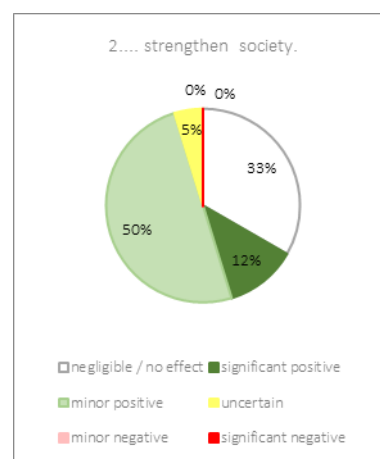
**Spatial Growth:** Of the three preferred options under this theme, one has a significant positive impact and two have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, three options have a significant positive impact and four options have a minor positive impact on this objective. One option has an uncertain impact and four have negligible / no impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. One of these options has a significant positive impact and five options have a minor positive impact on this objective. One option has an uncertain impact and the remaining three options have negligible / no impact.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Ten of the options have a minor positive impact on this objective. The remaining seven options have negligible / no impact.

Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on strengthening society. No negative impacts were identified.



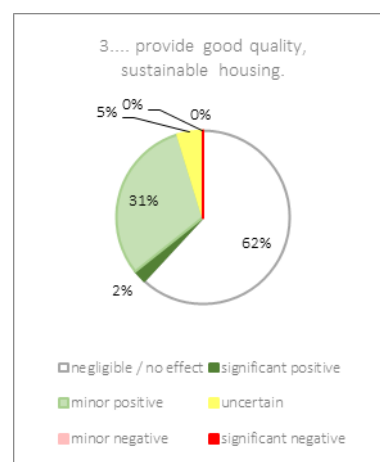
## 4.3 Provide good quality sustainable housing

**Spatial Growth:** Of the three preferred options under this theme, one has a significant positive impact and two have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, five have a minor positive impact and seven have negligible / no impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Two options have a minor positive impact on this objective and two options have an uncertain impact. The remaining six options have negligible / no impact.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Four of the options have a minor positive impact on this objective. The remaining thirteen options have negligible / no impact.



A large proportion of the preferred options have negligible or no impact on the objective to deliver good quality sustainable housing. Of the options that do have an effect on this objective, the majority have a positive impact. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on delivering good quality sustainable housing. No negative impacts were identified.

## 4.4 Enable access to high quality education

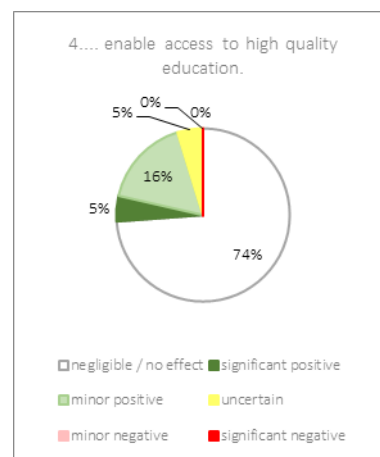
**Spatial Growth:** All three of the preferred options under this theme have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, one has a significant positive impact and two have a minor positive impact on this objective. Nine of the preferred options have negligible / no impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. One option, *'protecting and enhancing the historic environment of our Borough'* has a significant positive impact on this objective. All other options have negligible / no impact.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Two of the options have a minor positive impact on this objective. Two options have an uncertain impact. The remaining thirteen options have negligible / no impact.

The appraisal process has reflected the fact that the LDP has limited influence over enabling access to high quality education. A very large proportion of the preferred options have negligible or no impact on this objective. Of the options that do have an effect on this objective, the majority have a positive impact. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on enabling access to high quality education. No negative impacts were identified.



## 4.5 Enable sustainable economic growth

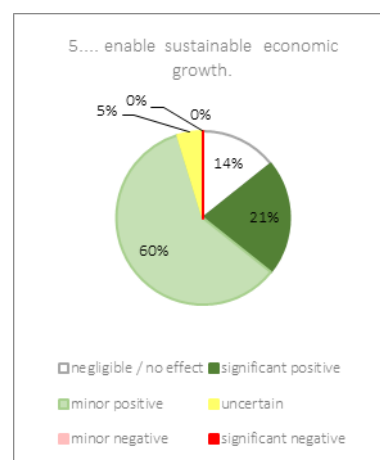
**Spatial Growth:** All three of the preferred options under this theme have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, one has a significant positive impact and six have a minor positive impact. One option has an uncertain impact and four options have negligible / no impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. One option, *'protecting and enhancing the historic environment of our Borough'* has a significant positive impact on this objective. Eight options have a minor positive impact. Only one option has negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Seven of the options have a significant positive impact and nine options have a minor positive impact on this objective. One option has an uncertain impact and only one has negligible / no impact.

The appraisal process has reflected the fact that development has a close relationship with economic growth. This objective received the highest proportion of options that give rise to significant positive impacts and options that give rise to minor positive impacts through the appraisal process. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on enabling sustainable economic growth. No negative impacts were identified.



## 4.6 Manage material assets sustainably

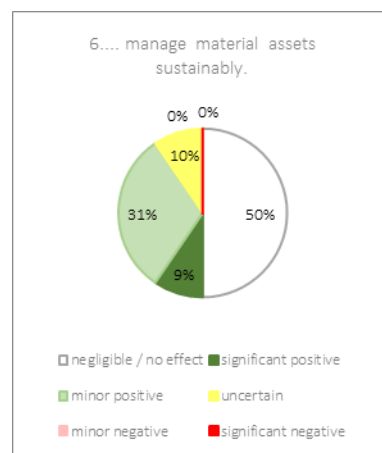
**Spatial Growth:** Of the three preferred options under this theme, one has a significant positive impact and two have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, two have a significant positive impact and two have a minor positive impact. Two options have an uncertain impact. The remaining six options have negligible / no impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Four options have a minor positive impact on this objective. The remaining six options have negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. One of the options, '*Location of Class B1 Business Uses*' has a significant positive impact and five of the options have a minor positive impact on this objective. Two options have an uncertain impact. The remaining nine options have negligible / no impact.

The appraisal process has reflected the fact that the LDP does not necessarily have a direct influence over many material assets, such as provision of utilities, as service providers are largely responsible for locating and delivering new infrastructure. Half of the preferred options have negligible / no effect on material assets. Where impacts are identified, the majority are positive. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on managing material assets sustainably. No negative impacts were identified.



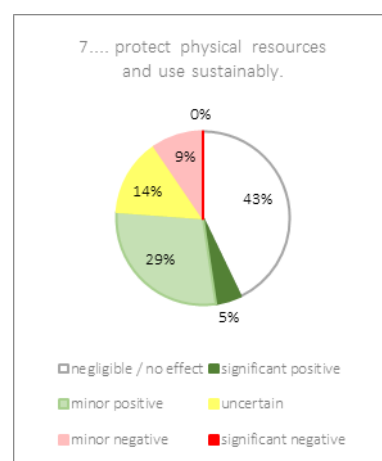
## 4.7 Protect physical resources and use sustainably

**Spatial Growth:** Of the three preferred options under this theme, one has a minor positive impact, one has an uncertain impact and one has a negligible impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, four options have a minor positive impact and one option has an uncertain impact. Six options have negligible / no impact on this objective. One option, facilitating sustainable rural housing, has a minor negative impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Six options have a minor positive impact on this objective. One option has an uncertain impact and the remaining three options have negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Two of the options, '*Location of Class B1 Business Uses*' and '*Safeguarding Minerals*' have a significant positive impact on the objective. One of the options has a minor positive impact on this objective. Three options have an uncertain impact. Nine options have negligible / no impact. Three options were found to have minor negative impacts on the objective.



The greatest proportion of the preferred options put forward in the POP have negligible or no effect on the objective to protect physical resources and use sustainably. Of the options that do have a perceptible impact, the majority are positive impacts. However, there is a significant minority of options which have an uncertain or negative impact. This reflects the pressure that new development

may have on other competing land uses. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on protecting physical resources and using them sustainably. However consideration needs to be given to increasing certainty and minimising negative impacts during the next stages of plan preparation.

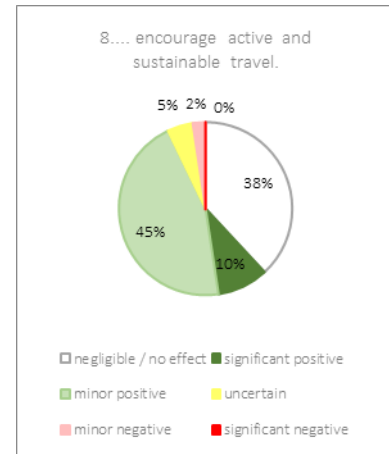
#### 4.8 Encourage active and sustainable travel

**Spatial Growth:** All three of the preferred options under this theme have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, two options have a significant positive impact on this objective and four options have a minor positive impact. Five options have negligible / no impact on this objective. One option, facilitating sustainable rural housing, has a minor negative impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Five options have a minor positive impact on this objective. The remaining five options have negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Two of the options, 'Promotion of Sustainable Transport and Active Travel' and 'Promotion of Sustainable Transport' have a significant positive impact on the objective. Seven of the options have a minor positive impact on this objective. Two options have an uncertain impact. Six options have negligible / no impact.



The greatest proportion of the preferred options put forward in the POP have a positive impact on the objective to encourage active and sustainable travel. While it was recognised in the appraisal comments that many of the options had the potential to support the objective, in many cases it was felt that the option would not in itself instigate behavioural change in choosing more sustainable modes of transport, resulting in negligible / no effect. It was also noted that facilitating sustainable rural housing may not be compatible with this objective and a negative score was given. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on encouraging active and sustainable travel.

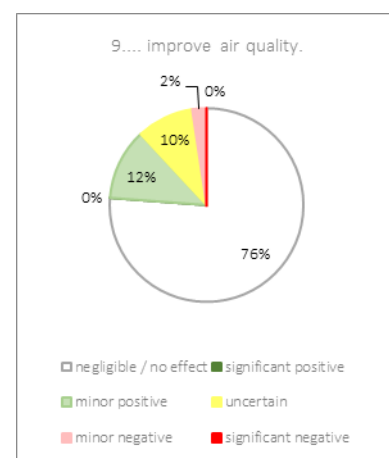
#### 4.9 Improve air quality

**Spatial Growth:** Of the three preferred options under this theme, one has a minor positive impact, one has an uncertain impact and one has a negligible impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, two options have a minor positive impact and two options have an uncertain impact. Eight options have negligible / no impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. One option has a minor positive impact on this objective and the remaining nine options have negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Two of the options have a minor positive impact and one option has an uncertain impact on this objective. The remaining fourteen options have negligible / no impact.





The appraisal has reflected the fact that the LDP does not necessarily have a direct influence on many of the factors affecting air quality in the Borough. The appraisal recognises that a plan for growth is unlikely to improve air quality, but that it can aim to provide conditions which encourage the behavioural changes required for this to happen. This will be further assessed at the next stages of plan preparation taking account of more specific proposals including location. The appraisal has considered that many of the options are unlikely to contribute to a perceptible deterioration in air quality and therefore negligible impacts were recorded. While some minor positive impacts were identified, there is also an almost equal proportion of uncertainty or minor negative impacts. The cumulative effect of the preferred Options on this objective is **uncertain** at this stage. The effect will be strongly influenced by whether people change their behaviour and change their mode of transport, especially for short journeys.

#### 4.10 Reduce causes of and adapt to climate change

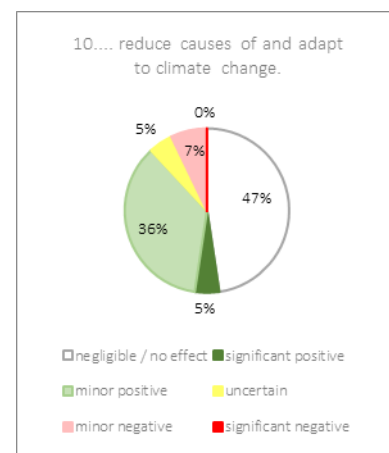
**Spatial Growth:** Of the three preferred options under this theme, two have a minor positive impact and one has a negligible impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, three options have a minor positive impact and one option has an uncertain impact. Six options have negligible / no impact on this objective. Two of the preferred options, '*facilitating sustainable rural housing*' and '*facilitating affordable housing*' have a minor negative impact on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Two options, '*coastal change*' and '*Sustainable Drainage Systems*' will have a significant positive impact on this objective. One option has an uncertain impact and the remaining two options have negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Five of the options have a minor positive impact. One option, '*safeguarding existing employment land*' has a negative impact on this objective. The remaining eleven options have negligible / no impact.

The greatest proportion of the preferred options put forward in the POP have negligible or no effect on the objective to reduce cause of and adapt to climate change. However, of the options which do have an impact, the majority are positive impacts. The appraisal recognises that a plan for growth is unlikely to make a significant positive contribution to this objective, but that it can aim to provide conditions which encourage the behavioural changes required to reduce emissions and also to plan to incorporate climate change adaptation. Some negative impacts from the preferred options were identified in the appraisal and further consideration may be given to how these can be mitigated at the next stage. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on reducing causes of and adapting to climate change.



## 4.11 Protect, manage and use water resources sustainably

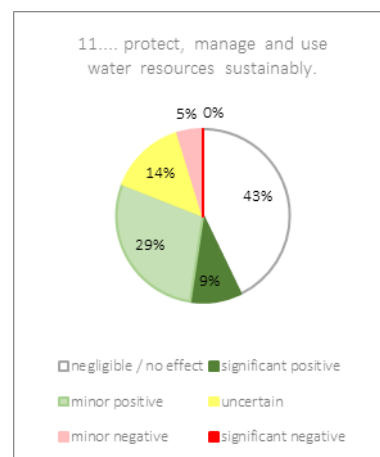
**Spatial Growth:** Of the three preferred options under this theme, one has a minor positive impact and two have an uncertain impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, two options have a significant positive impact and three options have a minor positive impact on this objective. The remaining seven options have negligible / no effect on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. One option, *'protecting and enhancing local nature conservation sites and scenic landscapes'* will have a significant positive impact on this objective. Six options are considered to have a minor positive impact. One option has an uncertain impact and the remaining two options have negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. One option, *'location of Class B1 Business uses'* has a significant positive impact on this objective. Two of the options have a minor positive impact. Three options have uncertain impacts. Two options, *'safeguarding existing employment land'* and *'promotion of sustainable transport'* (the latter of which involves the establishment of new park and ride / park and share facilities) have a negative impact on this objective. The remaining nine options have negligible / no impact.

The greatest proportion of the preferred options put forward in the POP have negligible or no effect on the objective to protect, manage and use water resources sustainably. However, of the options which do have an impact, the majority are positive impacts. The appraisal also recognises that, in the absence of mitigation, certain types of development can lead to adverse impacts on water quality and quantity. This is reflected in the uncertain and minor negative scores received for some options. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on protecting, managing and using water resources sustainably, however considering how negative effects may be mitigated or eliminated will be an important function as the plan progresses and within development management requirements.

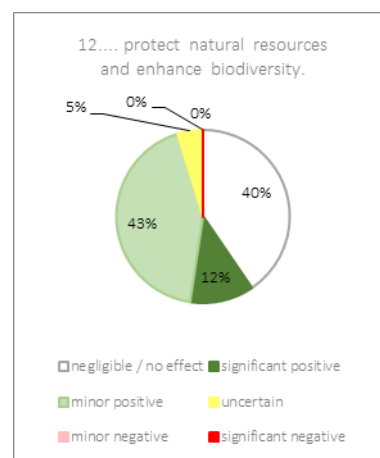


## 4.12 Protect natural resources and enhance biodiversity

**Spatial Growth:** Of the three preferred options under this theme, two have a minor positive impact and one has a negligible impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, two options have a significant positive impact and four options have a minor positive impact on this objective. The remaining six options have negligible / no effect on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Two options, *'protecting international and national nature conservation interests'* and *'protecting and enhancing local nature conservation sites and scenic landscapes'* will have a significant positive impact on this objective. Six options are considered to have a minor positive impact. The remaining two options have negligible / no impact on this objective.



**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. One option, 'Disused Transport Routes.' has a significant positive impact on this objective. Six of the options have a minor positive impact. Two options have uncertain impacts. The remaining eight options have negligible / no impact.

The greatest proportion of the preferred options put forward in the POP have a positive impact on the objective to protect natural resources and enhance biodiversity. While a significant proportion of the options have negligible or no impact on this objective and no negative impacts were identified, the comments made in the appraisal still identified the importance of incorporating mitigation or enhancement measures. Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on protecting natural resources and enhancing biodiversity.

### 4.13 Maintain and enhance landscape character

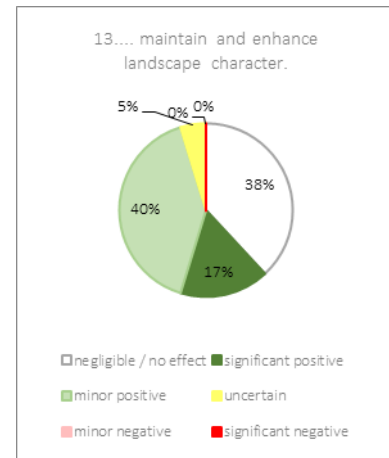
**Spatial Growth:** Of the three preferred options under this theme, one has a significant positive impact, one has a minor positive impact and one has an uncertain impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, two options have a significant positive impact and five options have a minor positive impact on this objective. The remaining five options have negligible / no effect on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Three options will have a significant positive impact on this objective. They are: 'protecting and enhancing the historic environment of our Borough', 'protecting and enhancing local nature conservation sites and scenic landscapes' and 'Areas of Outstanding Natural Beauty'. Six options are considered to have a minor positive impact and one option has negligible / no impact on this objective.

**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Six of the options have a minor positive impact. One option has an uncertain impact. The remaining ten options have negligible / no impact.

Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on maintaining and enhancing landscape character. No negative impacts were identified.

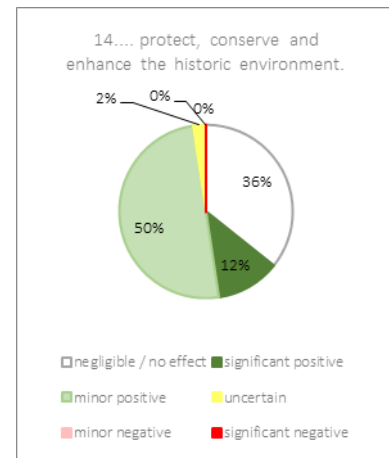


## 4.14 Protect, conserve and enhance the historic environment and cultural heritage

**Spatial Growth:** All three of the preferred options under this theme have a minor positive impact on this objective.

**People / Social:** Of the 12 preferred options included under this theme, six options have a minor positive impact on this objective and six options have negligible / no effect on this objective.

**Place / Environmental:** There are ten preferred options arranged under the place / environment theme. Three options will have a significant positive impact on this objective. They are: *'protecting and enhancing the historic environment of our Borough'*, *'safeguarding non-designated heritage assets'* and *'protecting and enhancing local nature conservation sites and scenic landscapes'*. Six options are considered to have a minor positive impact and one option has negligible / no impact on this objective.



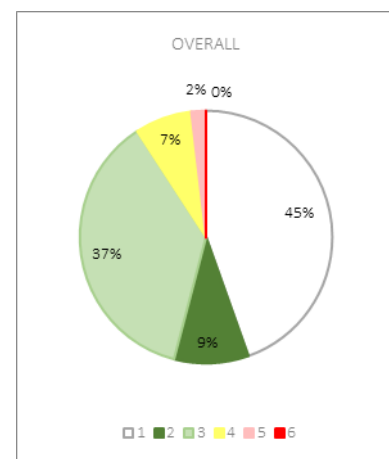
**Prosperity / Economic:** This theme has 17 preferred options included under it in the POP. Two options have a significant positive impact on this objective: *'Tourism'* and *'Disused Transport Routes'*. Seven of the options have a minor positive impact. One option has an uncertain impact. The remaining seven options have negligible / no impact.

Overall, the options put forward in the POP are considered to have a **cumulative positive** effect on protecting, conserving and enhancing built and cultural heritage. No negative impacts were identified.

## 4.15 Outcome and Next Steps

The SA process has helped influence the content of the POP by contributing to the critical review of the issues and the Options put forward as reasonable alternatives. SA will continue throughout Plan preparation and a Sustainability Report will be published with the draft Plan Strategy. This will take account of the representations on the SA made during public consultation.

In developing the Plan Strategy we will ensure that no significant negative effects for the sustainability objectives are likely or that where they are unavoidable they can be mitigated. We will also seek to ensure that positive effects are enhanced where appropriate.



## APPENDIX 1: Compliance Checklist for Strategic Environmental Assessment

Schedule 2 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 lists the following information required for environmental reports, according to Regulation 11(3), (4). The location in this Interim Report or the SA Scoping Report is identified.

Requirement	Location
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	An introduction to the Ards and North Down Borough Council Local Development Plan (LDP) is presented in Chapter 3.  Appendix 4 outlines the relationship with other plans, programmes, policies and strategies.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Baseline information is presented in Chapter 5, under topic sections. Each section highlights the likely evolution of the baseline without the LDP.
3. The environmental characteristics of areas likely to be significantly affected.	The environmental characteristics of Ards and North Down are outlined in Chapter 5. More detail will be added to this at Plan Strategy stage.
4. Any existing environmental problems which are relevant to the plan or programme including. In particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.	Chapter 5 identifies environmental problems. Appendix 4 of the SA Interim Report outlines sites to which these Directives apply and potential pathways and effects that could arise from development.
5. The environmental protection objectives, established at 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.	Appendix 4 outlines the relationship with other plans, programmes, policies and strategies.  The main policy themes for each topic are outlined at the start of each section of Chapter 5.
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as – (i) biodiversity; (ii) population; (iii) human health; (iv) fauna;	These issues are all covered in the 14 sustainability objectives in the Sustainability Appraisal Framework used to assess the options and reported in Appendix 5 of the SA Interim Report.  Interrelationships are discussed in Chapter 2 and Appendix 3 of this report.

Requirement	Location
(v) flora; (vi) soil; (vii) water; (viii) air; (ix) climatic factors; (x) material assets; (xi) cultural heritage, including architectural and archaeological heritage; (xii) landscape, and (xiii) the inter-relationship between the issues referred to in sub paragraphs (i) to (xii).	
7. 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.	Measures are reported in Chapter 3 of the SA Interim Report and also in the matrices presented in Appendix 4 of the SA Interim Report.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 2 of the SA Interim Report considers this in general. Chapter 3 and Appendix 4 of the SA Interim Report provide more detail on the options appraised and assumptions and limitations encountered in the appraisal.
9. A description of the measures envisaged concerning monitoring in accordance with regulation 16.	Not required at this stage
10. A non-technical summary of the information provided under paragraphs 1 to 9.	A non-technical summary is provided at the opening of this report.

## APPENDIX 2: Compatibility of Sustainability Objectives & Ards and North Down Borough Council Local Development Plan Strategic Objectives.

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
<b>Plan Vision</b>														
Ards and North Down is a vibrant, connected, healthy, safe and prosperous place to live.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>People/Social Objectives</b>														
To support a settlement hierarchy which promotes towns and villages as attractive and vibrant service centres, providing for a level of development appropriate to the position in the settlement hierarchy.	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?
To provide a sufficient supply of land for new housing to meet the housing needs up to 2030.	✓	✓	✓	?	✓	?	?	?	?	?	?	?	?	?
To facilitate for a diverse range of specific housing needs over the LDP period.	✓	✓	✓	○	✓	?	?	?	?	?	?	?	?	?
To support rural communities by providing appropriate and sustainable opportunities for development in the countryside.	?	✓	?	○	?	?	?	?	?	?	?	?	?	?
To facilitate development of community and cultural facilities at locations accessible to the local communities they serve.	✓	✓	○	✓	?	✓	○	✓	○	○	○	○	○	✓
To create environments that are accessible to all members of the community.	✓	✓	✓	○	✓	○	○	✓	○	○	?	?	○	✓
To facilitate the needs of the Borough in respect of health, education and other services.	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?	?
Improvement of health and well-being - by creation of places that encourage a healthy lifestyle by the provision of high-quality cultural and sporting facilities, informal leisure spaces and opportunity to walk, cycle or ride to common destinations.	✓	✓	✓	✓	✓	○	○	✓	?	?	?	?	?	✓

Sustainability Appraisal Framework	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Improve health and well-being.	Strengthen society.	Provide good quality, sustainable housing.	Enable access to high quality education.	Enable sustainable economic growth.	Manage material assets sustainably.	Protect physical resources and use sustainably.	Encourage active and sustainable travel.	Improve air quality.	Reduce causes of and adapt to climate change.	Protect, manage and use water resources sustainably.	Protect natural resources and enhance biodiversity.	Maintain and enhance landscape character.	Protect, conserve and enhance the historic environment
<b>Place/ Environmental</b>														
To conserve, enhance and protect the natural and historic environment.	✓	?	0	0	?	?	?	?	?	?	✓	✓	✓	✓
To manage and plan for future development in a sustainable manner, whilst taking account of the value of natural heritage and historic environment assets and designated sites.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
To protect the undeveloped coast and to support the sensitive enhancement of the developed coast.	✓	0	?	0	?	?	?	0	0	✓	✓	✓	✓	?
To manage flood risk and promote sustainable drainage. Promotion of sustainable high quality design in all developments to assist with climate change adaptation and place making.	✓	0	✓	0	✓	0	0	?	0	✓	✓	✓	✓	✓
To improve accessibility and promote more sustainable patterns of transport and travel.	✓	✓	0	0	✓	0	✓	✓	✓	✓	?	?	?	?
To safeguard unique sensitive landscapes from inappropriate development.	✓	?	0	0	✓	?	?	0	0	?	?	✓	✓	✓
To protect and enhance open space in the Borough.	✓	✓	✓	?	?	?	?	?	?	?	?	?	?	?
To identify and develop a network of green and blue infrastructure which affords opportunities for connectivity, active travel, recreation and tourism, with the associated benefits to health and wellbeing and biodiversity through the connections between areas of the natural environment.	✓	0	0	0	✓	0	0	✓	?	?	✓	✓	?	?
To facilitate development of energy infrastructure whilst minimising impact on visual amenity and the environment.	?	?	?	0	✓	✓	✓	0	?	?	?	?	?	?
<b>Prosperity / Economic</b>														
To facilitate sustainable development that supports a vibrant economy.	✓	✓	0	0	✓	?	?	0	?	?	?	?	?	?
To ensure an adequate provision of accessible land for a range of employment uses which offers a choice of sites at a range of locations.	?	?	?	0	✓	?	?	?	?	0	?	?	?	?



Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
Sustaining a vibrant rural economy - to facilitate economic development of an appropriate nature, scale and location in the countryside, including employment.	✓	✓	○	○	✓	?	?	?	?	?	?	?	?	?
To support and sustain vibrant town centres through town centre-first approach.	✓	✓	○	○	✓	✓	✓	✓	?	?	?	?	?	?
To support sustainable tourism development in the Borough by creating and identifying opportunities for sustainable tourism development and by safeguarding key tourism assets from inappropriate development.	✓	✓	○	○	✓	?	?	?	?	?	○	○	?	✓
To facilitate investment in power, water, sewerage infrastructure and waste management, particularly in the interests of public health.	✓	○	✓	○	✓	✓	?	○	✓	?	✓	✓	?	?
To protect strategically important transportation and public utilities infrastructure and, where possible, enhance connectivity.	?	○	○	○	✓	✓	✓	✓	?	?	?	?	?	?
To facilitate sustainable minerals development through balancing the need for specific minerals development proposals against the need to safeguard the environment.	○	○	?	○	✓	✓	✓	○	○	○	○	○	?	○

Compatible	✓	No relationship	○	Uncertain relationship	?	Incompatible	✘
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## APPENDIX 3: Impact of Preferred Options on Sustainability Objectives

	Issue	1.... improve health and well-being.	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Issue 1: Developer Contributions	1	+	+	+	+	+	+	0	+	+	+	?	+	+	+
Issue 2 Settlement Hierarchy	2	++	+	+	+	+	+	+	0	0	?	+	?	+	+
Issue 3 Housing Allocation	3	+	++	++	+	+	++	?	+	?	+	+	0	++	+
Issue 4: Energy - Facilitate the siting of renewable energy generating facilities in appropriate locations.	4	0	0	0	0	+	+	0	0	0	+	+	+	+	+
Issue 5: Energy - On-site renewable generation and reduced energy consumption in new developments.	5	+	0	+	0	0	++	+	0	+	+	0	0	0	0
Issue 6: Facilitating Sustainable Rural Housing	6	?	?	+	0	?	?	-	-	0	-	0	0	+	+
Issue 7: Facilitating Affordable Housing	7	+	+	+	0	0	0	0	+	?	-	0	0	0	0
Issue 8: Facilitating the Delivery of Lifetime Homes	8	++	+	+	0	0	0	0	0	0	0	0	0	0	0
Issue 9: Protection of Existing Areas of Open Space	9	++	++	0	0	+	0	+	+	+	+	+	++	+	+
Issue 10: Community Greenways	10	++	++	0	+	+	0	0	++	0	0	++	+	++	+
Issue 11: Public Services, Health and Wellbeing - Facilitate the needs of the Borough in respect of health, education and other public services	11	++	++	0	++	+	?	+	++	?	?	++	++	++	+
Issue 12: Improving Health and Wellbeing in the Borough	12	?	0	0	0	+	0	0	0	0	0	0	0	0	+
Issue 13: To facilitate development of utilities and telecommunications without compromising the natural environment of the Borough.	13	0	+	0	+	++	+	0	+	0	0	0	0	+	0
Issue 14: Cemetery Provision	14	0	+	0	0	0	0	?	+	0	0	0	+	0	0
Issue 15: Facilitating Sustainable Waste Management	15	0	0	+	0	+	++	+	0	0	0	+	+	+	0
Issue 16: The Undeveloped Coast	16	0	0	0	0	+	+	+	+	0	+	+	+	+	+
Issue 17 : The Developed Coast	17	+	+	0	0	+	0	0	+	-	?	?	0	0	+
Issue 18: Coastal Change	18	?	0	+	0	+	+	+	+	0	++	+	+	+	+
Issue 19: Developing within areas of flood risk	19	+	+	0	0	+	+	+	+	0	+	+	+	+	0
Issue 20: Sustainable Drainage Systems (SuDS)	20	+	?	+	0	+	+	+	0	0	++	+	+	+	+
Issue 21: Protecting and enhancing the historic environment of our Borough	21	++	++	?	++	++	0	0	0	0	0	0	+	++	++
Issue 22: Safeguarding Non-Designated Heritage Assets	22	0	+	0	0	+	0	+	0	0	+	+	+	+	++
Issue 23 Natural Environment - Protecting international and national nature conservation interests (designated outside of LDP process)	23	+	+	0	0	+	0	?	0	0	+	+	++	+	0
Issue 24: Protecting and enhancing local nature conservation sites and scenic landscapes	24	+	+	0	0	0	0	+	+	0	+	++	++	++	++
Issue 25: Areas of Outstanding Natural Beauty (AONBs)	25	0	0	?	0	+	0	0	0	0	0	0	0	++	+
Issue 26: Provision of a generous supply of land for economic development within settlements	26	+	0	+	0	++	+	?	+	+	+	+	?	+	0
Issue 27: Identification of land to accommodate business start-ups and flexible co-working spaces	27	0	0	0	+	++	+	?	+	0	+	+	+	?	+
Issue 28: Sustaining a Vibrant Rural Economy	28	0	+	0	?	++	?	-	0	0	0	?	+	+	+
Issue 29: Location of Class B1 business uses	29	0	0	0	0	++	++	++	+	0	0	++	+	+	+
Issue 30: Safeguarding Existing Employment Land	30	+	0	0	0	++	+	+	0	?	-	-	0	0	0
Issue 31: Safeguarding Minerals	31	0	0	0	0	+	0	++	0	0	0	?	+	+	0
Issue 32: Hierarchy of Centres	32	+	+	0	0	++	+	0	+	0	0	0	0	0	+
Issue 33: Spatial Extent of Town Centres and Retail Cores	33	+	+	+	0	+	0	0	0	0	0	0	0	0	+
Issue 34: Protecting and enhancing diversity of uses – Designated Primary Retail Cores (PRC)	34	0	+	0	0	+	0	0	0	0	0	0	0	0	+
Issue 35: Protecting and enhancing diversity of use - Protection of existing areas of housing within town centres.	35	+	+	+	0	+	0	0	0	0	0	0	0	0	?
Issue 36: Protecting and enhancing diversity of use - Development Opportunity Sites.	36	?	+	+	?	+	+	0	+	0	+	0	+	0	+
Issue 37: Tourism	37	?	+	0	0	++	?	-	?	0	0	?	+	+	++
Issue 38: Promotion of Sustainable Transport and Active Travel	38	+	+	0	0	+	0	0	++	0	+	0	0	0	0
Issue 39: Promotion of sustainable transport	39	+	+	0	0	+	0	?	++	+	0	-	?	0	0
Issue 40 Reducing reliance on the private car.	40	+	0	0	0	?	0	0	+	0	0	0	0	0	0
Issue 41: Transportation - Protection of proposed routes for transport schemes.	41	?	0	0	0	+	0	0	?	0	0	0	0	0	0
#REF!	42	+	+	0	+	0	0	-	+	0	+	0	++	+	++

## APPENDIX 4: Sustainability Appraisal Matrices

<u>Issue 1: Developer Contributions</u>									
Options	Option A: Provide strategic policy on developer contributions through the Local Development Plan and identify sites where developer contributions would be appropriate in the Local Policies Plan.				Option B: Assess the requirement for developer contributions on an application-by-application basis.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	
1.... improve health and well-being.	+	+	+	This Option could enable provision of healthcare facilities and/or open space to benefit local people. Existing resources could be considered and enhancements to these aimed for. It would enable gains for people's health and well-being and help ensure an appropriate contribution. It is noted that the Option would apply in certain cases/sites and that Key Site Requirements could be used to help facilitate developer contributions. Option could be aligned with other Council strategies.	?	?	-	This Option could enable contributions to people's health and well-being but there would be a level of uncertainty associated with the delivery. It would not be Plan led and would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver which could affect the health and well-being of communities - potentially worsening over time.	
2.... strengthen society.	+	+	+	This Option could enable community facilities to be requested or supported. This could be particularly important in some areas to help reduce inequalities by helping to provide facilities/services. For example, in rural areas there may be a lack of meeting places or sports facilities. This Option could help provide/promote shared spaces where positive social interactions would occur. Overall, this could deliver for Council Strategic Plans.	?	?	?	This Option could enable contributions to community needs but there would be a level of uncertainty associated with the delivery. It would not be Plan led and would not provide any potential to fit into other strategies and plans.	
3.... provide good quality, sustainable housing.	+	+	+	This Option could enable a more holistic approach to housing by enabling provision of and access to amenities i.e. more sustainable. It could be used to make local areas more attractive by ensuring green/blue infrastructure is incorporated which could be achieved using Key Site Requirements. These could also be used to help enhance the local housing area. Option could be aligned with other Council strategies.	?	?	?	Under this Option, there is uncertainty as to whether it could be used to deliver for this objective. It is noted that good quality housing could still be delivered in the absence of developer contributions. Unsure of what refusal reasons would be.	
4.... enable access to high quality education.	+	+	+	This Option could enable the provision of education facilities and contributions towards schools where it is connected with the development. There could be opportunities to maybe enhance existing community facilities.	?	?	?	This Option could enable contributions to educational needs where it is connected with the development but there would be a level of uncertainty associated with the delivery. It would not be Plan led and would not provide any potential to fit into other strategies and plans.	

5.... enable sustainable economic growth.	+	+	+	Assuming best use of location, this Option could support innovation and competitiveness within the local economy; help to create jobs and in deprived areas; as well support enhancement of the skills base. Option could be aligned with other Council strategies.	?	?	?	This Option could enable contributions to sustainable economic growth but there would be a level of uncertainty associated with the delivery. It would not be Plan led and would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver. Contributions could be requested to support local economic ventures and a variety of job types but there would be a lack of control over the potential outcomes.
6.... manage material assets sustainably.	+	+	+	There are potential benefits with this Option in connection to material assets as they could be promoted. Renewable energy installations or access to shared community projects could be required. If there were any existing issues with, for example, telecommunications, this could be developed/enhanced using this Option. Any issues in local infrastructure could be targeted under this Option, which in turn could help to promote the sale of housing or business land and so on. Option could be aligned with other Council strategies.	?	?	?	This Option could enable contributions to material assets but there would be a level of uncertainty associated with the delivery. It would not be Plan led and would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver. Contributions could be requested to help integrate renewable energy projects, enhance telecommunications, improve local infrastructure and so on but there would be a lack of control over the potential outcomes.
7.... protect physical resources and use sustainably.	0	0	0	There is no direct link between the Option and delivery of the objective however, it is noted, that depending on the location of any applicable application, there could be scope to create or enhance green/blue infrastructure, or support initiatives linked to conservation of physical resources. Option could be aligned with other Council strategies.	0	0	0	There is no direct link between the Option and delivery of the objective however, it is noted that some applications could be assessed and scope for the conservation of physical resources targeted.
8.... encourage active and sustainable travel.	+	+	+	This Option could encourage better transport links for people by considering sustainable travel to and from sites as well as access to these Options. Bus passes, new walk/cycle paths, or contributions to local greenway projects could be made as Key Site Requirements and link to developer contributions. Option could be aligned with other Council strategies.	?	?	?	This Option could enable contributions to sustainable and active travel but there would be a level of uncertainty associated with the delivery. It would not be Plan led and would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver. Contributions could be requested to help integrate active travel routes, or enable access to public transport. There would be a lack of control over the potential outcomes.

9.... improve air quality.	+	+	+	This Option could be used to help ensure that developer contributions could be aimed toward use of cleaner energy, for example, use of solar panels. This could be applied to both commercial and residential developments. There could also be scope for measures to reduce reliance on car transport therefore reducing related emissions. Option could be aligned with other Council strategies.	?	?	?	This Option could help provide developer contributions that could enable renewable energies to be more readily available, for example, solar panels on rooves. It could also help reduce reliance on cars and reduce any related emissions but the Option would not be Plan led. It would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver. There would be a lack of control over the potential outcomes.
10.... reduce causes of and adapt to climate change.	+	+	+	It is noted that there is potential for encouragement and/or enhancement of renewable energy applications - industrial units could be requested to be developed with solar panels; energy efficiency measures and sustainable travel routes and initiatives, habitat conservation, and use of SuDS.	?	?	?	This Option could help provide developer contributions that could enable measures to help reduce greenhouse gas emissions from energy and transport but the Option would not be Plan led. It would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver. There would be a lack of control over the potential outcomes.
11.... protect, manage and use water resources sustainably.	?	?	?	It is noted that it could be difficult to apply measures to reduce water consumption and encourage/request water efficient appliances using a developer contributions system. Measures to help conserve and protect water as a resource could include water saving showers and taps, rainwater harvesting, introduce SuDS etc. Option could be aligned with other Council strategies.	?	?	?	This Option could help provide developer contributions that could enable measures to help reduce water consumption, avoid water pollution and ensure efficiency measures are in place but the Option would not be Plan led. It would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver.
12.... protect natural resources and enhance biodiversity.	+	+	+	This Option could request developer contributions that could enable enhancement of local biodiversity, as well as create or enhance green/blue infrastructure. If a developer is going to benefit economically, then appropriate contributions could be requested to help conserve the environment. Option could be aligned with other Council strategies.	?	?	?	This Option could help provide developer contributions that could enable measures to protect and enhance local biodiversity but the Option would not be Plan led. It would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver and there would be a lack of control over the potential outcomes.
13.... maintain and enhance landscape character.	+	+	+	This Option could be used to request developer contributions that could be used to help improve landscape character. For example, redevelopment of a site or additional landscaping in an area could help enhance local landscape character. If a developer is going to benefit economically, appropriate contributions could be requested to help conserve and enhance landscape character. Option could be aligned with other Council strategies.	?	?	?	This Option could help provide developer contributions that could enable measures to protect and enhance landscape but the Option would not be Plan led. It would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver and there would be a lack of control over the potential outcomes.

<p><b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b></p>	+	+	+	<p>This Option could be used to request developer contributions that could be used to help conserve and enhance the historic and cultural environment. For example, proposals for developments in listed buildings could help to regenerate those heritage assets. If a developer is going to benefit economically, appropriate contributions could be requested to help conserve and enhance the historic and cultural environment in whatever way is needed. Option could be aligned with other Council strategies.</p>	?	?	?	<p>This Option could help provide developer contributions that could enable measures to protect and enhance the historic and cultural environment but the Option would not be Plan led. It would not provide any potential to fit into other strategies and plans. Assessing cases on an application-by-application basis could make consistency difficult to deliver and there would be a lack of control over the potential outcomes.</p>
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is the preferred Option. It scored positive against 12 of the 14 sustainability objectives. An uncertain outcome was predicted for water resources, and a neutral score was recorded for physical resources. Uncertain outcomes were scored for Option B against 12 of the 14 sustainability objectives apart from physical resources, where a neutral score was also recorded, and in the longer term for health and wellbeing, where a negative outcome was predicted.</p>								
<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>				<p><b>The preferred Option:</b> Option A is the preferred Option.</p>				
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>No likely significant effects were recorded for the preferred Option.</p>								
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b></p> <p>No significant adverse effects were identified for the preferred Option.</p>								
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other planning policy and policy considerations including Community Plan, Key Site Requirements, detailed guidance for developers, sustainable travel initiatives – bus passes, greenways, green/blue infrastructure plans.</p>								

## Issue 2: Settlement Hierarchy

Options	Option A: Retain existing settlement hierarchy with no new settlements or movement between settlement tiers.			Option B: Define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This Option facilitates access to health care and enables linkages between settlements. The majority of people in the Borough that live in settlements have appropriate access to local level services. It was noted in the appraisal that there may be a lack of community health facilities in the Ards peninsula. Southern parts of the Borough have travel issues.	+	+	++	Introducing new settlements or reclassifying existing settlements to a higher position in the hierarchy may create opportunities for new services and facilities in those settlements. This Option creates the opportunity to cluster and link settlements which could bring significant improvements to services in the Ards peninsula.
2.... strengthen society.	+	+	+	This Option delivers shared facilities and shared space and gives rural communities access to facilities and services. However the existing hierarchy means that opportunities may be missed.	+	+	+	By classifying or reclassifying settlements this Option could help to give rural communities increased access to facilities and services. It may help to reduce the factors causing inequalities and meet identified needs that will reduce inequalities experienced by the most deprived communities. It could also help to increase accessibility to shared space and promote positive social interaction. This Option delivers more for the objective.
3.... provide good quality, sustainable housing.	+	+	?	In general, other policies have greater influence in housing distribution and allocation. However this Option contributes to a degree in providing housing which meets locally identified needs and housing which meets the needs of specific groups of people. This Option may mean that some settlements which have the potential for growth may not get the opportunity to have this realised and consequently may lead to uncertainty in the longer term.	+	+	+	A change in position in the hierarchy may allow increased quantities of housing to be enabled in an area of identified need (in particular where settlements are identified as towns). It may enable growth of settlements and contribute to providing housing which meets locally identified needs and housing which meets the needs of specific groups of people. The Option delivers slightly more for this objective.
4.... enable access to high quality education.	+	+	+	The settlement hierarchy creates the conditions for establishing schools. It was acknowledged in the appraisal that there are current issues with the sustainability of some secondary schools in the Borough, however this is largely out of the control of the Council.	+	+	+	A change in status (upwards) in the hierarchy may attract a settlement to provide more school services. The Option delivers slightly more for this objective.

5.... enable sustainable economic growth.	+	+	+	Town centres direct retail and services towards the main settlements and deliver economic growth.	+	+	+	Re-evaluating the hierarchy allows the opportunity to look at additional town centres and creates potential for additional economic development. This Option has the potential to support the creation of a range of job types that are accessible, especially to areas of deprivation. It helps to make the best use of location and could allow the economic benefits of sustainable tourism to be maximised. The Option delivers slightly more for this objective.
6.... manage material assets sustainably.	+	+	+	The hierarchy enables access to facilities. It encourages the proximity principle for location of material assets and enables more efficient use of infrastructure. It also directs the focus of telecommunications and electrical infrastructure.	+	+	+	The hierarchy enables access to facilities. It encourages the proximity principle for location of material assets and enables more efficient use of infrastructure. It also directs the focus of telecommunications and electrical infrastructure. Moving settlements up the hierarchy can allow more housing / economic development and create the conditions to improve other infrastructure. It may incentivise service providers to expand into new areas. The Option delivers slightly more for this objective.
7.... protect physical resources and use sustainably.	0	0	0	Establishing a hierarchy has a purpose in making land use more efficient by directing development towards settlements rather than encouraging dispersed patterns of development. Overall the existing hierarchy is not thought to create an influence that is significant enough to raise an impact.	0	0	+	Establishing a hierarchy brings a strategic approach to the use of land by focusing potential development in the larger settlements, where there are more opportunities to develop in brownfield sites. There could be a degree of greenfield sites lost in rural areas to sustain appropriate growth, however identifying new settlements could also reduce demand for housing in the countryside. The Option should not have any effect on minerals and would seek to avoid important mineral and earth science areas. Over time this approach has the potential to establish more efficient use of land.
8.... encourage active and sustainable travel.	+	+	+	Establishing a hierarchy creates focal points for public transport provision. Settlements are better serviced by public transport than dispersed development. Settlements also enable greater potential for accessing services / employment without needing to use a car.	+	+	+	Establishing a hierarchy creates focal points for public transport provision. Settlements also enable greater potential for accessing services / employment without needing to use a car. Upgrading a settlement may create the opportunity for a new public transport route, however providers of public transport would require sufficient demand / uptake to make the route financially viable.
9.... improve air quality.	0	0	0	The Borough does not currently have issues with air quality. New development may give rise to increased emissions. However it was felt that this is unlikely to have a perceptible effect on this objective.	0	0	0	The Borough does not currently have issues with air quality. Upgrading or classifying a settlement in the hierarchy may bring more housing to it which may give rise to increased emissions. However it was felt that this is unlikely to have a perceptible effect on this objective.



10.... reduce causes of and adapt to climate change.	0	0	0	Development usually creates greenhouse gas emissions. Establishing a hierarchy concentrates services and facilities to settlements and provides focal points for public transport. Focusing development in settlements may reduce the need to use a car for local travel. It can enable greater access to lower carbon or renewable energy supplies. It can help reduce consumption/waste production and increase access to recycling. Focusing development in settlements can help to protect floodplains. However it was felt that this is unlikely to have a perceptible effect on this objective.	0	0	0	Development usually creates greenhouse gas emissions. Establishing a hierarchy concentrates services and facilities to settlements and provides focal points for public transport. Focusing development in settlements may reduce the need to use a car for local travel. It can enable greater access to lower carbon or renewable energy supplies. It can help reduce consumption/waste production and increase access to recycling. Focusing development in settlements can help to protect floodplains. However it was felt that this is unlikely to have a perceptible effect on this objective.
11.... protect, manage and use water resources sustainably.	?	?	?	Establishing a hierarchy concentrates development in settlements. It is noted that there are currently issues with waste water and treatment capacity in some settlements. While upgrades are planned, the timeline for completion of all necessary works is outside the Council's control. In affected areas new development may not be permitted unless the developer provides their own package treatment works. There are benefits and disadvantages to water resources through concentrating development in settlements.	?	?	?	Establishing a hierarchy concentrates development in settlements. It is noted that there are currently issues with waste water and treatment capacity in some settlements. While upgrades are planned, the timeline for completion of all necessary works is outside the Council's control. In affected areas new development may not be permitted unless the developer provides their own package treatment works. There are benefits and disadvantages to water resources through concentrating development in settlements. Reviewing the hierarchy gives potential for new development to be directed preferentially to settlements with adequate treatment capacity or already-planned upgrades.
12.... protect natural resources and enhance biodiversity.	-	-	-	The current hierarchy is not based on up to date information and may not reflect existing need across the Council area. There is potentially a higher risk of loss of greenfield sites and local biodiversity than necessary under this Option.	+	+	+	A review of the hierarchy would take into consideration natural resources and biodiversity. Natural resources would not affect the status of a settlement, but would influence its boundary. A review may also look at green / blue infrastructure and opportunities to improve / capitalise on this.
13.... maintain and enhance landscape character.	?	?	?	The settlement hierarchy seeks to direct development into settlements which helps to minimise visual intrusion and attempts to avoid impacts on coastal views. However, overall effect is dependent on how other policies are applied, such as defining the settlement limit.	?	?	?	The settlement hierarchy seeks to direct development into settlements which helps to minimise visual intrusion and attempts to avoid impacts on coastal views. Upgrading settlements within the hierarchy would take into consideration the visual impact of increased development. The overall effect is dependent on how other policies are applied, such as defining the settlement limit.

<p><b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b></p>	<p>+</p> <p>+</p> <p>+</p>	<p>The settlement hierarchy takes account of built and cultural heritage. It allows features to be protected / conserved and in some cases features provide the focal point for a settlement.</p>	<p>+</p> <p>+</p> <p>+</p>	<p>The settlement hierarchy takes account of built and cultural heritage. It allows features to be protected / conserved and in some cases features provide the focal point for a settlement. Reviewing the hierarchy could enable new studies and potentially allow archaeological features to be assessed, recorded and preserved when extending a settlement limit. Important heritage may constrain growth in certain areas.</p>
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option B is the most sustainable Option. The SA shows that having a settlement hierarchy has a positive effect on almost all of the sustainability objectives. Directing development to settlements which have services and facilities in keeping with their population has a positive effect on the social sustainability objectives, increasing to strong positive in the long term for strengthening society. The ability to review the hierarchy and allow settlements to move up helps to deliver more for this objective. Option B has a positive relationship with the economic sustainability objectives through its ability to create opportunities for economic development and infrastructure in more areas of the Borough. In respect of the environmental sustainability objectives, the overarching relationship is positive and the Option enables improvements to be made to the existing policy. The appraisal recognises that while defining a new hierarchy may change the pattern of land take across settlements and may result in greenfield losses, over time it would enable the more efficient use of land. An uncertain score was given for the water resources objective, due to the Council’s lack of control over third party service providers’ programmes for upgrading waste water treatment to meet both increased demand and higher standards. Uncertainty was also recognised in the landscape objective, as the overall effect is dependent on how other policies are applied. The Option was considered to have a negligible effect on the air quality and climate change objectives.</p> <p>Option A received a broadly similar pattern of scores to Option B. While having a hierarchy is seen as beneficial and the overall relationship with the objectives is a mainly positive one, the appraisal noted that in some areas the existing hierarchy may not be able to achieve the maximum benefits. The existing hierarchy is not considered to have the ability to deliver the significant positive benefits to strengthening society that were recorded for Option B. While it may deliver for the housing in the short to medium term, the inability to recognise changes in population that have occurred since the last Plan was prepared may mean that some areas are constrained and over time the effects become more uncertain. It also recognises that maintaining the existing hierarchy may potentially pose a higher risk of biodiversity and greenfield land loss than would otherwise occur with a review.</p>				
<p><b>The most sustainable Option:</b> Option B is the most sustainable Option.</p>		<p><b>The preferred Option:</b> Option B is the preferred Option.</p>		
<p><b>What likely significant effects are envisaged with the preferred Option?</b> There were significant positive effects identified for the objective ‘to improve health and well-being’ in the long term.</p>				
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.</p>				
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, selection criteria (e.g. adequate current/feasible future waste water treatment capacity), policies to protect sensitive landscapes/landscape features and important buildings, identifying conservation areas and public transport accessibility.</p>				

Issue 3: Housing Allocation

Options	Option A: Maintain existing housing growth through retention of housing zonings within extant plans.			Option B: Re-evaluate existing housing zonings and allocate additional housing land, if required, to ensure continued modest housing growth. (Using sequential approach.)			Option C: Allocate housing land proportionally across settlements based on population. (Census 2011)					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	By directing new housing to the existing areas zoned in the larger towns and villages this maintains good access to health care and reduces emergency service response times as the bulk of the population is located close to main centres for healthcare. However it was noted in the appraisal that if growth is not accompanied by a pro-rata increase in healthcare provision, it may increase pressure on services in the main centres. It was also noted that although rural areas are perceived to have poorer access to health care, it is generally easier to obtain local GP appointments and HCP visits in these parts of the Borough as services are not over-subscribed.	+	+	+	This Option allows housing growth areas to be located in the most appropriate areas using up-to-date information. Zones for housing may be directed to areas where there are existing healthcare services or areas where services could be created or improved to meet the needs of the population. It was noted in the appraisal that housing supply on the Ards peninsula is limited and that young people in particular may be forced to move elsewhere as they cannot find suitable accommodation in villages. Zoning for new housing in appropriate rural areas may help to maintain social contact and improve family cohesion. The Option delivers slightly more for this objective.	-	-	-	Allocating housing on the basis of the census return in 2011 does not take into consideration up-to-date information. It may not accurately reflect the current distribution of population, services and facilities and consequently may mean that houses are not built in locations where people actually want to live in the Borough.
2.... strengthen society.	?	?	?	This Option maintains the current zonings, however only some of these take account of social housing needs (i.e. KSRs are only present for sites zoned in BMAP – not ADAP). New housing in small settlements and villages in rural areas may enable them to maintain vitality and vibrancy, however for this Option limited growth is envisaged for smaller settlements below towns. Growth would enable positive social interaction and	+	+	++	Modest growth in the hierarchy is seen as good / proportionate and will help to strengthen society. The allocation of housing lands provides opportunities for inclusion of all groups and to promote positive social interaction. Through the allocation of housing lands this also could assist in respect of identified needs. The Option delivers more for this objective.	-	-	-	This Option would mean housing provision that is not designed to meet locally identified needs. Allocation based on numbers does not provide an opportunity to address inequalities and would not help rural communities to access facilities and services. No consideration would be given to the current distribution of population, services and facilities. These effects could worsen over time.

				accessibility to shared space. The overall impact is dependent on the way in which the approach is implemented.								
<b>3.... provide good quality, sustainable housing.</b>	+	+	+	This Option enables/encourages a variety of household types and size and affordable housing.	+	++	+++	This Option enables/encourages a variety of household types and size. It Could enable provision of affordable housing in appropriate locations. It also helps to meet the needs of specific groups of people and provides housing which meets locally identified needs.	-	-	-	This Option may not direct housing growth towards areas of need and would not address housing needs effectively. For example, it would not take into account waiting lists or what facilities and services are available.
<b>4.... enable access to high quality education.</b>	+	+	+	Housing would be directed mainly towards settlements where education and skills training facilities are already, or where they are required to be provided as part of zonings. Directing a small proportion of housing to rural areas would help to support rural education and shared facilities.	+	+	+	This Option allows the Council to look at the Education Authority's plans and possibly help to address issues with school sustainability. Housing would be directed mainly towards settlements where education and skills training facilities are already available. Directing a small proportion of housing to rural areas would help to support rural education and shared facilities.	-	-	-	This Option doesn't act in any meaningful way to address the education objective. It would not reflect any demographic changes that have occurred since the last census and would not link the provision of housing with available or proposed education services.
<b>5.... enable sustainable economic growth.</b>	+	+	+	This Option would direct housing to areas where there are existing opportunities for employment and potential for growth. However, it was noted in the appraisal that if the availability and type of local employment does not match housing growth, there is a risk of creating 'dormitory towns' which may contribute to deterioration in town centres.	+	+	+	This Option allows a closer look to be taken at how housing is spatially linked to employment and would aim to maximise local benefits. It was noted that planning policy on creating new businesses is very restrictive in rural areas. Other factors influence economic growth in rural areas more than the provision of housing.	-	-	-	This Option doesn't allow the opportunity to address any existing economic issues. It does not make best use of location and may serve to exacerbate some issues.
<b>6.... manage material assets sustainably.</b>	+	+	+	This Option directs new housing to areas where adequate infrastructure is, or is planned to be, in place. It supports the proximity principle and enables more efficient provision and use of material assets.	+	+	+++	This Option directs new housing to areas where adequate infrastructure is, or is planned to be, in place. It supports the proximity principle and enables more efficient provision and use of material assets. This Option may deliver slightly more for this objective by	-	-	-	This Option would not take account of the facilities and infrastructure that are present or absent in a settlement and would not support the efficient provision and use of material assets.

					allowing more consideration of the use of derelict or contaminated land for housing and it may help to establish the necessary critical mass in smaller settlements to upgrade/enhance infrastructure.							
<b>7.... protect physical resources and use sustainably.</b>	+	+	+	This Option enables more efficient use of land by allocating areas for housing. It was noted that current zonings in Newtownards in particular may result in loss of greenfield land, however overall the Option was considered to have a negligible effect on this objective. No effect was identified on the minerals industry.	?	?	?	This Option would allow zonings to be re-evaluated. It may result in more housing being directed towards re-use of sites / brownfield land or may result in more greenfield land being allocated for housing. The outcome is dependent on the way in which the approach is implemented, but it is unlikely to be strongly negative.	?	?	?	This Option doesn't take account of the supply of and demand for land. It is difficult to predict what effect the Option would have on this objective.
<b>8.... encourage active and sustainable travel.</b>	+	+	+	This Option concentrates housing to larger settlements. It is unlikely to reduce congestion, but creates the conditions for access to and efficiency of public transport. It will benefit those without access to a vehicle. Housing may be planned around walking or cycling routes and key site requirements in current zonings include provision for walking / cycling. However, it is noted that behavioural change is required in order to achieve a modal shift to other modes of transport.	+	+	+	This Option can take up to date information on active / sustainable transport provision into account when planning new housing. It delivers slightly more for this objective by allowing change and the potential to build in new locations which are best suited to the currently available and future planned transport infrastructure. It is unlikely to reduce congestion, but creates the conditions for access to and efficiency of active and sustainable transport. The scale of the effect is dependent on behavioural change.	?	?	?	This Option doesn't take any account of the availability and provision of active / sustainable transport when allocating land. It is difficult to predict what effect the Option would have on this objective.
<b>9.... improve air quality.</b>	?	?	?	This Option would increase housing and consequently raise housing and traffic - related emissions. However it also creates conditions which may enable reduced dependence on cars. The overall effect is dependent on behaviour and difficult to predict.	?	?	?	This Option would increase housing and consequently raise housing and traffic-related emissions. However it also creates conditions which may enable reduced dependence on cars. The overall effect is dependent on behaviour and difficult to predict.	?	?	?	This Option would increase housing and consequently raise housing and traffic-related emissions. The uncertainty of how this Option would influence transport means that it is difficult to predict the effect of this objective but it is more likely to be negative than positive.

<p><b>10.... reduce causes of and adapt to climate change.</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>This Option directs housing around areas that are focal points for public transport. Focusing development in settlements may reduce the need to use a car for local travel, however the overall effect is negligible.</p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>This Option directs housing around areas that are focal points for public transport. Focusing development in settlements may reduce the need to use a car for local travel. This Option also would allow consideration of vulnerability to climate change to be taken into consideration when reviewing zonings.</p>	<p><b>?</b></p>	<p><b>?</b></p>	<p><b>?</b></p>	<p>This Option doesn't include any measures which support this objective and it is difficult to predict what its effect would be.</p>
<p><b>11.... protect, manage and use water resources sustainably.</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>This Option directs the greatest proportion of new housing to existing settlements which in principle should support this objective through more efficient use of water resources and higher standards for waste water treatment. However, it is noted that there are issues with the capacity of waste water treatment facilities in some areas.</p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>This Option supports the efficient use of water resources and higher standards for waste water treatment. However it delivers slightly more for this objective as it would also enable the available waste water treatment capacity to be looked at when defining zonings. If an area has no prospect of having sufficient waste water treatment capacity to accommodate increased housing in the plan period, then it would not be zoned.</p>	<p><b>-</b></p>	<p><b>-</b></p>	<p><b>-</b></p>	<p>This Option does not factor existing waste water treatment capacities when allocating housing. It may result in increased pressure on oversubscribed treatment facilities.</p>
<p><b>12.... protect natural resources and enhance biodiversity.</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Zoning may take biodiversity and natural resources into account. The overall effect on this objective is negligible.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Zoning may take biodiversity and natural resources into account. The overall effect on this objective is negligible.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Zoning may take biodiversity and natural resources into account. The overall effect on this objective is negligible.</p>
<p><b>13.... maintain and enhance landscape character.</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Landscape has been considered during the establishment of the existing housing zonings, in terms of visual intrusion, settings of prominent features and transport corridors, coastal views, etc. However it was acknowledged in the appraisal that some zonings may still have had some impacts on landscape.</p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>++</b></p>	<p>This Option delivers slightly more for this objective as it would provide an opportunity to re-examine zonings in the context of landscape and using up to date information. It would be possible to de-designate areas where housing may now be considered detrimental to landscape character.</p>	<p><b>?</b></p>	<p><b>?</b></p>	<p><b>?</b></p>	<p>It is uncertain where housing zoning would be located if this Option were brought forward. The Option doesn't include any measures which support this objective and it is difficult to predict what its effect would be.</p>
<p><b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>Protection and conservation of the historic environment has been considered during the establishment of the existing housing zonings. The Option</p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>Protection and conservation of historic environment has been considered during the establishment of the existing housing zonings. This Option delivers</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>The Option doesn't deliver any measures which support this objective. The overall effect is negligible.</p>

		allows 'sense of place' to be conserved in townscape and rural settings and protects local distinctiveness.			slightly more for this objective as the review element can take into account new information. Areas could potentially be de-designated to help preserve and enhance the setting of cultural heritage assets.			
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**Summary and comparison of Options against the sustainability objectives:**

Option B is the most sustainable Option. It has a positive effect on all of the social and economic sustainability objectives through its ability to identify and enable the most appropriate areas for new housing (including areas of housing need), using up-to-date information. The positive effect increases to significant positive for strengthening society and the provision of good quality, sustainable housing, as the policy enables the provision of housing which meets locally identified needs and may enable inclusivity and positive social interaction. The relationship with the environmental sustainability objectives is also a generally positive one, although uncertain effects were given for the physical resources and air quality objectives, due to overall effects being dependent on how the policy is implemented. Negligible effects were recorded for natural resources zoning would take this into account.

Option A has a slight positive impact on all of the social and economic sustainability objectives with the exception of strengthening society, which is uncertain. For the environmental sustainability objectives, it can be seen in the comments that Option A does not deliver quite as much as Option B towards encouraging active and sustainable travel, water resources, landscape character or the historic environment objectives as Option B does. While Options B and C both have an uncertain score for physical resources, Option A is considered to have a negligible effect as the currently identified zonings do not have a perceptible effect on this objective.

Option C does not have any positive effects on the sustainability objectives. Minor negative impacts were recorded for all the social and economic sustainability objectives. By excluding consideration of the current distribution of population, services and facilities, this Option does not target opportunities to improve existing issues and may exacerbate them. The relationship with the environmental sustainability objectives is largely uncertain due to difficulty in predicting what the effects would be, with five out of the eight objectives receiving an uncertain score. A minor negative effect was identified for water resources as it is likely to result in pressure on oversubscribed waste water treatment facilities. Negligible effects were reported for natural resources and the historic environment objectives, as these would be protected by other policies.

**The most sustainable Option:** Option B is the most sustainable Option.

**The preferred Option:** Option B is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?**

There were significant positive effects identified for the objectives to 'strengthen society', to 'manage material assets sustainably' and to 'maintain and enhance landscape character' in the long term and for the objective to 'provide good quality, sustainable housing' in the medium to long term.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other preferred Option approaches, use of SuDS, taking a 'whole area approach' when looking at zoning. Adoption of sequential approach (as per the SPPS), dialogue with education and transport providers, accessibility analysis for services, facilities and employment, transport analysis, biodiversity/ecological surveys and identification of sites that should be protected from development. Key Site Requirements

supporting active / sustainable travel and to protect local environmental features, landscape analysis and policy to protect sensitive landscape features, energy assessment for new builds, partnership working, site design guides and collaborative working with corporate and community planning.



Issue 4: Energy - Facilitate the siting of renewable energy generating facilities in appropriate locations.

<b>Options</b>	Option A: Identify specific landscape policy areas suitable for renewable energy development.			Option B: Consider all renewable energy proposals coming forward on a case by case basis whilst adopting the 'cautious approach' within designated landscapes as endorsed by the SPPS.				
<b>Sustainability Objective</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>
<b>1.... improve health and well-being.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would avoid negatively impacting health and well-being as policy areas would be selected in locations where adverse effects can be avoided. It was noted that in practice it may be difficult to designate areas where there is no existing housing and it may result in areas becoming unfavourable to live in. The policy does not act in a proactive manner to improve health & well-being and the overall effects were considered to be negligible.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would avoid negatively impacting health and well-being as policy would protect against adverse effects (e.g. noise nuisance, shadow flicker, odour, etc.). However, it does not act in a proactive manner to improve health & well-being and the overall effects were considered to be negligible.
<b>2.... strengthen society.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>3.... provide good quality, sustainable housing.</b>	<b>-</b>	<b>-</b>	<b>-</b>	Buffers may be required to maintain a separation distance between housing and renewable energy generating facilities. This Option may end up sterilising the zoned areas from new housing.	<b>0</b>	<b>0</b>	<b>0</b>	This Option enables new development to be permitted in appropriate sites having taken into account any existing and planned housing. It has no effect on the provision of new housing.
<b>4.... enable access to high quality education.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. It was noted that zonings would take in to account existing education facilities.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective.
<b>5.... enable sustainable economic growth.</b>	<b>?</b>	<b>?</b>	<b>?</b>	This Option enables the potential for other income streams for farmers however it was noted that establishing zonings may create advantaged/disadvantaged areas. It may help to protect the distinctiveness / attractiveness of some areas by encouraging development elsewhere. It was noted that that wind turbines have a finite lifespan and that this Option does not take into account potential future technologies or sizes of renewable energy generating structures. It was also noted that wind turbines are not thought to adversely impact tourism.	<b>+</b>	<b>+</b>	<b>+</b>	This Option allows diversification and adaptation to current or future targets in renewable energy generation. The policy avoids unsuitable siting of new structures and limits undesirable effects. It enables opportunities to be taken where they are appropriate and would be flexible enough to accommodate changes in future technology.

6.... manage material assets sustainably.	+	+	+	This Option encourages the development of energy-generating infrastructure in suitable areas. However, there is no certainty that the areas found to be suitable for zoning will coincide with the areas with adequate grid infrastructure for facilitating power generation.	+	+	+	This Option allows more flexibility as it will enable appropriate renewable energy generation in areas where the grid capacity allows it.
7.... protect physical resources and use sustainably.	?	?	?	Development of renewables may result in greenfield land losses through footprint of structures and any associated enabling works, although it was noted in the appraisal that it is dependent on the type and location of renewables (e.g. solar permits ongoing use of land for agriculture). Renewables zonings could compete with mineral exploration and extraction.	0	0	0	Development of renewables may result in greenfield land losses through footprint of structures and any associated enabling works, although it was noted in the appraisal that it is dependent on the type and location of renewables (e.g. solar permits ongoing use of land for agriculture). This Option would enable more widespread renewables development but it is unlikely to be constraining on physical resources.
8.... encourage active and sustainable travel.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
9.... improve air quality.	0	0	0	Anaerobic digesters can contribute to ammonia emissions, however this is usually limited by licensing. Renewables may help to offset emissions from fossil fuel power generation but this would occur outside the Borough as there are no power stations in Ards and North Down. Overall effects were considered to be negligible.	0	0	0	Anaerobic digesters can contribute to ammonia emissions, however this is usually limited by licensing. Renewables may help to offset emissions from fossil fuel power generation but this would occur outside the Borough as there are no power stations in Ards and North Down. Overall effects were considered to be negligible.
10.... reduce causes of and adapt to climate change.	+	+	+	The Option supports and enables renewable energy production which will help to reduce greenhouse gas emissions.	+	+	+	The Option supports and enables renewable energy production which will help to reduce greenhouse gas emissions. This Option delivers slightly more towards this objective as it poses fewer constraints on meeting renewables targets.
11.... protect, manage and use water resources sustainably.	?	?	?	Development of renewables may result in water quality impacts during construction, although these should be avoided through mitigation. Hydro schemes may also affect waterbodies. It was noted in the appraisal that solar farms can contribute to flood risk.	+	+	+	Development of renewables may result in water quality impacts during construction, although these should be avoided through mitigation. Hydro schemes may also affect waterbodies. This Option builds in more opportunity to avoid issues and allows adaptation to future changes such as new flood risk maps or other water-related designations.
12.... protect natural resources and enhance biodiversity.	+	+	+	Zoning would protect designated sites and would take account of direct and indirect effects on biodiversity and natural resources, for example bird flight paths would inform the process.	+	+	+	The policy approach would also take account of biodiversity and natural resources when making decisions on new renewables development to ensure that these are protected.
13.... maintain and enhance landscape character.	+	+	+	Selecting and zoning areas may sterilise the most sensitive areas from wind and other renewables and protect landscape. However	+	+	+	The policy approach can deliver protection of the most sensitive landscapes, including avoiding impacts on AONBs and coastal views. It will maintain existing landscapes but is unlikely to enhance them.

				it was also noted that zoning to encourage renewables development will reduce the quality of the landscape in these areas.			
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	+	+	+	It was felt that the spatial approach would help to protect the historic environment but it was acknowledged that in practice it may be difficult to draw zonings that avoid all features.	+	+	+
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option B is the most sustainable Option. Option B has limited influence on the social sustainability objectives and it was noted that the policy would seek to prevent nuisance effects on human receptors. In terms of the economic sustainability objectives, while no effects were identified in respect of education, it has a slightly positive relationship with enabling sustainable economic growth and managing material assets sustainably. Option B has a slight positive or neutral relationship with all of the environmental sustainability objectives as, while it does not place spatial restrictions on development, it would only permit appropriate development in locations that are capable of accommodating it without being adversely impacted.</p> <p>The spatial approach afforded by Option A aims to be protective, however in the appraisal it was found to result in more uncertainty and may give rise to conflicts with other land uses. It may have a slightly negative effect on housing, by sterilising some areas from new housing development, but otherwise effects on the social sustainability objectives were negligible. The Option's effects on the objectives to enable sustainable economic growth, to protect physical resources and use sustainably and to protect, manage and use water resources sustainably were uncertain. Recognising that the aim of the Option is to protect natural resources, the landscape and other features, the relationship with the majority of the environmental sustainability objectives is positive.</p>							
<b>The most sustainable Option:</b> Option B is the most sustainable Option.				<b>The preferred Option:</b> Option B is preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects are predicted from the preferred Option.							
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.							
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, policy to protect sensitive landscape features, policy to protect biodiversity, landscape assessment, coastal views studies, flood risk assessment, water pollution prevention local policy guidelines and policy to limit noise in proximity to sensitive receptors.							

Issue 5: Energy - On-site renewable generation and reduced energy consumption in new developments.

<b>Options</b>	Option A: Introduce policy requiring applicants to demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated in all proposals for new development.			Option B: Introduce a policy requiring applicants to demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated in proposals for new development over a certain threshold (e.g. 'major' applications, numbers of dwellings, floorspace, site area etc.)			Option C: Retain existing policy approach encouraging renewable energy and passive solar design in new development.					
<b>Sustainability Objective</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>
<b>1.... improve health and well-being.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option will help to create more comfortable living conditions and through reducing energy costs may help to reduce the risk of fuel poverty and enhance well-being. As this Option applies to <u>all</u> new development, it helps deliver slightly more for this objective.	<b>+</b>	<b>+</b>	<b>+</b>	This Option will help to create more comfortable living conditions and through reducing energy costs may help to reduce the risk of fuel poverty and enhance well-being. Applying thresholds may enable the inclusion of a wider range of renewable generation and reduced energy consumption into larger developments through economies of scale.	<b>0</b>	<b>0</b>	<b>0</b>	This Option provides no incentive to developers and is unlikely to contribute perceptibly towards this objective. However, it was noted that developers of new-build houses do aim for high energy efficiency ratings, as it makes the house more sellable.
<b>2.... strengthen society.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>3.... provide good quality, sustainable housing.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option will help to promote better building design, e.g. 'passive design' and improved heat retention for properties. For larger developments, economies of scale can allow more diverse measures to be considered, possibly even neighbourhood schemes. However, it was noted that it may make single dwellings more expensive. Over time, it may help to reduce the number of unfit homes. As this Option applies to <u>all</u> new development, it helps deliver slightly more for this objective.	<b>+</b>	<b>+</b>	<b>+</b>	This Option may help to promote better building design, e.g. 'passive design' and improved heat retention for properties. For larger developments, economies of scale can allow more diverse measures to be considered, possibly even neighbourhood schemes. This Option enables futureproofing and may help to meet the needs of specific groups of people. Over time, it may help to reduce the number of unfit homes.	<b>0</b>	<b>0</b>	<b>0</b>	This Option does not actively assist with the provision of quantity or quality of new housing.

4.... enable access to high quality education.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
5.... enable sustainable economic growth.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
6.... manage material assets sustainably.	+	++	+++	This Option supports renewable energy production and enables development of renewables. This Option may help to encourage a cultural change in the medium-long term where on-site renewable generation changes from being a luxury to being normal.	+	++	+++	This Option supports renewable energy production and enables development of renewables. While this Option is less likely to initiate an overall cultural change in on-site renewable generation, the effects may be significant in the medium-long term through the requirements placed on larger developments.	0	0	0	This Option provides no incentive to developers and is unlikely to contribute perceptibly towards this objective.
7.... protect physical resources and use sustainably.	+	+	+	This Option supports the use of shallow geothermal energy for heating/cooling.	+	+	+	This Option supports the use of shallow geothermal energy for heating/cooling. It may also help to encourage the development of district systems of heating/cooling using geothermal energy.	0	0	0	This Option provides no incentive to developers and is unlikely to contribute perceptibly towards this objective.
8.... encourage active and sustainable travel.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
9.... improve air quality.	+	+	+	This Option may help to reduce the use of oil and coal for heating. As this Option applies to <u>all</u> new development, it helps deliver slightly more for this objective.	+	+	+	This Option may help to reduce the use of oil and coal for heating.	0	-	-	This Option provides no incentive to developers and is unlikely to contribute perceptibly towards this objective. It was noted that by not making consideration of alternative energy supplies and energy efficiency a requirement, this Option may contribute to worsening of air quality over time with new development.
10.... reduce causes of and adapt to climate change.	+	+	+	This Option increases/ supports/ promotes/ enables renewable energy. It is likely to reduce energy consumption and future greenhouse gas emissions from new development. Encouraging good building design may help to	+	+	+	This Option increases/ supports/ promotes/ enables renewable energy. It is likely to reduce energy consumption and future greenhouse gas emissions from new development. Encouraging good building design may help to	-	-	-	While this Option encourages renewable energy in theory, in practice it does not initiate any measures to increase / enable renewable energy. It does not provide any incentive to reduce energy consumption from new

			incorporate measures to adapt to climate change. It was noted that it would not help to reduce CO <sub>2</sub> emissions from industry or transport.				incorporate measures to adapt to climate change. It was noted that it would not help to reduce CO <sub>2</sub> emissions from industry or transport.				development and is likely to result in increased greenhouse gas emissions.	
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No direct link was found between the Option and this objective, however it was noted that it may indirectly support this objective through the reduction in dependence on fossil fuels.	<b>0</b>	<b>0</b>	<b>0</b>	No direct link was found between the Option and this objective, however it was noted that it may indirectly support this objective through the reduction in dependence on fossil fuels.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>13.... maintain and enhance landscape character.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. It was noted in the appraisal that this Option may make it more expensive to reuse older buildings, however it was not thought that it would deter developers significantly.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option. Option A and Option B received the same scores for all of the objectives, however in the comments it can be seen that by introducing requirements on all new development, Option A delivers slightly more than Option B for a number of the objectives, including health and well-being, providing good quality, sustainable housing and improving air quality. Both Options were found to have a slight positive effect on the social sustainability objectives to improve health and well-being and to provide good quality, sustainable housing but no effect on the objective to strengthen society. Options A and B have negligible effect on the economic sustainability objectives, with the exception of the objective to manage material assets sustainably, where significant positive effects were identified for the medium – long term due to the Options’ abilities to initiate a step change in incorporating renewable energy and energy efficiency in new building design. In terms of the environmental sustainability objectives, Options A and B do not create a perceptible effect on the majority of these, however slight positives were recorded for the objectives to protect physical resources and use sustainably and to reduce causes of and adapt to climate change.</p> <p>Option C was found to have very little effect on the sustainability objectives. While the Option encourages renewables development and energy efficient design, it places no onus on the developer to do so. Minor negative impacts on air quality (in the medium to long term only) and on the objective to reduce causes of and adapt to climate change were the only effects identified.</p>												
<b>The most sustainable Option:</b> Option A is the most sustainable Option.						<b>The preferred Option:</b> Option A is the preferred Option.						

**What likely significant effects are envisaged with the preferred Option?** Significant positive effects were identified for the objective 'to manage material assets sustainably' in the medium and long term.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, criteria for larger developments, building design guides.

Issue 6: Facilitating Sustainable Rural Housing

Options	Option A: Introduce an approach to rural housing in line with existing policies and regional direction, tailored to meet local circumstances.			Option B: Retain the existing approach to rural housing in line with existing policies and regional direction.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	?	?	?	Tailored approach able to reflect local circumstances. Positives for people living in the rural areas, as they are more likely to be able to stay where they are and increase social interaction amongst rural communities by enabling people to stay and/or move there. Could increase traffic levels along with the risk of more traffic related accidents. Option may not improve access to local health services – could increase pressure on local services/facilities. Current social and transport issues are evident in the rural area.	0	-	-	Option does not offer any ability to change current approach so any future improvement is unlikely. There are existing problems related to social and transport issues in rural areas and the lack of flexibility under the Option means negative impacts on people and their ability to access services, interact with families and friends and benefit from a more holistically located home may worsen overtime.
2.... strengthen society.	?	?	?	Inequality issues for access to services such as transport and social facilities/services already exist and may continue to under this Option. There may be potential to direct houses to where services are already located and to create a much stronger community network. Balance would be required for this objective.	-	-	-	Option does not enable any change in approach to rural housing. Issues are already evident across rural areas where inequalities exist concerning access to services and facilities, as well as shared/open spaces. Social and transport related issues exist and Option would not enable these to be tackled.
3.... provide good quality, sustainable housing.	+	+	+	Option could enable use of vacant or derelict buildings for reuse or conversion to use. Option could be directed to meet local housing need – specific groups. Modern standards should ensure high quality of any potential housing.	?	?	-	Current provision of rural housing is about 70-100 approvals per year although it is noted that not all of these may result in an actual build. Regional policy direction allows for dwellings associated with active farms and farm related business such as forestry but it is accepted that some people might not think all rural needs can be met. Due to the lack of baseline information, an uncertain score was agreed but in the long term it was agreed as most likely to become a negative as issues are known to already exist with current approach.
4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of the objective however, it is noted that schools in some rural areas that are in danger of closing due to low student numbers and costs, may be helped by the tailored approach of this Option. It is also noted that there is an upcoming Strategic Action Plan to be published for schools that could be considered but as this Option is not directed toward delivery of the objective, a neutral score was agreed.	0	0	0	There is no direct link between the Option and delivery of the objective however, it is noted that there may be potential for rural housing to help sustain some rural schools that are at risk of closing. As this Option is not directed toward delivery of the objective, a neutral score was agreed.



5.... enable sustainable economic growth.	?	?	?	Option able to provide jobs during construction phase and to certain extent maintenance periods - landscaping. Opportunities for economic drive along the full supply chain with regards to building houses and associated development – able to support/encourage local vibrancy through associated economic ventures – shops, stations, etc. as well as skills training although the total number of houses is relatively small. In addition, the policy could reduce the number of approved houses and could become more negative overtime for the objective of sustainable economic growth. It is noted that PPS21 is in review but its outcome has been stalled due to current political inactivity. Uncertain score agreed.	0	0	0	Approval rating for rural housing applications is relatively high (about 90%) per year. These are not necessarily all built but there is related economic drive from these from design to construction to maintenance stages. Current regional policy allows for housing associated with active farms or related businesses like forestry. There is potential for local economic growth and potential to encourage it but Option may not deliver as well as it could on sustaining local economy or increasing local economic growth. It is noted that PPS21 is in review but its outcome has been stalled due to current political inactivity.
6.... manage material assets sustainably.	?	?	?	Option could encourage more rural development or enable rural development in some areas. Potential for negatives under the objective with regards to local infrastructure, waste management collections, electrical infrastructure and so on. It is noted that there are ongoing projects to improve rural telecommunications and connectivity but Option may enable a wider dispersal of houses across rural areas. This would also likely lead to an increase in septic tanks but this is already happening. There may be potential to increase/improve access to renewable energies (located across wider countryside). Option enables tailored approach which could help reduce potential negative impacts for delivery of the objective and because of this an uncertain score has been given.	-	-	-	Rural housing by its nature is dispersed development and cross the wider countryside where access to local infrastructure and related services are less accessible. The Option cannot deliver well for access to material assets based on a critical mass approach. The lack of spatial control under this Option makes it score unfavourably and outcomes may worsen overtime.
7.... protect physical resources and use sustainably.	-	-	-	Option may encourage more sites, or enable larger areas of development leading to an increased loss of greenfield sites. It is noted that the Option enables a tailored approach, which could encourage reuse of buildings and be used in some way to reduce any potential negatives of the rural housing on physical resources. Although minerals and earth science sites are unlikely to be affected, loss of land and impacts on soil are unavoidable.	-	-	-	Option enables the loss of greenfield sites by its nature. The Option's lack of spatial control presents an inability to manage where losses are likely to occur with impacts on land and soil. It is noted that minerals and earth science sites are unlikely to be affected but the Option's inflexible approach with potential for increasing fragmentation is noted.
8.... encourage active and sustainable travel.	-	-	-	Likely location of sites unlikely to align with public transport routes and/or active travel routes. Option with tailored approach could enable sites to be as near to more sustainable travel routes as possible. Policy could be more restrictive and reduce rural housing but it is recognised that the very nature of rural housing does not always align to this objective. Rural	-	-	-	The likely location of rural housing sites is unlikely to align with public transport routes and/or active travel routes. Without direction under this Option and its permissive approach, there is unlikely to be any delivery on this objective. The lack of control over locations is likely to deliver less for this objective. Rural Community Transport Schemes are noted but it is not thought

				Community Transport Schemes are noted but it was not thought that the Option could link to these for any positive outcomes.				that the Option can be linked to these for any more positive outcomes for the objective.
9.... improve air quality.	0	0	0	Dispersion of housing across rural areas creates sources of air pollution – cars, homes and associated works and activities. There is an absence of rural air quality issues in the Council. Combined with the topography of the Council it is unlikely that the Option would enable air quality issues to arise.	0	0	0	Dispersion of housing across rural areas creates sources of air pollution – cars, homes and associated works and activities. There is an absence of rural air quality issues in the Council. Combined with the topography of the Council it is unlikely that the Option would enable air quality issues to arise.
10.... reduce causes of and adapt to climate change.	-	-	-	There is the potential to increase car journeys in local rural areas and across the wider countryside. Transport and homes will produce greenhouse gas emissions from fossil fuel sources. It is noted that gas remains restricted to the urban/suburban areas of the Council. Sites are most likely to lead to the loss of semi-natural land cover i.e. habitat loss. Tailored approach of Option may be used to help reduce these negatives but overall Option unable to positively affect this objective.	-	-	-	There is the potential to increase car journeys in local rural areas and across the wider countryside. Transport and homes will produce greenhouse gas emissions from fossil fuel sources. It is noted that gas remains restricted to the urban/suburban areas of the Council. Sites are most likely to lead to the loss of semi-natural land cover i.e. habitat loss. The lack of spatial control over the issue may increase fragmentation of habitats including coastal areas, which can affect zones important to curbing impacts from climate change.
11.... protect, manage and use water resources sustainably.	0	0	0	With the rural housing across the wider countryside there are associated issues regarding access to water related infrastructure. Local access may not be available and reliance on septic tanks is more likely. It is also noted that there are capacity issues on WwTWs in some areas but it was thought that the Option would be unlikely to affect the objective with other policies in place to protect/manage water as a resource. The modern standards of septic tank technology and the associated licensing is also noted.	0	0	0	With the rural housing across the wider countryside there are associated issues regarding access to water related infrastructure. Local access may not be available and reliance on septic tanks is more likely. It is also noted that there are capacity issues on WwTWs in some areas however, numbers of houses are low enough that the Option is unlikely to affect delivery of the objective. The modern standards of septic tank technology and the associated licensing is also noted.
12.... protect natural resources and enhance biodiversity.	0	0	0	Option enables rural locations to be developed and although it is unlikely to affect designated sites, it is likely to lead to the loss of habitats with impacts on local biodiversity but it is recognised that other policies, legislation and measures would be used to reduce these impacts – HRAs, biodiversity checklist etc.	0	0	0	Option enables rural locations to be developed and although this is unlikely to affect designated sites, it is likely to lead to the loss of habitats with impacts on local biodiversity. It is recognised that other policies, legislation and measures reduce impacts on natural resources – HRAs, biodiversity checklist etc.
13.... maintain and enhance landscape character.	+	+	+	Option enables rural housing and with the tailored approach could help with existing issues of infill areas; encourage reuse of buildings/sites; promote clustering. The Option enables a tailored approach, which could be used to help deal with more	+	+	-	Option enables rural housing and must align with landscape considerations, which aim to reduce visual impacts. It is noted that landscape as a topic can be subjective and although it is generally managed, there are examples of negative impacts on landscape for example in coastal areas. Due to this, it is thought

				specific local level issues in certain areas. This Option could deliver more for this objective.				that under this Option there is likely to be a more negative long term outcome for landscape.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	+	+	+	Built and cultural features of interest are already protected but there is potential under this Option to improve protection and conservation of the Council’s historic and cultural resource. This could improve overtime. Option with its tailored approach could enable a more accurate definition of terms such as ‘locally important’ and could provide potential to improve enhancement of the resource and to deliver well for the objective.	+	+	-	Built and cultural features of interest are already protected and conversion of buildings can already happen which helps to maintain a sense of character. Locally important buildings are able to be included under this Option but there are existing issues as to what can be classified under this term. It is thought that under this Option with its less flexible and spatial approach, that there is more risk of features of historic and cultural interest may be lost or negatively impacted upon.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option as it scores more positively than Option B on the sustainable housing, landscape and historic environment objectives. There were uncertain scores under Option A for the health and wellbeing, community, economic growth and material assets objectives but Option B also scored negatively for all of these, other than the economy objective, where it had a neutral score. Option A would enable alignment with regional policy as well as potential for a tailored approach, which could deliver against any existing negatives. Where Option A scored uncertain, it would be expected that positive outcomes could be delivered but uncertain scores were agreed upon. Although Option A scored as the most sustainable, and it is also the preferred Option, it did have negative scores against the physical resources, active and sustainable travel, and climate change objectives. Option B also scored negatively for all of these. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.</p>								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were recorded for the preferred Option.								
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.								
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing to other policies; policy tailored for the Local Policies Plan stage (LPP); equivalent of Key Site Requirements; ecological measures for biodiversity protection; inclusion of SuDS at design stage; design criteria.								

Issue 7: Facilitating Affordable Housing

Options	Option A: The LDP will zone sites solely for affordable housing.	Option B: The LDP will provide a proportion of affordable housing in new developments.	Option C: The LDP will provide affordable housing, where a need has been identified, through the inclusion of Key Site Requirements for housing zonings.	Option D: The LDP will provide affordable housing through the use of the proportional approach, Key Site Requirements or zoning of entire sites; dependent on a number of factors, including identified need.												
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	?	?	Option enables affordable housing to be provided where it is needed. It is noted that the Option could enable people to stay near family/friends and be located near to everyday services/facilities but there is the risk that the Option could cut communities off from the rest of society. It would depend on the size of the sites and where they are located i.e. near similar developments, or on the edge of settlements, as to how integrated the people would be. If people are moved into the sites from other parts, they may already lack social inclusion and have little or no support so it is thought there is more uncertainty in the future under this Option.	+	+	?	Option provides potential for negative impacts as the needs of the people in the group for affordable housing may be lost if they are grouped within new developments. It may depend on how the policy is written. It is noted that there is the potential for a higher quality of life for residents in new housing areas that meet modern standards of building design and energy efficiency with access to areas of open/shared space and active travel and so on.	+	+	+	Option provides potential to deliver affordable housing where it is needed and at same time enable a tailored approach to so that the amount of housing is proportionate to need. Modern standards of housing would provide people with a higher quality of life through modern standards of living – energy efficient homes, access to open/shared space, active travel and so on. Would help people to stay in their area near family/friends.	+	+	+	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered and tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure a higher chance of more equal access to health services/facilities and integration of communities within affordable housing areas, whilst enabling families/friends to remain in support systems if desired.

2.... strengthen society.	?	?	?	Option provides the potential to create areas where there is the potential to meet local need and help keep families and friends together within modern builds which could reduce inequalities through the quality of design and build. However, it is noted that the Option may create areas that become isolated or divided from neighbouring communities/society. The Option may be of higher risk with regards to social inclusion but this could be a misconception too. The level of uncertainty is recognised in the scoring of this Option.	+	+	+	Option could help increase social contact between different groups of people and across generations as well as enabling families/friends to stay in or near areas together. Option enables people to live together even though from different backgrounds, which would help to reduce inequalities and combat negative stigmas. Overall Option felt to be positive for society.	+	+	+	Option would help maintain social contact between different groups of people and across generations as well as enabling families/friends to stay in or near areas together. Option based on actual need so potential to be proportionate to specific need for social/affordable housing. Overall Option felt to be positive for communities.	+	+	+	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing and those communities to or near to their local areas – increasing social and intergenerational contact. It could enable less inequalities by increasing access to shared /open space and community facilities and so on.
3.... provide good quality, sustainable housing.	+	+	+	Option would enable the delivery of different types of housing and tenure where need has been identified. It is noted that the standard of housing is generally high in design, efficiency and quality. Option focused across the Borough in identified areas of need and could help deliver on a variety of local issues including need and homelessness. It is noted that the size of an identified	+	+	+	Option would enable the delivery of different types of housing and tenure into new developments. It is noted that the standard of housing is generally high in design, efficiency and quality. Option only focused on new developments but it would help to deliver on both need and homelessness.	+	+	+	Option would enable the delivery of different types of housing and tenure where need has been identified. It is noted that the standard of housing is generally high in design, efficiency and quality. Option focused across the Borough and KSRS could help deliver on a variety of local issues including need and homelessness.	+	+	+	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable

			site may not increase the number of dwellings available.								housing and those communities into local areas with access to modern housing with a higher quality of life through their home and local living environment.	
4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
5.... enable sustainable economic growth.	0	0	0	It is noted that the Option would provide homes, which provide jobs and associated economic drive throughout the process, from design to construction to maintenance. The Option could help retain the local population and therefore workforce but it wasn't felt the links were enough to score for this objective.	0	0	0	It is noted that the Option would provide homes, which provide jobs and associated economic drive throughout the process, from design to construction to maintenance. The Option could help retain the local population and therefore workforce but it wasn't felt the links were enough to score for this objective.	0	0	0	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing into local areas. There may be potentially more social/affordable housing under this Option and more of a drive for

																				sustainable economic growth.
6.... manage material assets sustainably.	0	-	-	Option would identify new sites and it is assumed that these would be aligned with existing and future material assets. There is the potential for this Option to affect local infrastructure and could be negative for material assets by increasing pressure and diverting resources that may be better used – think of critical mass approach with regards to telecoms, access to energy, waste management systems. This could become more negative overtime.	0	0	0	Option would be part of new developments so it is assumed that the Option would align with existing and future material assets. Overall the Option wasn't linked to delivery of the objective.	0	0	0	Option would use Key Site Requirements, which could be used to ensure affordable housing aligns with existing and future material assets. Overall the Option wasn't linked to delivery of the objective.	0	0	0	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing into local areas better aligned with existing material assets.				
7.... protect physical resources and use sustainably.	0	0	0	It is noted that this Option refers to affordable housing within newly identified sites. These sites are not known but some are likely to be greenfield although some brownfield sites are also likely. Although a sequential approach to site development would be applied, loss of land with impacts on soil would remain unavoidable. Brownfield land could still be considered and appropriate mitigation applied to protect physical resources.	0	0	0	It is noted that this Option refers to affordable housing within new developments and that these sites are not known. Some are likely to be greenfield sites but not all. Although a sequential approach to site development would be applied, loss of land with impacts on soil would be unavoidable. However, brownfield land would still be considered and appropriate mitigation applied to protect physical resources.	0	0	0	It is noted that this Option refers to affordable housing with KSRs. Sites are not known and some are likely to be greenfield sites but not all. Option could enable other means than sites, or part of sites to be used to deliver housing. Although a sequential approach to site development would be applied, loss of land with impacts on soil would be unavoidable. However, brownfield land would still be considered and appropriate mitigation	0	0	0	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of measures that could better deliver to local needs. Although a sequential				

									applied to protect physical resources.			approach to development would be applied, loss of land with impacts on soil would remain unavoidable. Brownfield land could still be considered and appropriate mitigation applied to protect physical resources.				
8.... encourage active and sustainable travel.	+	+	+	Option enables new sites to be developed which could align with or incorporate active and/or sustainable travel. An overarching principle of the sites could be a KSR aimed at delivery of the objective. It is thought this Option could positively deliver for this objective. Much would depend on the location of sites. It is noted that there may be less flexibility under this Option within sites that are urban/suburban locations but these should be near to public transport routes.	0	0	0	Option would enable housing in new developments. Although these could be near active and public transport routes, they are unlikely to deliver for the objective.	+	+	+	Option enables KSRs to be applied, which could align with or incorporate active and/or sustainable travel. An overarching principle of the KSRs could be applied for delivery of the objective. It is thought this Option could positively deliver for this objective.	+	+	+	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of measures that could better deliver to local needs. This Option could apply a variety of measures to help deliver for the objective consistent with local issues and circumstances.



<p>9.... improve air quality.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>It is noted that housing with people, cars and associated living/working can create local air pollution but background levels of air quality are generally good. Although this Option could enable new sites, their locations are not known but a mix of urban and rural would be likely. Depending on the location, there may be an impact on delivery of this objective. The uncertainty is reflected in the score.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>It is noted that housing with people, cars and associated living/working can create local air pollution but background levels of air quality are generally good. Depending on the location of any housing, there may be an impact on delivery of this objective. This uncertainty is reflected in the score.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>It is noted that housing with people, cars and associated living/working can create local air pollution but background levels of air quality are generally good. This Option may have potential to help maintain or improve local air quality using KSRs. Initiatives linked to local transport providers could be feasible. Depending on the location of housing, there may be an impact on delivery of this objective. The uncertainty is reflected in the score.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of measures that could better deliver to local needs. This Option could apply a variety of measures to help deliver for the objective consistent with local issues and circumstances.</p>
<p>10.... reduce causes of and adapt to climate change.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Option proposes housing in new sites. Housing creates greenhouse gas emissions, from a pre-construction stage through to an operational stage of the structure – heating, traffic, electricity and so on. Associated living continues this with add-ons from driving. It is noted that measures can be implemented to help with adaptation including SuDS and community renewables but overall it is thought that</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Option proposes housing in new developments. Housing creates greenhouse gas emissions, from a pre-construction stage through to an operational stage of the structure – heating, traffic, electricity and so on. Associated living continues this with add-ons from driving. It is noted that measures can be implemented to help with adaptation including SuDS and community renewables but overall it is thought that</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Option proposes housing with KSRs. Housing creates greenhouse gas emissions, from a pre-construction stage through to an operational stage of the structure – heating, traffic, electricity and so on. Associated living continues this with add-ons from driving. It is noted that measures can be implemented to help with adaptation including SuDS and community renewables but overall it is thought that</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of</p>

			<p>this Option cannot deliver for the objective.</p>			<p>this Option cannot deliver for the objective.</p>			<p>this Option cannot deliver for the objective.</p>			<p>measures that could better deliver to local needs with measures implemented to help with adaptation including SuDS and community renewables. Overall it is thought that this Option cannot deliver for the objective.</p>				
<p><b>11.... protect, manage and use water resources sustainably.</b></p>	0	0	0	<p>It is noted that where the sites may be located is not known and so under this Option, more hard standing may or may not apply. There should be gardens and other green spaces to consider in the sites, as well as curtilage. Sites on suburban edges may have higher risk of impacts on delivery of the objective but there is a level of uncertainty with this too. Developments are assumed to align with local WwTWs and their capacity limits but septic tanks may also be relied upon.</p>	0	0	0	<p>It is noted that where sites may be located is not known and so under this Option, more hard standing may or may not apply. There should be gardens and other green spaces to consider in the new developments as well as curtilage. Developments are assumed to be planned in alignment with local WwTWs and their capacity limits and to incorporate SuDS.</p>	0	0	0	<p>It is noted that where sites may be located is not known and so under this Option, more hard standing may or may not apply. There should be gardens and other green spaces to consider with the housing. KSRs could incorporate measures to protect and manage water, in addition to SuDS. New housing is assumed to be planned in alignment with local WwTWs and their capacity limits but under this Option, septic tanks may also need to be relied upon.</p>	0	0	0	<p>This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of measures that could better consider current issues and potential local pathways that may impact on delivery of the objective.</p>

<p><b>12.... protect natural resources and enhance biodiversity.</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Option enables housing in new developments and although the location of sites isn't known, environmental legislation, assessments and protocols such as the biodiversity checklist would apply and help to protect natural resources. A sequential approach to development of sites would be applied where brownfield sites are favoured. Overall, it is thought the Option would have no effect on the objective.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Option enables housing in new developments and although the location of sites isn't known, environmental legislation, assessments and protocols such as the biodiversity checklist would apply and help to protect natural resources. A sequential approach to development of sites would be applied where brownfield sites are favoured. Overall it is thought the Option would have no effect on the objective.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>Option enables housing with KSRs applied that could be used to add mitigation to the environmental legislation, assessments and protocols already applied to protect natural resources. A sequential approach to development of sites would be applied where brownfield sites are favoured. Overall, it is thought the Option would have no effect on the objective.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of measures that could better consider current environmental and ecological issues and any potential local pathways that may impact on delivery of the objective.</p>
<p><b>13.... maintain and enhance landscape character.</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>The Option promotes housing within new sites. It is noted that landscape is generally protected by policy but measures could be applied to the newly identified sites to add to this protection. However, it is not thought that there is enough of a link between the Option and delivery of the objective.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>The Option promotes housing within a development. It is noted that landscape is generally protected by policy. However, it is not thought that there is enough of a link between the Option and delivery of the objective.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>The Option promotes housing with KSRs. It is noted that landscape is generally protected by policy but KSRs could add to this. However, it is not thought that there is enough of a link between the Option and delivery of the objective.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of</p>

													measures that could better consider current environmental issues including landscape.			
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Option enables housing within newly identified sites that may incorporate measures to encourage or incorporate protection of historic and cultural features. The historic and cultural environment is already protected under other policy considerations and so it is thought that the Option is unlikely to impact on the delivery of the objective.	0	0	0	Option enables housing in new sites so it is that these would be new however, if feasible, old stock could be reused in some cases. The historic environment and cultural heritage are already protected under other policy considerations and so it is thought that the Option is unlikely to impact on the delivery of the objective.	0	0	0	The Option promotes housing with KSRs. It is noted that landscape is generally protected by policy but KSRs could add to this. However, it is not thought that there is enough of a link between the Option and delivery of the objective.	0	0	0	This Option enables a mixture of approaches as a solution to the issue and would enable a more appropriate level of response that is proportionate and specific to the type and location of needs. A variety of measures could be considered, tailored and applied. It is noted that this could be difficult to deliver but a flexible approach would help ensure integration of affordable housing under a variety of measures that could better consider potential impacts on the local historic and cultural environment.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Overall, Options C and D scored similarly against the sustainability objectives but Option D is the preferred Option, as it would enable the most flexibility, from a mixture of approaches, to deliver appropriate and proportionate solutions. All Options scored positive against the sustainable housing objective but Option D could enable the most measures to help deliver on the type and location of need. Options C and D also scored positive for health and wellbeing but over the long term, uncertain scores were agreed for Options A and B. Option A also scored uncertain for strengthening society but Options B, C and D were all positive. Options A, C and D also scored positive for active and sustainable travel but Option B scored neutral. All Options scored as uncertain against the air quality objective and all Options scored negatively against climate change. Option A also scored negatively in the long term against material assets. All Options scored neutral against all other objectives i.e. no direct link, or no effect.</p>																

<p><b>The most sustainable Option:</b> Option C and D are similar scores in terms of the most sustainable Option.</p>	<p><b>The preferred Option:</b> Option D is the preferred Option.</p>
<p><b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were recorded for the preferred Option.</p>	
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.</p>	
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other planning policy, key site requirements, design criteria for potential developments, active and sustainable transport promotions, SuDS, ecological mitigation measures – biodiversity checklist, sequential approach to site development.</p>	

Issue 8: Facilitating the Delivery of Lifetime Homes

Options	Option A: The LDP shall provide a proportion of Lifetime Homes in new developments.			Option B: The LDP shall not provide a proportion of Lifetime Homes in new developments.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
<b>1.... improve health and well-being.</b>	+	+	+	Although an aging population is evident in the Council, lifetime homes would benefit people of all ages and provision wouldn't be restricted to just older age groups and futureproofing houses to align with this could help deliver on issues like provision of adequate care at home and fit-for-purpose houses so that people with disabilities or impairments can stay in their homes rather than move and possibly leave support systems. The Option could help reduce pressure on care homes and hospitals. It is noted that this Option only refers to new developments but overtime, the positive outcomes of this Option are likely to increase.	-	-	-	An aging population is evident in the Council but this Option would not encourage or incorporate change to the design of new homes in a way that could futureproof them so that people could stay at home with their aging health related issues. The Option does not deliver fit-for-purpose homes or futureproof the housing sector so people would be more likely to have to move from their homes and possibly leave family/friend networks. Option could increase pressure on care services. Option would be unable to provide people of all ages with lifetime homes.
<b>2.... strengthen society.</b>	+	+	+	Option could help integrate older generations or people with impairments into the local community. By enabling people to be in homes in new developments and/or to remain in their local area, social cohesion would be supported. Option would enable new developments to be designed with lifetime homes a consideration alongside aspects like shared/open space.	?	?	?	Without consideration of lifetime homes within the Council with its aging population, there is the risk that the needs of this group will not be appropriately considered within their homes. People would be more likely to have to leave their homes because of aging health related issues and/or impairments. This could lead to divisions in families and friend networks, and fragmenting communities. There could be extra pressure placed on future care provision. It is noted that grants are available to help people to stay in their homes and recognised that care provision and meals on wheels and so on does happen so it is slightly uncertain as to how much this Option could negatively impact on this objective.
<b>3.... provide good quality, sustainable housing.</b>	+	+	+	Option enables the provision of new homes that meet modern standards of efficiency and design but adds an element of sustainability through houses that consider the needs of aging people. The design of such homes should be able to accommodate the elderly and people with impairments/ disabilities whilst not inhibiting any other type of resident.	0	0	-	The Option does not aim to deliver homes in response to the issue. In the immediate future, there is likely to be no effect on the delivery of the objective. However, overtime this Option is likely to deliver less for the objective, as the needs of an aging population are being ignored. It is noted that grants are available to help people stay in their homes but not all houses can be adapted and there are difficulties with older stock.

4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
5.... enable sustainable economic growth.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
6.... manage material assets sustainably.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
7.... protect physical resources and use sustainably.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
8.... encourage active and sustainable travel.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
9.... improve air quality.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
11.... protect, manage and use water resources sustainably.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
13.... maintain and enhance landscape character.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.

14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is also the preferred Option. Option A scored positive against the health and wellbeing, strengthening society, and sustainable housing objectives, with significant positive outcomes agreed in the long term for health and wellbeing. However, Option B scored negative against health and wellbeing, with potential for significant negatives in the long term. It also scored negative in the long term for delivery of sustainable housing and scored uncertain for strengthening society. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.</p>								
<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>					<p><b>The preferred Option:</b> Option A is the preferred Option.</p>			
<p><b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant positive effects were recorded in the long term for delivery of the health and well-being Option.</p>								
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.</p>								
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross reference with other planning policies, implementation of SuDS policy.</p>								



### Issue 9: Protection of Existing Areas of Open Space

Options	Option A: Protect existing areas of open space.			Option B: Protect existing open space, re-evaluate existing open space zonings and provide new areas of open space.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	++	++	++	Protects open space meaning no net loss over the plan period. This supports the objective by helping to create open space with public access and providing opportunities for / encouraging healthy lifestyles and physical activity for all ages. Quality open space can also help to increase social contact and intergenerational contact.	++	++	++	Supports the objective by helping to create open space with public access and providing opportunities for / encouraging healthy lifestyles and physical activity for all ages. Quality open space can also help to increase social contact and intergenerational contact. Allowing some areas to be de-designated may generate the necessary capital to enable better quality and better managed open space to be provided elsewhere. While the net area of designated open space may decrease, the overall quality and benefit would be improved.
2.... strengthen society.	+	+	+	While it protects shared space and promotes positive social interaction, the Option doesn't allow the plan to evolve to meet new demands. It may serve to exacerbate existing inequalities and the factors causing those inequalities.	+	++	++	The Option allows the Council to react to changing need. It could enable the Council to release some liabilities and make better use of resources. The Option may help to address inequalities and could also allow the Council to meet identified needs that will reduce inequalities experienced by the most deprived communities.
3.... provide good quality, sustainable housing.	0	0	0	The Option does not have an impact on the provision of housing. However, it may help to improve the environment surrounding housing.	0	0	0	The Option does not have an impact on the provision of housing. However, it may help to improve the environment surrounding housing.
4.... enable access to high quality education.	0	0	0	While the Option doesn't help in the provision of education or skills training across the Borough, it may help to support education through enabling outdoor learning which has a range of recognised benefits, especially at primary school age.	0	0	0	While the Option doesn't help in the provision of education or skills training across the Borough, it may help to support education through enabling outdoor learning which has a range of recognised benefits, especially at primary school age. It may also allow a joined-up approach and partnership working for shared use of open space.
5.... enable sustainable economic growth.	0	0	0	Protecting open space helps make the Borough a more attractive place to live, work, visit and invest. It is increasingly recognised that parks and open space can complement business uses (e.g. cafés).	+	+	+	Protecting open space helps make the Borough a more attractive place to live, work, visit and invest. It is increasingly recognised that parks and open space can complement business uses (e.g. cafés). By reviewing provision and enabling the creation of better quality open space, this Option delivers more for this objective.

6.... manage material assets sustainably.	0	0	0	This Option has no effect on the objective.	0	0	0	May allow derelict land to be considered for alternative uses. It is unlikely to influence this objective to a perceptible degree.
7.... protect physical resources and use sustainably.	0	0	0	Minimises greenfield land loss and has no impact on minerals industry.	+	+	+	May help to protect earth science sites and SLNCIs with earth science features by incorporating them into open space. Some areas could be enhanced.
8.... encourage active and sustainable travel.	0	0	0	This Option has no effect on the objective.	+	+	+	Reviewing open space may allow the opportunity to link greenways to other open space assets, or to create new open space near schools in places where it can be easily accessed without the need for a car.
9.... improve air quality.	0	0	0	This Option has no effect on the objective.	+	+	+	Planning new open space in the context of the existing baseline for provision of active and sustainable transport can help to encourage the use of other modes of transport to the car. Better quality open space, such as woodland, can help to improve air quality.
10.... reduce causes of and adapt to climate change.	0	0	0	This Option has a negligible effect on the objective, although it was noted in the appraisal that zoned open space may help to protect flood plains (including dunes / coastal flood plains) from development.	+	+	+	Zoned open space may help to protect flood plains (including dunes / coastal flood plains) from development. The review element of this Option may allow new areas which could have a dual function in also helping to adapt to climate change, to be looked at for possible zoning.
11.... protect, manage and use water resources sustainably.	0	0	0	This Option has a negligible effect on the objective, although it was noted in the appraisal that some existing open space may be on flood plains. This is considered to be a sustainable use of flood plain, as open space can usually recover quickly from a flood event and permits the flood plain to retain its natural function as a floodwater storage area.	+	+	+	Open space zoning is considered to be a sustainable use of flood plain, as open space can usually recover quickly from a flood event and permits the flood plain to retain its natural function as a floodwater storage area. The review element can enable other ecosystem benefits to be looked at in zoning, such as flood attenuation, SuDS, rainwater gardens and wetland. While helping to manage water quantity, these can also help to improve the quality of surface and ground water and support WFD objectives.
12.... protect natural resources and enhance biodiversity.	+	+	+	Open space zoning protects biodiversity and provides positive environmental benefits. It also protects / enhances designated sites and their buffers.	+	+	++	Open space zoning protects biodiversity and provides positive environmental benefits. It also protects / enhances designated sites and their buffers. The review process can help to increase the benefits for this objective by enabling new buffer areas to be considered and creating the potential for ecosystems services to be better integrated with open space.

13.... maintain and enhance landscape character.	+	+	+	Some existing designations at edge of settlements provide landscape buffers to settlements. Maintaining policy would continue to protect landscapes in this way.	+	+	+	Some existing designations at edge of settlements provide landscape buffers to settlements. Landscape character would be a material consideration in carrying out any review of open space zoning. The Option could enable the creation of a new landscape asset.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	This Option has a negligible effect on the objective.	+	+	+	A review of open space provision could take in to consideration the provision of new open space zonings to integrate with sites, monuments and other built or archaeological heritage which could help enhance their settings or enable greater accessibility. It could enable scope for new interpretive facilities.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option B is the most sustainable Option. The scores for this Option reflect the cross-cutting benefits that planned high quality open space can deliver. The review element would allow the Plan to examine the baseline and target areas where potential benefits can be maximised. Strong positive effect are identified for the social sustainability objectives of improving health and well-being and strengthening society, through the Option’s ability to maintain existing/create new shared outdoor space in areas of identified need and encouraging physical activity. While positive comments were recorded for education and material assets, the economic sustainability objectives do not experience many impacts, although the indirect effects of making the Borough a nicer place to live, work, visit and invest raised a minor positive impact in terms of enabling sustainable economic growth. The review element which allows an up to date baseline and changes in good practice to be reflected, means that Option B is considered to deliver a minor positive impact on all of the environmental objectives, rising to significant positive in the long term for the objective to protect natural resources and enhance biodiversity.</p> <p>Option A, the current policy, is recognised as delivering significant positive impacts on health and well-being through the provision of opportunities for / encouragement of healthy lifestyles and physical activity plus social contact. Minor positive impacts are identified for the objectives to strengthen society, protect natural resources and maintain and enhance landscape character. However, the inability to review the open space zoning and adapt to changing needs in both the type and the location of provision means that this Option cannot deliver as much as Option A. It may constrain the available opportunity to create areas of open space that recognise current best practice and deliver benefits across a wider range of the sustainability objectives.</p>								
<b>The most sustainable Option:</b> Option B is the most sustainable Option.					<b>The preferred Option:</b> Option B is the preferred Option.			
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>There were significant positive effects identified for the objectives ‘to improve health and well-being’ throughout all timescales. Significant positive effects were identified for the objective ‘to strengthen society’ over the medium-long term and ‘to protect natural resources and enhance biodiversity’ over the long term.</p>								
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.</p>								
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, use and promotion of SuDS, partnership working, developer contributions, accessibility analysis and transport analysis, consideration of complementary adjacent land uses (e.g. open space next to education or business areas).</p>								

## Issue 10: Community Greenways

Option	Option A: Identify and facilitate the development of Community Greenways.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	++	++	Creating open space with public access encourages healthy lifestyles and physical activity for all ages. Greenways may help to improve the ability to reach schools and workplaces by active travel and can reduce the risk of traffic accidents for cyclists.
2.... strengthen society.	+	++	++	The Option would increase accessibility to shared space and would help to promote positive social interaction.
3.... provide good quality, sustainable housing.	0	0	0	This Option has no effect on the objective.
4.... enable access to high quality education.	0	+	+	The Option may create new opportunities to link schools with residential areas.
5.... enable sustainable economic growth.	+	+	+	A network of community greenways would help to make the Borough a more attractive place to live, work, visit and invest. It may also bring tourism benefits, e.g. the National Cycle Route attracts cycling tours.
6.... manage material assets sustainably.	0	0	0	This Option has no effect on the objective.
7.... protect physical resources and use sustainably.	0	0	0	This would have a negligible effect on the objective, however development of greenways may result in some localised loss of land, some of which may be agricultural land.
8.... encourage active and sustainable travel.	+	++	++	The Option would help to create new walking or cycling routes. While it is likely that the main use would be leisure rather than commuting, greenways could help to initiate behavioural change and encourage a modal shift to active travel. Development of community greenways can benefit those without access to a vehicle.
9.... improve air quality.	0	0	0	Development of community greenways encourages the use of other modes of transport to the car. It is unlikely to influence this objective to a perceptible degree.
10.... reduce causes of and adapt to climate change.	0	0	0	Greenways may help to reduce the need to travel by vehicle. They may incorporate measures to adapt to climate change. It was noted that coastal paths could be vulnerable to storms and sea level rise associated with climate change. The Option is unlikely to influence this objective to a perceptible degree.
11.... protect, manage and use water resources sustainably.	0	++	++	Greenways located alongside watercourses can provide opportunities to deliver cross-cutting benefits which could include benefits to the water environment. The Connswater Community Greenway in neighbouring Belfast City Council, which is linked to the Comber Greenway, incorporates a flood alleviation scheme and a number of habitat enhancement measures. It has also provided the motivation to clean up 5km of rivers in the city and improve the management and control of invasive species.

12.... protect natural resources and enhance biodiversity.	+	+	+	Greenways can become biodiversity corridors. They can help to link people with nature.
13.... maintain and enhance landscape character.	+	+	++	Protects and enhances the setting of transport corridors.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Greenways can help to support access to, interpretation of and understanding of the historic environment. They can provide opportunities for cultural activities. CS Lewis square at the intersection of the Comber and Connswater Community Greenways has become a focal point for cultural activities and hosts regular events.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> The scores for this Option reflect the cross-cutting benefits that greenways can deliver, however they also acknowledge that some of the benefits may take time to be established. Positive effects were identified for the social sustainability objectives, increasing to significant positive impacts on the objectives to improve health and well-being and to strengthen society in the medium and long term. Establishing greenways also has a positive effect on the economic sustainability objectives, with minor positive impacts identified for enabling access to high quality education from the medium term onwards and enabling sustainable economic growth, through making the Borough a more attractive place to live, work, visit and invest. Significant positive impacts are also envisaged from the medium term for the objectives to encourage active and sustainable travel and to protect, manage and use water resources sustainably. Minor positive impacts are also identified in terms of protecting and enhancing natural resources, landscape character and the historic environment and cultural heritage. These effects are expected to increase to significant in the long term for the landscape objective. Positive effects are also identified for the other environmental sustainability objectives such as air quality and climate change, although these are not considered sufficiently great to raise a perceptible impact.</p>				
<b>The most sustainable Option:</b> This is the only Option.			<b>The preferred Option:</b> This is the only Option.	
<p><b>What likely significant effects are envisaged with the preferred Option?</b> There were significant positive effects identified for the objectives ‘to improve health and well-being’, ‘to strengthen society’, ‘to encourage active and sustainable travel’ and ‘to protect, manage and use water resources sustainably’ in the medium and long term. Significant positive effects were also identified for the objective ‘to maintain and enhance landscape character’ in the long term.</p>				
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the Option.</p>				
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, studies to identify feasibility of potential linkages with education facilities, open space, employment areas, transport hubs and historic environment / cultural heritage, partnership working, ecological / biodiversity studies.</p>				

Issue 11: Facilitate the needs of the Borough in respect of health, education and other public services and facilities.

Options	Option A: Identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities.			Option B: Adopt a policy based approach to determine proposals for health, education and other public services and facilities on an ad hoc basis.			Option C: Identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities. Complementary policy in relation to proposals on un-zoned sites and in relation to developer contributions will also be introduced.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This Option may help to enable opportunities for increased access to health care throughout the plan period. It can enable the selection of suitable sites for community facilities which enable social contact and intergenerational contact. It may also help to locate education facilities in sites which are accessible by active/sustainable travel. The potential may not be realised unless service providers take up the opportunity. Sites could remain empty or derelict until taken up.	+	+	+	This Option may help to enable opportunities for increased access to health care and other services throughout the plan period. For this Option, service providers would use land that they have acquired (or intend to acquire) independently. Consequently, sites will be dependent on availability and may not be in the best location within a settlement which may reduce their accessibility. This Option is not as strong as a proactive spatial approach.	+	+	++	This Option is more flexible. It will help to enable opportunities for increased access to health care and other services or facilities in suitable locations through the plan period. This may include identifying suitable sites for community facilities which enable social contact and intergenerational contact or education facilities in sites which are accessible by active/sustainable travel.
2.... strengthen society.	+	+	+	This Option helps to create or enhance shared space. It may help to give rural communities appropriate access to facilities and services. The targeted / spatial approach may help to reduce the factors causing inequalities in areas of need. Noted that this Option could potentially be significantly positive in the long term, but it depends on uptake by service providers.	-	-	-	While this Option could help enable the creation or enhancement of shared space or community facilities, it would encompass a reactionary approach. This could result in opportunities being missed to integrate local facilities within suitable sites. It would also not enable the strategic identification of suitable sites for facilities in areas of need.	+	++	++	This Option helps to create or enhance shared space. It may help to give rural communities appropriate access to facilities and services. The targeted / spatial approach may help to reduce the factors causing inequalities in areas of need. It also allows for adaptation to future unanticipated demand and the policy aspects may enable greater weight to be given to integrated facilities which deliver more for communities.

3.... provide good quality, sustainable housing.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
4.... enable access to high quality education.	+	+	+	This Option may enable the targeted provision of new facilities which contribute to education and skills. This may be via direct measures (e.g. new nurseries and schools) or indirect means (e.g. community centres which facilitate local provision of adult education/skills training or childcare/crèche facilities which allow parents to study or train in new skills). It could also help rural communities to access education and skills training.	0	0	0	This Option could potentially bring potential benefits in the achievement of this objective, however it is a reactive approach where much depends on a proactive attitude from providers. The lack of a spatial approach may mean that opportunities are missed to make best use of location. The overall effect of the Option on this objective was considered to be negligible.	+	++	+++	This Option may enable the targeted provision of new facilities which contribute to education and skills. This may be via direct measures (e.g. new nurseries and schools) or indirect means (e.g. community centres which facilitate local provision of adult education/skills training or childcare/crèche facilities which allow parents to study or train in new skills). It could also help rural communities to access education and skills training. It also allows for adaptation to unanticipated future demand through changing population patterns which will deliver significantly more for this objective.
5.... enable sustainable economic growth.	+	+	+	This Option would help to support the creation of a range of job types that are locally accessible. It may help to make the Borough a more attractive place to live, work, visit and invest. It could indirectly help to support economic growth through the enhancement of the local skills base, by enabling new locations for education, skills training and childcare.	?	?	?	This Option could potentially bring potential benefits in the achievement of this objective, however it is dependent on what proposals are put forward from providers. The lack of a spatial approach may mean that opportunities are missed to make best use of location. The overall effect of the Option on this objective was considered to be uncertain.	+	+	+	This Option would help to support the creation of a range of job types that are locally accessible. It may help to make the Borough a more attractive place to live, work, visit and invest. It could indirectly help to support economic growth through the enhancement of the local skills base, by enabling new locations for education, skills training and childcare. The complementary policy may allow better use of location to be made, enabling this Option to deliver slightly more for the objective.
6.... manage material assets sustainably.	?	?	?	This Option may help to encourage the reuse of derelict / contaminated land, however it would be dependent on the safeguarded land being located in suitable sites for public services / facilities. It may help to create the	?	?	?	The development of new sites for public services and facilities could provide a focal point or driver for the improvement of local communications or energy infrastructure. The reactive	?	?	?	This Option may help to encourage the reuse of derelict / contaminated land, however it would be dependent on the safeguarded land being located in suitable sites for public services / facilities. It may help to create the

			conditions for improving local communications or energy infrastructure. Clustered/integrated sites that are planned in advance could enable more efficient use of land and support the proximity principle. However at this stage is uncertain whether any of these potential effects would be realised.				approach taken by this Option means that it is difficult to predict the effect.				conditions for improving local communications or energy infrastructure. Clustered/integrated sites that are planned in advance could enable more efficient use of land and support the proximity principle. However at this stage is uncertain whether any of these potential effects would be realised.	
<b>7.... protect physical resources and use sustainably.</b>	+	+	+	Clustered/integrated sites that are planned in advance enables more efficient use of land and avoids excessive greenfield land loss.	-	-	-	Sites put forward for development will be dependent on availability. It is less likely that clustering and integration of linked services would occur through this Option which may lead to greater land use overall and potentially greater green field land loss.	+	+	+	Clustered/integrated sites that are planned in advance enables more efficient use of land and avoids excessive greenfield land loss. For unzoned sites this Option would also give certainty to developers as to what key site requirements are needed to gain approval and would discourage inappropriate development on unsuitable sites. This Option would deliver slightly more for the objective.
<b>8.... encourage active and sustainable travel.</b>	+	++	++	This Option would take access in to consideration when zoning sites. It would ensure that health sites in particular were located on a public transport route. Location relative to active / sustainable transport routes would also be taken in to consideration for zoning schools and other facilities. Active / sustainable travel routes could also be planned around identified sites.	-	-	-	The location of facilities would be driven by the developer / service provider and the Option would not allow other infrastructure to be planned around sites. It is unlikely to help encourage a modal shift to active travel and/or public transport and would not retain, create, or enhance walking or cycling routes.	+	++	++	This Option would take access in to consideration when zoning sites. It would ensure that health sites in particular were located on a public transport route. Location relative to active / sustainable transport routes would also be taken in to consideration for zoning schools and other facilities. Active / sustainable travel routes could also be planned around identified sites.
<b>9.... improve air quality.</b>	?	?	?	This Option may help create the conditions to encourage greater use of active / sustainable transport. However the degree of behavioural change required to initiate an improvement in air quality is considerable and the effects are uncertain.	?	?	?	The lack of a strategic / spatial approach may mean that opportunities to encourage the use of alternative modes of transport to the car are missed when developing new sites. The overall effect on this objective is uncertain.	?	?	?	This Option may help create the conditions to encourage greater use of active / sustainable transport. However the degree of behavioural change required to initiate an improvement in air quality is considerable and the effects are uncertain.



<p><b>10.... reduce causes of and adapt to climate change.</b></p>	?	?	?	<p>The spatial approach enables a greater degree of forward thinking in terms of travel opportunities and adapting to climate change. Clustered/integrated facilities may have reduced energy requirements than separate buildings. The overall effect on this objective is uncertain as the Option cannot influence behavioural change.</p>	?	?	?	<p>With this Option, it may be difficult to refuse development proposals that are in an unsuitable location in respect of their vulnerability to climate change. Ad hoc development may also lead to less efficiency. The overall effect on this objective is uncertain as it depends on how the new development is implemented.</p>	?	?	?	<p>The spatial approach enables a greater degree of forward thinking in terms of travel opportunities and adapting to climate change. Clustered/integrated facilities may have reduced energy requirements than separate buildings. The Option allows a greater degree of futureproofing and reaction to change. The overall effect on this objective is uncertain as the Option cannot influence behavioural change.</p>
<p><b>11.... protect, manage and use water resources sustainably.</b></p>	+	+	+	<p>The spatial approach allows sites to be selected in areas where risks from flooding are minimised and the need for flood defence is avoided. Development can be planned in the context of available waste water treatment capacity. It would avoid bringing vulnerable groups of people in to flood plains.</p>	-	-	-	<p>This Option affords less control over incremental effects on the water environment. It may lead to more piecemeal development and less efficient management of surface water. It may not allow best use of location to be made in the context of waste water treatment capacity and flooding.</p>	+	++	++	<p>This Option will enable more control over sites to be put forward for this type of development. It allows sites to be selected in areas where risks from flooding are minimised and the need for flood defence is avoided. It may prohibit the use of unsuitable locations and encourage the incorporation of SuDS. The approach also helps to futureproof against unexpected changes.</p>
<p><b>12.... protect natural resources and enhance biodiversity.</b></p>	+	+	+	<p>The Option would ensure that this type of development avoids / protects areas of biodiversity. This objective could be further supported by Key Site Requirements such as buffer planting to enhance biodiversity or the integration of non-designated sites in to a local feature.</p>	+	+	+	<p>This Option would protect valuable habitats. Policy may strengthen the effects on this objective by requiring that natural habitats are retained rather than mitigated or compensated for.</p>	+	+	++	<p>This Option enables greater consideration of biodiversity to be given when planning development of this type. This objective could be further supported by Key Site Requirements such as buffer planting to enhance biodiversity or the integration of non-designated sites in to a local feature. It may enable more efficient land use which can mean reduced biodiversity losses.</p>
<p><b>13.... maintain and enhance landscape character.</b></p>	0	0	+	<p>The approach of zoning in advance would help to protect areas designated for landscape and minimise visual intrusion including coastal views. It may aid in achieving the sensitive integration of new development to protect and</p>	0	0	0	<p>This Option would not necessarily ensure that the best locations are chosen for the facilities, however the policy would be worded to ensure that negative effects on this objective are avoided.</p>	+	+	++	<p>The approach of zoning in advance would help to protect areas designated for landscape and minimise visual intrusion including coastal views. It may aid in achieving the sensitive integration of new development to protect and</p>

			enhance local distinctiveness. It was noted that the development is likely to occur only within existing settlement limits and so the overall effect on landscape is negligible in the short to medium term but may become perceptible in the long term.						enhance local distinctiveness. This Option delivers more due to its ability to factor in new areas where a need for facilities is established over the lifetime of the plan.			
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	+	+	+	This Option may enable the re-use of old buildings and would avoid known archaeological sites. It may enable more cultural activities to be carried out through the development of new community facilities. It was noted that while this Option can create the conditions to support this objective, it has no control over delivery.	+	+	+	This Option is less likely to encourage the re-use of old buildings. However it would serve to protect and conserve the historic environment. The ad hoc approach would afford less control than spatial policies and therefore this Option would not deliver as much for this objective.	+	+	+	This Option may enable the re-use of old buildings and would avoid known archaeological sites. It may enable more cultural activities to be carried out through the development of new community facilities. It was noted that while this Option can create the conditions to support this objective, it has no control over delivery.

**Summary and comparison of Options against the sustainability objectives:** Overall, Option C is considered to be the most sustainable Option. Option C encompasses a spatial approach which targets the provision of services and facilities to the most suitable locations in areas of anticipated need. The Option helps to deliver positive effects on the social sustainability objectives of health and well-being and strengthening society, alongside education. No effects on housing were perceived. The complementary policy which allows wider scope and future adaptation enables these effects to become significantly positive in the medium-long or long term. Option C also delivers a minor positive effect on sustainable economic growth, but its effect on material assets was uncertain as there is insufficient information on how the Option will be implemented to determine an overall effect. The spatial and policy approach afforded by Option C delivers positive effects on the majority of the environmental objectives, extending to significant positive over the medium-long or long term in respect of water, natural resources and landscape. While the ability to plan ahead and factor in access to active and sustainable transport delivers a significant positive for the transport objective, the effects on the air quality and climate change objectives were uncertain, as the Option cannot influence behavioural change.

Option A has a similar pattern of scores as Option C but its effects are less pronounced. It has a positive relationship with most of the sustainability objectives, with the exception of housing where no relationship was found and material assets, air quality and climate change where the effects were uncertain. However, unlike Option C, this Option does not have a significantly positive effect on any of the sustainability objectives, except the objective to encourage active and sustainable travel where a spatial approach can deliver strong advantages.

Option B only has a positive relationship with three of the sustainability objectives: improving health and well-being, protecting natural resources and protecting, conserving and enhancing the historic environment and cultural heritage. It does not have any significantly positive effects on the sustainability objectives. The reactionary approach is considered to have a minor negative effect on strengthening society, physical resources, the water environment and encouraging active and sustainable travel as it would result in less efficient development and a lack of integration with other facilities or transport. Option B had uncertain effects on the objectives for sustainable economic growth, managing material assets, improving air quality and climate change, as these effects are dependent on how any new development is implemented. Option B was considered to have a negligible effect on the remaining objectives.

<b>The most sustainable Option:</b> Option C is the most sustainable Option.	<b>The preferred Option:</b> Option C is the preferred Option.
<p><b>What likely significant effects are envisaged with the preferred Option?</b> There were significant positive effects identified in the medium-long term for the objectives to ‘strengthen society’, ‘enable access to high quality education’, ‘enable access to high quality education’, ‘encourage active and sustainable travel’ and ‘protect, manage and use water resources sustainably’. Significant positive effects were also identified in the long term for the objectives to ‘improve health and well-being’, ‘protect natural resources and enhance biodiversity’ and maintain and enhance landscape character.</p>	
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.</p>	
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, Encouraging ‘meanwhile uses’ for zoned areas, Landscaping of zoned areas to prevent dereliction, Accessibility analysis for services and facilities, Partnership working, Key Site Requirements, Requirement for public transport provision, Site selection criteria, Landscape assessment in rural areas, Ecological / biodiversity surveys, Flood risk assessment, requirement for SuDS, and policy to protect important buildings.</p>	

[Issue 12: Improving Health and Wellbeing in the Borough](#)

Options	Option A: Introduce policy to address a proliferation of hot food takeaway uses within centres and to prohibit hot food takeaways within 400 metres of school boundaries.			Option B: Do not introduce suggested policy response as above – rather, proposals to be assessed on case by case basis.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	?	?	?	This Option aims to encourage a healthier lifestyle for school-aged children by reducing access to takeaway hot food. The Option has been proposed in the context of the Borough has a high incidence of childhood obesity. It was also recognised that it may help to prevent increases in odour nuisance. As primary school children are typically not able to leave school premises during the school day, this Option would only affect these children after school, when they are usually in the company of parents or carers. This Option may be difficult to implement in practice as it would not reduce the number of hot food takeaways that are currently operating in proximity to schools and would not prevent a closed takeaway from re-opening in the future. It also would not prevent hot food counters that are not subject to planning permission, e.g. in petrol stations. It was also noted that a distance of 400m may not be a realistic deterrent to secondary school children. It was also noted when discussing air quality and odour that this Option may push hot food takeaways out of town centres into new locations, such as within mixed use residential areas, where odour could become a nuisance.	-	-	-	This Option would not help to encourage healthy lifestyles for people in the Borough. It may maintain the proliferation of fast food counters in the town centres. It would not impose any limit on the number of fast food outlets and could contribute to nuisance from food odour. It was noted that there are currently large numbers of vacant units / closed shutters in town centres which are contributing to a less pleasant environment.
2.... strengthen society.	0	0	0	This Option would not create or enhance shared space or encourage positive social interaction. This Option would not influence existing/established hot food takeaways. It was noted in the appraisal that there are current issues with units having closed shutters during the day which contributes to a less pleasant environment in town centres. Hot food bars have also been linked to antisocial behaviour at night time and contribute significantly to litter. The overall effect of the Option on this objective was considered to be negligible.	0	0	0	This Option would not create or enhance shared space or encourage positive social interaction. It was noted in the appraisal that there are current issues with units having closed shutters during the day which contributes to a less pleasant environment in town centres. Hot food bars have also been linked to antisocial behaviour at night time and contribute significantly to litter. The overall effect of the Option on this objective was considered to be negligible.
3.... provide good quality, sustainable housing.	0	0	0	The Option has a negligible effect on this objective. It was noted that larger housing zonings typically have provision for the inclusion of neighbourhood services which include hot food takeaway units. However, this does not influence the quality of the housing itself.	0	0	0	The Option has a negligible effect on this objective. It was noted that larger housing zonings typically have provision for the inclusion of neighbourhood services which include hot food takeaway units. However, this does not influence the quality of the housing itself.

4.... enable access to high quality education.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
5.... enable sustainable economic growth.	+	+	+	Reducing the extent of new hot food takeaways may help to improve vitality and vibrancy of town centres as it would encourage units to be occupied by other uses.	-	-	-	Maintains the uptake of units by hot food bars. The absence of restrictions in policy means that it is possible to end up with several takeaways in a row. This is contributing to reduction in vitality and vibrancy of town centres.
6.... manage material assets sustainably.	0	0	0	This Option would have a negligible effect on the objective. It was noted that reducing the extent of new takeaways may indirectly help to reduce extent of waste / littering.	0	0	0	This Option would have a negligible effect on the objective.
7.... protect physical resources and use sustainably.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
8.... encourage active and sustainable travel.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
9.... improve air quality.	0	0	0	This Option would have a negligible effect on the objective. The subject of odour was raised in discussion, however it was concluded that odour is included under the health and well-being objective as it is a nuisance rather than an air quality issue.	0	0	0	This Option would have a negligible effect on the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
13.... maintain and enhance landscape character.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Units which are closed all day and only open in the evenings contribute negatively to town centre character. This Option could help to protect built heritage and allow 'sense of place' to be conserved in townscapes. It was noted that areas of townscape character have specific requirements on design and the types of	-	-	-	This Option contributes to a loss of distinctiveness in town centres. Units which are closed all day and only open in the evenings contribute negatively to town centre character. It is difficult to enforce measures such as shutters and opening times.

		shutters that units are permitted to have. It is difficult to enforce measures such as shutters and opening times.		
<b>Summary and comparison of Options against the sustainability objectives:</b>				
<p>Option A is the most sustainable Option. The primary aim of the Option is to positively impact the health and well-being objective, by stopping potential further cumulative increase of hot food takeaways in proximity to schools. However in the appraisal it was recognised that behavioural change will have the greatest contribution to achieving a positive impact on this objective and spatial planning may not bring certainty achieving this, since existing outlets will not be affected. Consequently the effect received an uncertain score. However, the Option has a minor positive impact on the objectives to enable sustainable economic growth and to protect, conserve and enhance the historic environment by protecting the character and improving vitality and vibrancy of town centres. Other positive effects were indirectly found to occur, such as reducing the extent of potential odour nuisance and littering.</p> <p>Option B has limited effect on most of the sustainability objectives. However, it was recognised that allowing unrestricted development of hot food takeaways in centres would not help to encourage healthy lifestyles for people in the Borough. The Option may serve to increase odour nuisance and a less pleasant environment overall in centres, resulting in a minor negative score for health and well-being. Minor negative scores are also identified for the objectives to enable sustainable economic growth and to protect, conserve and enhance the historic environment by reducing vitality and vibrancy and eroding town centre character.</p>				
<b>The most sustainable Option:</b> Option A is the most sustainable Option.			<b>The preferred Option:</b> Option A is the preferred Option.	
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were identified for the preferred Option.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.				
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, surveys to identify baseline, policy to impose limits and/or conditions on this type of development and policy to limit odour in proximity to sensitive receptors.				

[Issue 13: To facilitate development of utilities and telecommunications without compromising the natural environment of the Borough.](#)

Option	Option A: Adopt approach to utilities and telecommunication development in line with regional policy. Ensuring the applicant provides detailed information on mitigation measures to ensure the visual and environmental impact of development are minimised.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	It was noted that there are perceived health impacts from telecommunications masts. The Option follows UK policy which sets exclusion zones surrounding structures which emit ionising radiation to prevent health impacts. Telecoms development which is unsuitable in health terms would not be permitted. While the effects to health and well-being are negligible overall, it was noted that improvements to telecommunications in rural areas can help to reduce isolation and enable remote medical monitoring.
2.... strengthen society.	+	+	+	Improvements in telecommunications and connectivity can enable rural communities appropriate access to online facilities and services. It can also help with positive social interaction.
3.... provide good quality, sustainable housing.	0	0	0	No link was found between the Option and this objective.
4.... enable access to high quality education.	+	+	+	Access to high speed internet is recognised as being important for school-age children and can enable access to education. The development of telecommunications infrastructure may also help rural communities to access education and skills training.
5.... enable sustainable economic growth.	+	++	++	The development of telecommunications infrastructure can encourage innovation. It may enable the creation of more accessible jobs and working from home. It may make the Borough a more attractive place to live, work, visit and invest. This Option may help tourism businesses in rural areas to communicate with potential customers and expand. It was noted that access to broadband is important and in some cases essential for new establishing a business
6.... manage material assets sustainably.	+	+	+	This Option will help to deliver new telecommunications infrastructure and improve service where it is needed.
7.... protect physical resources and use sustainably.	0	0	0	The Option encourages site sharing in the first instance which would not affect physical resources. In cases where site sharing is not possible, the footprint of new masts is very small and therefore this Option would have a negligible effect on the objective.
8.... encourage active and sustainable travel.	0	+	+	This Option would help to enable greater opportunities for teleworking /working from home across the Borough and reduce the need to travel. This would benefit those without access to a vehicle and may help to reduce reliance on cars. However it does not actively enable a modal shift to active / sustainable transport.
9.... improve air quality.	0	0	0	Telecommunication equipment has no effect on air quality. Indirect effects through enabling reduced need for travelling / commuting are unlikely to result in any perceptible change in air quality.
10.... reduce causes of and adapt to climate change.	0	0	0	Indirect effects through enabling reduced need for travelling / commuting are unlikely to result in any perceptible effect on this objective.

<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	The Option encourages site sharing in the first instance which would not affect water resources. In cases where site sharing is not possible, the footprint of new masts is very small and therefore this Option would have a negligible effect on the objective.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>0</b>	<b>0</b>	<b>0</b>	The Option encourages site sharing in the first instance which would not affect natural resources. In cases where site sharing is not possible, the footprint of new masts is very small and therefore this Option would have a negligible effect on the objective.
<b>13.... maintain and enhance landscape character.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Protecting landscape and avoiding visual impacts is a key aspect of this policy.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option is unlikely to adversely affect this objective. Sympathetic design can mitigate against adverse impacts. In some instances masts have been able to be discreetly located on listed buildings without having a detrimental effect. It was noted that the sensitive incorporation of telecoms equipment into older buildings can provide an income which helps with their upkeep. It was noted that there is the potential for this Option to have a positive effect on the objective.
<b>Summary and comparison of Options against the sustainability objectives:</b> Only one Option has been brought forward for this issue. The Option has limited influence on the social sustainability objectives although it is considered to have a minor positive effect on strengthening society. In the comments it is also noted that although the overall effect on health and well-being is negligible, the Option can bring some benefits in terms of reducing isolation and enabling the provision of medical care remotely. The Option has a positive relationship with the economic sustainability objectives with a particularly strong influence on objective to enable sustainable economic growth, where it was perceived to enable significant positive effects in the medium – long term. Due to the protective nature of the policy and the emphasis on exploring site sharing in the first instance, it was not found to have any adverse effects on the environmental sustainability objectives, with impacts generally tending to be neutral or negligible. The Option received a minor positive score in the objective to encourage active and sustainable travel by recognising its ability to expand opportunities for working from home. It also received a minor positive for the objective to maintain and enhance landscape character through its proactive approach in minimising visual impacts.				
<b>The most sustainable Option:</b> Option A is the most sustainable Option.			<b>The preferred Option:</b> Option A is the preferred Option.	
<b>What likely significant effects are envisaged with the preferred Option?</b> There were significant positive effects identified for the objective ‘to enable sustainable economic growth’.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.				
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, landscape analysis, policy to protect important buildings, site selection criteria, ecological/biodiversity surveys and use of best practice in design of new structures.				



Issue 14: Cemetery Provision

<b>Options</b>	Option A: Identify and safeguard specific locations in the Borough for new or extended cemetery and other end of life development based on projected need and capacity over the Plan period with a complementary policy in relation to proposals on un-zoned sites.			Option B: Adopt a policy based approach to determine proposals for cemetery and other end of life development on an ad hoc basis.				
<b>Sustainability Objective</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>
1.... improve health and well-being.	0	0	0	Cemeteries can contribute to health and well-being as ‘quiet areas’ or through other uses such as walking paths. However, the overall effect on the objective is considered to be negligible.	0	0	0	Cemeteries can contribute to health and well-being as ‘quiet areas’ or through other uses such as walking paths. However, the overall effect on the objective is considered to be negligible.
2.... strengthen society.	+	+	+	The identification and safeguarding of suitable locations would increase accessibility to shared space and may help to give rural communities appropriate access to local burial facilities. It was noted in the appraisal that when zoning, land should be accessible and inclusive for all. The overall effect on this objective was considered to be negligible.	0	0	0	This approach is not strategic / spatial and therefore gives less certainty that provision of facilities / services in areas of need would be enabled. The overall effect on this objective was considered to be negligible.
3.... provide good quality, sustainable housing.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
4.... enable access to high quality education.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
5.... enable sustainable economic growth.	0	0	0	This Option would help to achieve the best use of location. It may also help to support future innovation and technologies. Although there may be some economic benefits, the overall effect on this objective was considered to be negligible.	0	0	0	This Option may help to support future innovation and technologies. Although there may be some economic benefits, the overall effect on this objective was considered to be negligible.
6.... manage material assets sustainably.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
7.... protect physical resources and use sustainably.	?	?	?	The Option may result in loss of greenfield sites, however it was also argued that designating areas for cemeteries can also protect greenfield land from other more intrusive types of development and that over time cemeteries can become good quality green spaces. The strategic approach also enables more efficient land use. The effect on the objective is dependent on how the policy is implemented.	?	?	?	The Option may result in loss of greenfield sites, however it was also argued that cemetery development can also protect greenfield land from other more intrusive types of development and that over time cemeteries can become good quality green spaces. It was noted that this Option could create more piecemeal / inefficient land use in comparison to a strategic approach. The effect on the objective is dependent on how the policy is implemented.

<b>8.... encourage active and sustainable travel.</b>	<b>+</b>	<b>+</b>	<b>+</b>	The Option could help to support this objective through ensuring that zoned areas are integrated with existing public transport and/or active travel routes and that un-zoned areas take this into consideration.	<b>+</b>	<b>+</b>	<b>+</b>	The absence of a strategic approach means that the Option would have less certainty about delivering a positive effect for this objective, however a requirement for accessibility via public transport would be included in criteria thus helping to benefit this objective.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	It was noted that different types of end of life development may have different effects on this objective, however development where there is potential for aerial emissions (e.g. crematoria) would be subject to licensing and emissions regulation to ensure that adverse impacts on air quality do not occur. The overall effect on this objective was considered to be negligible.	<b>0</b>	<b>0</b>	<b>0</b>	It was noted that different types of end of life development may have different effects on this objective, however development where there is potential for aerial emissions (e.g. crematoria) would be subject to licensing and emissions regulation to ensure that adverse impacts on air quality do not occur. The overall effect on this objective was considered to be negligible.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was found between the Option and this objective.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>+</b>	<b>+</b>	<b>+</b>	The Option could help to promote biodiversity through site selection, e.g. incorporating and safeguarding natural areas. It may also support biodiversity objectives through enabling alternative types of end of life development, such as woodland burial sites. It was noted that the spatial approach could allow opportunities for green / blue infrastructure to be factored in to new sites.	<b>0</b>	<b>0</b>	<b>0</b>	The absence of a strategic approach means that the Option would have less certainty about delivering a positive effect for this objective. Overarching policy could bring about some positive effects in supporting biodiversity and natural resources in private developments, however this Option enables much less control than the spatial approach and the effects were not felt to be perceptible.
<b>13.... maintain and enhance landscape character.</b>	<b>0</b>	<b>0</b>	<b>0</b>	The overall effect on this objective was considered to be negligible although it was noted in the appraisal that some people may not like seeing graveyards in their landscape.	<b>0</b>	<b>0</b>	<b>0</b>	The overall effect on this objective was considered to be negligible although it was noted in the appraisal that some people may not like seeing graveyards in their landscape.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would protect and enhance built heritage and would seek to maintain the setting of features. Overall the Option was not thought to have a perceptible effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have less control over the selection of suitable sites however policy would protect built and cultural heritage. It was noted that expansion of old burial grounds may affect the setting of old churches.

**Summary and comparison of Options against the sustainability objectives:** Option A is the most sustainable Option. While neither Option has a particularly strong influence on the sustainability objectives, Option A delivers minor positives in terms of strengthening society, protecting natural resources and encouraging active and sustainable transport. It also received positive comments in terms of enabling sustainable economic growth and the objective relating to the historic environment and cultural heritage, but the influence wasn't considered to be strong enough to create an overall impact on these objectives. The effect on physical resources was uncertain as cemeteries and other end of life development will require land use, but whether it will result in a loss of physical resources depends on how much land is developed and where it is located.

Option B has little influence on any of the sustainability objectives. As with Option A it was considered to have an uncertain relationship with physical resources and may have a minor positive effect on encouraging active and sustainable transport. Generally speaking, the ad hoc approach would result in less control over supporting the objectives and could lead to less efficient provision of end of life development.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option A is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?** No likely significant effects were identified for the preferred Option.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, key site requirements, ecological / biodiversity surveys, transport analysis, site selection criteria, landscape analysis and policy to protect important buildings.

## Issue 15: Facilitating Sustainable Waste Management

Options	Option A: Identify and safeguard appropriate lands to meet the anticipated needs of the Borough in relation to waste management facilities (including recycling and WWTWs). Complementary policy in relation to waste management proposals on un-zoned sites will be introduced.			Option B: Adopt a policy based approach to determine proposals for waste management facilities on an ad hoc basis.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This Option would involve planning to avoid nuisance from odour, noise or dust on residential / housing areas and would give greater certainty that adverse impacts are avoided. Overall, the effect on this objective was considered to be negligible.	0	0	0	This Option would take account of proximity to housing / residential areas and would seek to avoid any adverse effects on health and well-being when determining proposals. The overall effect on this objective was considered to be negligible.
2.... strengthen society.	0	0	0	This Option would have a negligible effect on the objective although it was noted that it may enable rural communities to have access to facilities / services.	0	0	0	This Option would have a negligible effect on the objective.
3.... provide good quality, sustainable housing.	0	+	+	A number of the larger WWTWs in the Borough are currently at capacity and cannot accept new connections which has an effect on the location of new housing development. The spatial approach could look at zoning areas in suitable locations where WwTW could be located or expanded in areas of inadequate capacity or where upgrades in treatment standard are anticipated to be required during the plan period to service an increasing population. It was also noted during discussion of the water objective that this Option may also be relevant in respect of locating package treatment plants for housing developments where adequate treatment through mains sewerage is not presently available. The Option may help support this objective, however the outcome would still be dependent on a third party building and operating the WWTWs. Overall, the effect on this objective was considered to be negligible.	0	0	0	The reactionary approach may mean that it takes longer for new or expanded WwTWs to be brought into service where they are needed. This may lead to delays in developing new housing areas. Overall, the effect on this objective was considered to be negligible.
4.... enable access to high quality education.	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
5.... enable sustainable economic growth.	+	+	+	This Option would enable best use of location to be made and better integration of WWTWs with industrial land uses. It may also facilitate the development of new complementary businesses alongside waste management facilities.	0	0	0	This Option means that private developers would choose a site to suit their intended use based on land availability and cost. It does not always mean that the best location for this type of development is achieved. It was noted that this Option is the current system and it is not working very well.

<b>6.... manage material assets sustainably.</b>	+	++	+++	This Option helps to support the proximity principle for location of material assets. By enabling new or improved facilities in appropriate locations it would help to make reusing/recycling/composting easier, indirectly helping to reduce waste production per household.	+	+	+	Enabling new or improved facilities in appropriate locations would help to make reusing/recycling/composting easier, indirectly helping to reduce waste production per household. However this Option has less control over the location of new facilities which consequently may not be in optimum locations for encouraging the proximity principle.
<b>7.... protect physical resources and use sustainably.</b>	+	+	+	This Option allows sites to be selected in context of their long term suitability and will enable less appropriate areas to be avoided. It would enable more efficient use of land and may reduce greenfield land loss. It was also noted in the appraisal that this Option may enable future use of quarries.	+	+	+	This Option is more reliant on the private sector identifying suitable sites and bringing forward proposals for their development. However this approach can sometimes enable innovation, in cases where space is at a premium or the surrounding environment is sensitive (an example given was North Down Ards Wastewater Treatment Works Donaghadee, parts of which are buried to reduce visual impacts). The reactive approach may also enable efficient land use.
<b>8.... encourage active and sustainable travel.</b>	0	0	0	No link was found between the Option and this objective.	0	0	0	No link was found between the Option and this objective.
<b>9.... improve air quality.</b>	0	0	0	This Option would have a negligible effect on the objective. The subject of odour was raised in discussion, however it was concluded that odour is reported under the health and well-being objective as it is a nuisance rather than an air quality issue.	0	0	0	This Option would have a negligible effect on the objective. It was noted that avoidance of odour or air quality issues would be addressed in the policy.
<b>10.... reduce causes of and adapt to climate change.</b>	0	0	0	This Option could indirectly support a reduction in methane emissions through enabling more recycling / reduced disposal to landfill. The spatial approach would also take in to consideration vulnerability / resilience to climate change when selecting suitable locations for facilities. Overall the Option was not considered to have a perceptible effect on this objective.	0	0	0	This Option could indirectly support a reduction in methane emissions through enabling more recycling / reduced disposal to landfill. The policy would require developers to take in to consideration vulnerability / resilience to climate change for proposed sites. Overall the Option was not considered to have a perceptible effect on this objective.
<b>11.... protect, manage and use water resources sustainably.</b>	+	+	+	This Option helps safeguard adequate space for waste water treatment to accommodate population growth or regulatory changes. It is proactive in helping to improve water quality. The spatial approach would also ensure that sites are located appropriately, avoiding areas of flood risk where possible.	0	0	0	This Option does not proactively help to address any existing issues across the Borough in terms of waste water treatment capacity. It was noted that many new developments are incorporating package waste water treatment plants which are supposed to be temporary.
<b>12.... protect natural resources and enhance biodiversity.</b>	+	+	+	This Option would protect biodiversity. Identifying and safeguarding land may enable the delivery of ecosystems services (example given integrated constructed wetlands which have quite a large footprint relative to conventional treatment plants, but have much lower operating costs and increased biodiversity).	0	0	0	This Option has less control over where new facilities are built. While areas designated for their biodiversity would be protected by policy, it has less potential to deliver ecosystems services and protection of non-designated biodiversity. Overall the Option was not considered to have a perceptible effect on this objective.

13.... maintain and enhance landscape character.	+	+	+	This Option would allow greater control over the siting of waste management facilities to avoid landscape and visual impacts. Policy would provide further protection.	0	0	0	The effects of this Option are dependent on where the areas of need are. New development may be more reliant on mitigation rather than avoidance, to reduce effects on landscapes.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	This Option would avoid designating areas for the siting of waste management facilities in areas with features of archaeological or architectural importance. However, it does not act in a proactive manner to enhance the historic environment.	0	0	0	This Option would avoid impacting features of archaeological or architectural importance as policy would protect such areas. However, it does not act in a proactive manner to enhance the historic environment.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option. Option A generally has positive effects on the social sustainability objectives. A minor positive impact is identified for the objective to provide good quality, sustainable housing in the medium and long term, through the Option's ability to facilitate the provision of adequate waste treatment facilities necessary to support increased houses. No effects were identified for education. It has a positive effect on the economic sustainability objectives of enabling sustainable economic growth and managing material assets sustainably, extending to significant positive in the medium to long term for material assets. For the environmental sustainability objectives, some positive comments were recorded on encouraging active and sustainable travel, improving air quality and reducing causes of and adapting to climate change, however overall the Option is considered to have a negligible effect on these objectives. Adopting a proactive, spatial-led approach enables positive effects to be identified for the objectives to protect physical resources and use sustainably, to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character. The effects of Option A on the historic environment were considered to be negligible.</p> <p>Option B has limited effects on the majority of the sustainability objectives. While policy would seek to protect against any negative effects, the reactive approach means that it is difficult for the Option to create positive effects. Option B has a slight positive effect on the objectives to manage material assets sustainably and to protect physical resources and use sustainably.</p>								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> Significant positive effects were identified for the objective 'to manage material assets sustainably'.								
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.								
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, partnership working, site selection criteria, policy to limit noise / odour in proximity to sensitive receptors and ecological / biodiversity surveys.								

Issue 16: The Undeveloped Coast

Options	Option A: Designate an Ards and North Down Coastal Area within which development will be restricted.						Option B: Do not designate an Ards and North Down Coastal Area.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation				
1.... improve health and well-being.	0	0	0	Option would help to maintain and protect the area as a resource for people to benefit from and enjoy either through visits or for recreational and leisurely pursuits. It would help protect views to and from it as well as maintain an area of open space for walking and running and other recreational activities. It is noted that the coastal path and area is already used and the benefits of the coast are already evident hence the net effect score.	0	0	0	Option would not help to maintain and protect the area as a resource for people to benefit from and enjoy. However, it is noted that the coastal path and the local environs are already used – open space, views, walks, other recreational activities. The physical and mental benefits of the coast are already evident hence the net effect score.				
2.... strengthen society.	0	0	0	Option would help to maintain and protect the area as a shared resource for people to benefit from and enjoy either through visits or for recreational and leisurely pursuits. It would help protect views to and from it, as well as maintain an area of open space for walking and running and other recreational activities. It is noted that the coastal path and area is already used by different groups across generations and the benefits of the coast are already evident hence the net effect score.	0	0	0	Option would not help to maintain and protect the area as a resource for people to benefit from and enjoy. However, it is noted that the coastal path and the local environs are already used – open space, views, walks, other recreational activities. The physical and mental benefits of the coast are already evident hence the net effect score. It is noted that the coastal path and area is already used by different groups across generations and the benefits of the coast are already evident hence the net effect score.				
3.... provide good quality, sustainable housing.	0	0	0	Option enables further protection within the coastal area in which types of development including housing may be restricted. This would be particularly important in areas demonstrated to be areas of coastal change and a way to help futureproof the area from inappropriate development i.e. housing in vulnerable areas.	0	0	0	Option may enable inappropriate development (such as housing), in areas demonstrated to be vulnerable to coastal change.				
4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.				

<b>5.... enable sustainable economic growth.</b>	+	+	+	Option may help enable an increase in related ventures to the coast including tourism, recreation, leisure and educational related activities. It is noted that the Option could restrict some types of development but these would be inappropriate and guidance would be provided to help manage this. The coastal resource would be further protected under this Option and so related ventures should be better sustained.	+	+	?	Under this Option, sustainable economic growth does occur but there is the risk of inappropriate development that could affect the coastal resource and have a negative impact on existing local economic ventures or potential future ventures. Tourism is evident as too are recreational activities including fishing and historic tours. There may be the risk of some types of related business to the coastal area becoming more difficult to manage such as caravan sites. The future uncertainty of this Option is reflected in the score.
<b>6.... manage material assets sustainably.</b>	+	+	+	The Option could help to control a more efficient use of resources in the coastal area by restricting inappropriate development whilst encouraging businesses and economic ventures that align with the availability of material assets. There could be the potential to improve maintenance of the coastal area i.e. beach clean ups, and enabling one lead of responsibility for the coastal area.	0	0	0	It is noted that there shouldn't be inappropriate development that misaligns with the availability of material assets in the coastal area.
<b>7.... protect physical resources and use sustainably.</b>	+	+	+	There is the potential under this Option to further protect the coastal zone – sea, beach, shore and coastal land. Through the ability to restrict inappropriate development, land and areas prone to erosion could be avoided.	-	-	-	There are cases of inappropriate development along coastal areas within the Council. These may be within settlement development limits but a lack of consideration for the coast and its associated uses and natural benefits.
<b>8.... encourage active and sustainable travel.</b>	+	+	+	There could be the potential to promote more active and sustainable forms of travel around the coastal area including water taxis. The coastal path is already in use but under this Option, there could be opportunities to enhance and increase it.	0	0	-	It is noted that a coastal path is already in place and well used but in places, there are some maintenance issues which in the long term could become more negative.
<b>9.... improve air quality.</b>	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective however it is noted there is a coastal path that can be used for walking and cycling and reduce, in some way, local emissions from cars or other vehicles that may affect local air quality.
<b>10.... reduce causes of and adapt to climate change.</b>	+	+	+	There is the potential to add further protection to the coastal area from inappropriate development and help avoid development of erosion zones that are likely to be more vulnerable to the effects of climate change i.e. increased rainfall and sea levels with more frequent storm events including storm surges. The Option could enable the Council to better futureproof itself for these types of natural events.	0	0	-	The Option promotes no intervention and so there could be development in areas that are more likely to be affected by the effects of climate change i.e. increased rainfall and sea levels with more frequent storm events including storm surges. The Option would not enable the Council to better futureproof itself for these types of natural events. Overtime the impact on the coastal area under this Option is likely to worsen.



11.... protect, manage and use water resources sustainably.	+	+	+	The Option could help to reduce development in the coastal area and go some way to reduce local risks of water pollution and flood risk by ensuring appropriate development. Restricting development in flood risk areas may be more feasible to control under this Option, which could also help to ensure a protective coastal zone, which would act as a coastal defence.	0	0	-	It is not thought that there are any immediate issues regarding water as a resource or with water pollution but in the long term there is likely to be a higher risk of issues arising without any formal control over development in the coastal area. This is reflected in the scoring.
12.... protect natural resources and enhance biodiversity.	+	+	+	Option would enable a coastal zone to be defined in which appropriate development would be allowed without negatively affecting the area's natural features and local biodiversity. There could be more opportunity to retain the area as a sustainable coastal defence with a more tailored approach to decisions.	+	?	-	Under this Option there is protection of natural features and biodiversity through procedures like the biodiversity checklist but at the same time there is a lack of active management and overall control. There is concern over potential future outcomes for the natural environment under this Option, which is reflected in the scoring.
13.... maintain and enhance landscape character.	+	+	+	Under this Option there is likely to be more opportunity to protect the coastal landscape setting by having an additional defined layer in which appropriate development is targeted. Higher design criteria could be stipulated to support protection of local views.	-	-	-	There are landscape issues under this Option as dominant dwellings already exist and visual impact is evident along parts of the coast. It is noted that Landscape Character Assessments are to be reviewed before Plan Strategy and this may help future delivery of the objective but the current lack of assistance for delivery of the objective is reflected in the score.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Option would provide an opportunity to enable a more tailored approach to decisions made about development in the area that may affect the historic and cultural environment. It could improve on existing policy approach and help support new designations such as Nendrum ASAI as well as other non-designated features that are not currently well protected or recognised.	+	+	+	Other policy is in place that protects delivery of this objective but new designations, such as Nendrum ASAI are evident and more designations could be possible. Non-designated features within the Council are also present, making this Option not as up to date for the objective.
<b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is the preferred Option. Option A scored positive for sustainable economic growth, material assets, physical resources, active and sustainable travel, climate change, water resources, natural resources, landscape and historic environment. Option B also scored positive against historic environment and it had positive outcomes for sustainable economic growth and natural resources but not in the long term. Option B scored negatively against physical resources and landscape, and in the long term for delivery of active and sustainable travel, climate change, water resources and natural resources. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were recorded for the preferred Option.								
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.								

**Measures to reduce negative effects and promote positive effects:** Cross referencing with other planning policy, explanatory guidance/statement for the coastal area, criteria for the area, ecological assessments including Habitats Regulation Assessments and biodiversity checklist, SuDS, reference to coastal change surveys/studies.

Issue 17: The Developed Coast

Options	Option A: Designate urban waterfronts throughout key coastal settlements in the Borough in order to promote their regeneration and enhancement for tourism and recreation purposes.			Option B: Do not designate urban waterfronts throughout the Borough and continue to rely upon regional policy to assess proposals in these areas.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
<b>1.... improve health and well-being.</b>	+	+	+	Likely to provide positive impacts for people’s health and well-being as Option would create newly recognised sites where focus could be placed on appropriate businesses and activities that would give people an opportunity or reason to visit and enjoy the area for recreation or leisure. If an area is degraded then this Option could help improve the look and feel of the waterfront with positive impacts on people’s quality of life through their mental well-being.	0	0	0	Under this Option, there is no active management proposed and although people can still use and benefit from the urban waterfronts, there would be no opportunity to improve or enhance on the delivery of this objective.
<b>2.... strengthen society.</b>	+	+	+	Under this Option, there could be opportunities to focus on areas in need of regeneration and enhancement and aim to provide shared spaces where locals and visitors can meet. The Option could accommodate social integration and cohesion.	0	0	0	Under this Option, there is no active management proposed and although people can still use and benefit from the urban waterfronts, there would be no opportunity to improve or enhance the areas for the delivery of this objective.
<b>3.... provide good quality, sustainable housing.</b>	0	0	0	It is noted that this Option may remove some areas of land from housing use but these would be small areas. Housing would not be precluded and overall, the Option is unlikely to affect delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
<b>4.... enable access to high quality education.</b>	0	0	0	It is noted that there are educational/research and skills based training opportunities specifically linked to waterfront areas and this Option may help support provision of such initiatives but the Option in itself does not directly deliver on this objective, hence the score.	0	0	0	There is no direct link between the Option and delivery of the objective.
<b>5.... enable sustainable economic growth.</b>	+	+	+	This Option would help to focus on the coastal urban areas in need of regeneration and enhancement and could be used to help support appropriate businesses and activities into each of the areas. Under this Option, a level of assurance that compatible businesses would coexist could also be provided - adding to the sustainability of any investment.	0	-	-	Under this Option, economic activity is feasible but there is no proposed active management and so no intervention to encourage appropriate tourism and recreation uses into urban waterfronts.

6.... manage material assets sustainably.	0	0	0	Option could provide the opportunity to redevelop any vacant or derelict land by focusing on the key urban waterfronts in need of regeneration. There could be opportunities to incorporate or encourage the use of appropriate renewables in these locations and more control enabled over access to and provision of material assets – waste collections, Wi-Fi and so on.	0	-	-	Under this Option, no active management is proposed. Although it would be unlikely that any business or activity would develop misaligned to existing material assets, vacant and derelict land would remain.
7.... protect physical resources and use sustainably.	0	0	0	Under this Option, there are unlikely to be any impacts on minerals or earth science sites and the risk of loss of greenfield sites is likely to be low. It is noted that there are some erosion issues in Donaghadee but the Option could help to ensure any vulnerable areas of land are appropriately mitigated.	0	0	0	Under this Option, no active management or additional focus is planned for urban waterfront areas, which could lead to a higher risk of loss of greenfield sites.
8.... encourage active and sustainable travel.	+	+	+	The Option enables additional focus on coastal hubs where local active travel and public transport routes could be enhanced or created, to encourage people to walk or cycle around these hubs. A coastal path exists and links to these and other local level routes could be planned.	0	0	0	Under this Option, no active management is planned for urban waterfront areas and so the Option is unlikely to deliver for this objective.
9.... improve air quality.	-	-	-	Option has the ability to make urban waterfronts more attractive to people – residents and visitors. If the areas are successfully regenerated then there is the likelihood that most people will drive to them. It is noted that active travel can be encouraged and provided for but throughout the year, day trips often make up the majority of visits. If people choose to drive then local air quality is likely to be negatively affected through the increase in cars/vehicles.	0	0	0	Under this Option, no active management is planned for urban waterfront areas and so the Option is unlikely to deliver for this objective.
10.... reduce causes of and adapt to climate change.	?	?	?	The Option could encourage appropriate businesses and activities linked to recreation and tourism into key urban waterfront areas. These are likely to release greenhouse gas emissions, produce waste and consume energy. Locals and visitors travelling to them are likely to also create emissions from transport related activities. It is noted that active travel may be encouraged and the types of business or activity may not release any emissions. Renewables could also be encouraged or stipulated so slight uncertainty under this Option and delivery of the objective.	0	0	0	Under this Option, no active management is planned for urban waterfront areas and so the Option is unlikely to deliver for this objective.

11.... protect, manage and use water resources sustainably.	?	?	?	Under this Option, there could be a range of new activities and businesses linked to recreation and tourism brought in to newly-designated urban waterfront areas. These would have to be appropriate to the locality with the use of SuDS and so on expected but the level of impact on water as a resource would depend on the type of development. They may be reliant on the coastal waters/location but may also be restricted due to local constraints. It was thought that without knowing the type of development that the impact could not be assessed.	0	0	0	Under this Option, no active management is planned for urban waterfront areas and so the Option is unlikely to deliver for this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	The Option focuses on settlements that are developed so potential impacts on the natural environment are likely to be limited. There are a variety of ecological/environmental assessments (such as Habitats Regulation Assessments and the biodiversity checklist) that have to be accounted for so it would be unlikely that the Option would affect delivery of the objective.	0	0	0	Under this Option, no active management is planned for urban waterfront areas and so the Option is unlikely to deliver for this objective however, it is noted that there could be potential for urban biodiversity to increase in the waterfront areas especially if vacant or derelict sites exist.
13.... maintain and enhance landscape character.	0	0	0	The Option would focus on areas that are located in urban waterfronts within settlements and so impacts on landscape would be unlikely. Landscape Character Assessments are due to be carried out before Plan Strategy stage and this Option would be able to take account of these findings which would help to further protect local landscape.	0	0	0	Under this Option, no active management is planned for urban waterfront areas which may help to maintain areas that are having a negative visual impact on the local area particularly if vacant or derelict sites are evident but overall the Option is unlikely to deliver for this objective.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The Option provides the potential to further protect and enhance historic and cultural heritage in a focused manner that could help to add a sense of place to these urban waterfronts. There could be more opportunities to protect existing maritime features under this Option.	0	0	-	Under this Option, no active management is planned for urban waterfront areas, which could help to maintain areas that are having a negative impact on the local area's historic and cultural value particularly if vacant or derelict sites are evident. This type of neglect is likely to lead to worsen overtime.
<b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is the preferred Option. It scored positively against the health and wellbeing, strengthening society, sustainable economic growth, active and sustainable travel, and historic environment objectives. Option B scored neutral against these objectives with negative outcomes in the longer term for sustainable economic growth and historic environment. Option B also scored negative for material assets but Option A scored neutral. Option A had negative outcomes for air quality and uncertain outcomes for climate change and water resources but Option B scored neutral against all of these objectives. Both Options scored neutral on all other objectives i.e. no direct link, no effect.								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were recorded for the preferred Option.								

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant adverse effects were recorded for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross reference with other planning policy considerations, Habitats Regulation Assessments, biodiversity checklist, SuDS, Key Site Requirements, design criteria for Urban Waterfronts, Local Biodiversity Action Plan, Landscape Character Assessments.

Issue 18: Coastal Change

Options	Option A: Maintain the status quo and identify no areas of potential erosion and land instability. Continue to assess proposals for coastal development on a case by case basis in line with the SPPS.			Option B: Identify areas of existing and potential coastal erosion and land instability (subject to data being available) where there will be no new development permitted.	Option C: Identify areas of existing and potential coastal erosion and land instability (subject to data being available) where there will be a presumption against development except in exceptional circumstances.							
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	-	-	-	Option could increase risk to people’s health and safety, as well as reducing their quality of life – actual or perceived. For example, areas of land already prone to, or likely to collapse, could lead to personal danger as well as financial burden with subsequent impacts on people’s quality of life. Communities could become cut off if erosion occurs. It is noted that the Option would consider coastal development in a case-by-case basis but this would not promote a holistic approach to the issue.	?	?	?	Option enables land identified as of at risk to be avoided from development which in itself could reduce health and safety risks to people. Option actively guides development and people away from vulnerable areas. It is noted however that there may be people already living in these areas or near to them and that this Option could negatively affect their quality of life hence the uncertain score.	?	?	?	Option enables development on land identified as of at risk to be carefully considered which could ensure health and safety risks to people and infrastructure are avoided but at the same time enables appropriate development to be considered. Option actively guides development and people away from vulnerable areas but enables some development that could in itself help to preserve the land or adjacent areas. It is noted that there may be people already living in these areas or near to them and that this Option could help ensure that their development requests can be considered but the uncertain score reflects the unknowns of these vulnerable areas and what would be considered as exceptional circumstances.
2.... strengthen society.	-	-	-	It is noted that under this Option, there could be the risk after land collapsing or eroding that communities or individual families could be at risk of becoming cut off from neighbours and/or local services and facilities. This could affect sense of place or remove areas important to communities. Option could enable periods of isolation for people.	0	0	0	It is noted that under this Option areas at risk could be avoided but these could in turn keep communities or families apart or placed at greater distances from each other – thinking of transport routes. This could affect connectivity across local communities but overall it is thought there would be a net effect on delivery of the objective.	0	0	0	It is noted that under this Option areas at risk could be avoided but this could divide communities or place families at greater distances from each other – thinking of transport routes or shared spaces. However this Option could enable consideration of development of these areas under certain circumstances and so if there were negative impacts

				Overall, it is thought there would a net effect on delivery of the objective.						on communities or families, then the location of these issues could be looked at. Overall, it is thought there would be a net effect on delivery of the objective.		
<b>3.... provide good quality, sustainable housing.</b>	-	-	-	Option would not identify areas at risk of erosions or instability and even though development could be considered case by case, it is not a proactive Option.	+	+	+	Option enables areas of vulnerable land to be identified and in which development would not be permitted. This would be good for any housing proposal as it could only be located on stable ground unlikely to be affected by erosion or instability.	+	+	+	Option enables areas of vulnerable land to be identified and in which a presumption against development would be applied. This would be sound for any housing proposal as it could only be located on stable ground unlikely to be affected by erosion or instability.
<b>4.... enable access to high quality education.</b>	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
<b>5.... enable sustainable economic growth.</b>	-	-	-	Under this Option, there is less futureproofing of development in its location and possibly higher risks associated with this approach. Under this Option, the risk of waste arising from inappropriately located development is reflected in the score.	?	?	?	Option would enable a focus for development in only appropriate areas. This approach would help to ensure development would be protected as on or connected to by stable land but there could be a risk of missing economic opportunities. In some instances, mitigation may also be feasible where land is identified as vulnerable. There is a bit of uncertainty under this Option as no new development could be considered in some areas and this would apply to projects that could protect local infrastructure and homes.	+	+	+	Option would enable a focus for development in only appropriate areas but still enable consideration of development in the vulnerable areas under certain circumstances. This approach would help ensure sustainable development as proposals would be directed to, or connected to, stable land. Option would still enable consideration of all land for appropriate use. This type of management could help to reduce any risk of missing economic opportunities, or negatively impacting on economic ventures. In some instances, mitigation may be feasible for vulnerable land, which could enable its consideration for appropriate use.
<b>6.... manage material assets sustainably.</b>	-	-	-	This Option proposes no active management. Development may arise in vulnerable areas or have to be supported by infrastructure in vulnerable areas – in both instances	?	?	?	Under this Option, there may be impacts on local infrastructure if areas of land cannot be developed. This could affect at a local level power lines, telecommunications, waste collection	+	+	+	Under this Option, there may be impacts on local infrastructure if areas of land cannot be developed. This could affect at a local level power lines, telecommunications, waste collection



			there is the risk of loss or damage to development located there. There is also the potential for negative impacts on renewables linked to coastal locations as unstable areas may be developed for landfill sites. Option does not futureproof decision-making.			services and energy projects. It is noted that avoiding areas vulnerable to erosion or instability is proactive and more sustainable in that it would avoid risk of loss or damage to material assets but in some cases, mitigation may be applicable. There is a bit of uncertainty under this Option regarding the efficient deployment of material assets because if areas of land are not able to be considered for any development, including improvement of existing development or use of mitigation to make less vulnerable, then there could be restrictions on renewable projects, local infrastructure, waste management services/facilities and so on.			services/facilities and energy projects but it is noted that avoiding areas vulnerable to erosion or instability is proactive and a sustainable use of land in that it would avoid risk of loss or damage to material assets. At the same time, vulnerable areas could be considered for use under certain circumstances and this could help ensure the efficient deployment of material assets across the Council area as all land could be considered for appropriate use but in the context of its weaknesses.			
7.... protect physical resources and use sustainably.	-	-	-	Option does not aim to protect land/soil by enabling any active coastal management and avoiding areas of land. An holistic approach to coastal development is not promoted but it is recognised that a case-by-case approach to development would be applied.	+	+	+	Under this Option, active management could be applied. Areas would be identified where no new development would be permitted. This would enable protection of land/soil (although these areas may naturally disappear.) There isn't thought to be any risks to minerals. It is noted that there may be the risk of moving some development from the coast to other areas inland, which could lead to a loss of greenfield sites. Overall, the policy is about retaining areas from development, which is reflected in the score.	+	+	+	Under this Option, active management could be applied with areas identified where a presumption against development would be applied but some could occur under exceptional circumstances. This would enable protection of land/soil (although these areas may naturally disappear) but could ensure a flexible approach to some development in vulnerable areas. It is noted that the flexible approach would help enable any important development to be considered. Option may move some development to inland greenfield land but overall the policy is about retaining vulnerable land from inappropriate development but still enables development under exceptional circumstances. It is assumed that any such development could not be located anywhere else and so the Option would be able to deliver for the objective.

8.... encourage active and sustainable travel.	-	-	-	As this Option proposes no active management, there could be the risk of areas of land used for transport eroding away or because of instability issues becoming impassable. Public transport routes, coastal walks and cycle paths could all be affected. Option maintains risk of loss or damage to aspects/features linked to delivery of this objective.	-	-	-	Under this Option, there would be the risk that areas of land important for public transport or active travel routes (walking/cycle paths) could be lost or impacted upon. As the Option proposes no new development in areas vulnerable to erosion/instability, there could be negatives for delivery of this objective as works/measures to enhance, improve or create new routes would not be feasible. Potential for negatives would be likely on delivery of this objective.	+	+	+	Under this Option, active management could be applied with areas identified where a presumption against development would be applied but some could occur under exceptional circumstances. This flexibility could be applied to enable maintenance works or mitigation on coastal active travel routes and coastal public transport routes.
9.... improve air quality.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
10.... reduce causes of and adapt to climate change.	-	-	-	Option proposes no active management for coastal areas vulnerable to erosion and instability. Although it is recognised that the Option will not in itself release greenhouse gases, it also will not try to manage coastal land already prone to eroding and instability issues – both exacerbated by climate change. There is the potential under this Option for local issues to worsen overtime as it is reactive in approach.	+	+	+	Option able to protect vulnerable areas of land in which new development would be avoided. This Option would not release greenhouse gases and in some way could help reduce emissions by avoiding development. The Option enables identification and protection of areas of land, which are likely to be more affected by the impacts of climate change, which goes some way in helping the Council adapt to predicted future conditions.	+	+	+	Option enables a presumption against development in vulnerable areas. This Option would not release greenhouse gases and in some way could help reduce emissions by avoiding or reducing development. As the Option would enable identification and protection of areas of vulnerable land, it would enable coastal land to endure coastal processes and go some way to futureproof the Council area in its adaptation to the predicted impacts of climate change – sea level rise, storm events, coastal erosion.
11.... protect, manage and use water resources sustainably.	-	-	-	The Option does not propose any active management over coastal areas already prone to erosion or instability and so inappropriate development may occur that could have impacts on local water quality through pollution, and increase the risk of local flooding.	+	+	+	The Option proposes a form of active management where vulnerable areas to erosion or instability would be identified and then avoided. It would be a means of protection for these lands, which would help reduce the risk of local water pollution as well as potential	+	+	+	The Option proposes a form of active management where vulnerable areas to erosion or instability would be identified and a presumption against development applied. It would be a means of protection, which could help reduce the risk of local water pollution and flooding

						flooding issues from inappropriate development or further weakened coastal areas.				from inappropriate development or further weakened coastal areas. However, the flexibility of this Option could enable certain works in these areas so for example infrastructure could be improved to help manage flood risk or mitigation applied to avoid/reduce water pollution.		
<b>12.... protect natural resources and enhance biodiversity.</b>	-	-	-	Option does not propose to protect land or actively manage land to help avoid areas of erosion or instability. This means it may be less feasible to help protect fragile coastal habitats and the biodiversity found there. Many designated sites are located on the coast and there could be impacts on these because of the reactive approach of the Option where erosion and landslides could still occur.	+	+	+	Under this Option, an active management approach would help to protect vulnerable coastal areas from any type of new development. This would help futureproof the Council by adopting a precautionary approach to coastal development that enables a natural processes approach to coastal management and aligns well with protecting local biodiversity and particularly coastal/marine habitats and species.	+	+	+	Under this Option, an active management approach would help to protect vulnerable coastal areas from any type of inappropriate and unnecessary development. This would help futureproof the Council by adopting a precautionary approach to coastal development that enables a natural processes approach to coastal management and aligns well with protecting local biodiversity and particularly coastal/marine habitats and species. Any works considered feasible within the vulnerable areas would have to undergo the necessary environmental assessments and so the natural features/sites should be appropriately considered.
<b>13.... maintain and enhance landscape character.</b>	-	-	-	Option proposes a reactive approach to the issues of erosion and instability. There could be risks for local landscape because of the lack of active management. It is noted that landscape is considered within policy but without active management, negative impacts from erosion are predicted. The Council has the Strangford and Lecale AONB to consider.	+	+	+	Under this Option, an active management approach to the issues of erosion and instability is proposed where vulnerable areas would have no new development. It is noted that landscape is considered within policy but this Option could help reduce development and associated visual impacts in coastal areas. The Option could help further protect the landscape as a resource with its restriction on coastal development.	+	+	+	Under this Option, an active management approach to the issues of erosion and instability is proposed where vulnerable areas would have a presumption against new development. This Option would help reduce development and associated visual impacts in coastal areas. The Option could help further protect the landscape as a resource with its restriction on coastal development. Any work under exceptional circumstances would be

								appropriately considered within other policy.				
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	-	-	-	The historic and cultural environment is protected under other policy and should remain appropriately considered under this Option but there may be more risk of losing or enabling deterioration of historic and cultural assets located in the coastal areas by not spatially considering coastal change.	+	+	+	The historic and cultural environment is protected under other policy it would remain appropriately considered under this Option but this Option also provides more active management whereby vulnerable areas could be avoided of any new development. There may be the potential to help further conserve features or areas of historic or cultural interest. Using data, a more detailed approach would be feasible.	+	+	+	The historic and cultural environment is protected under other policy it would remain appropriately considered under this Option but this Option also provides active management whereby vulnerable areas could be identified and a presumption against new development applied. There may be the potential to help further conserve features or areas of historic or cultural interest. Using data, a more detailed approach would be feasible.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option C is the most sustainable Option and it is the preferred Option. Option C scored positively against most objectives - housing, sustainable economic growth, material assets, physical resources, active and sustainable travel, climate change, water resources, natural resources, landscape and historic environment, with significant positive outcomes predicted in the longer term for climate change. The Option scored uncertain for health and wellbeing and neutral for strengthening society, education and air quality. Option B also scored uncertain for health and wellbeing and neutral for strengthening society, education and air quality. Option B scored positively against the housing, physical resources, climate change, water resources, natural resources, landscape and historic environment objectives but uncertain outcomes were scored for sustainable economic growth and material assets. Negative outcomes were recorded against active and sustainable travel. Option A scored negatively across most objectives with significant negative outcomes predicted in the longer term for climate change. Option A scored the same as Options B and C for education and air quality with neutral scores.</p>												
<b>The most sustainable Option:</b> Option C is the most sustainable Option.						<b>The preferred Option:</b> Option C is the preferred Option.						
<b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant effects were recorded for delivery in the long term of the climate change objective.												
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.												
<b>Measures to reduce negative effects and promote positive effects:</b> Cross reference with other planning policy, application of SuDS (for new developments).												

[Issue 19: Developing within areas of flood risk](#)

Options	Option A: Adopt a precautionary approach to development - only permit certain suitable types of development in flood prone areas, in line with the SPPS/PPSs and with appropriate mitigation.			Option B: No development to be permitted in areas of flood risk.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Any areas suitable for development that are at risk of flooding are most likely to be used as open space or recreational use and so there could be potential to deliver proposals under this Option that ultimately benefit people’s health and well-being through provision of open space - physical and mental well-being.	+	+	+	Option proposes a restriction of development and would completely avoid any risk to human health or safety from development in flood risk areas. It is noted that the Option may restrict people from using/accessing/enjoying areas of potential open/green space but the avoidance of risk to people outweighs any potential negatives.
2.... strengthen society.	+	+	+	The type of land that could be developed under this Option would most likely be used for open space or for recreational use and so able to be shared by communities. Option could enable some land to be made available where social interaction could take place amongst communities.	-	-	-	Option does not propose any active management and would be unable to deliver for the objective. It is noted that this could rule out the possibility of using areas as shared space and would not enable areas that could be used to help strengthen communities.
3.... provide good quality, sustainable housing.	0	0	0	Under this Option, housing would not be permitted. It is noted that active travel routes may be permitted on such land in order to connect housing areas together or to local services/facilities but overall the Option is unlikely to deliver for the objective.	0	0	0	Under this Option, housing would not be permitted and so there would be no risk of housing in such areas. It is noted that there may be cases where housing is disconnected from other areas because of areas that flood and cannot be developed but overall it is not thought to be enough of an impact to reflect a score.
4.... enable access to high quality education.	0	0	0	It is noted that some educational facilities may be feasible on such land to improve/introduce educational facilities but overall the Option is unlikely to deliver for the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
5.... enable sustainable economic growth.	+	+	+	Option may be applicable for some economic developments/ventures where the location has to be near watercourses or other areas that are at risk of flooding. There may be situations where the risk of flooding would not negatively affect the development or the economic venture and so the Option could in some instances enable local economic growth.	-	-	-	The Option proposes no development on such areas, which could affect businesses, or ventures that are associated with water environments. There could be instances where economic ventures are put at a disadvantage and local economic growth affected because they cannot develop a site in any way.
6.... manage material assets sustainably.	+	+	+	There is the possibility that some areas of land likely to flood could be important for some renewable energy projects located in aquatic habitats. This Option could enable the consideration of	0	0	0	The Option proposes no development in such areas, which could have negatives for renewable energy projects located in or near to flood areas. It could affect the most efficient route of some infrastructure.

				such land and its development, which could enable a more efficient deployment of some material assets.				
<b>7.... protect physical resources and use sustainably.</b>	+	+	+	Although the Option enables consideration of land for use/development this would only be certain types and with appropriate mitigation, so there should be no impact on land/soil. The Option may help support opportunities for geothermal energy and mining operations and is thought to potentially deliver for this objective.	+	+	+	The Option proposes no development in flood areas, which would preserve floodplain as it is and avoid any risk of loss of land or soil, either to development or through erosion.
<b>8.... encourage active and sustainable travel.</b>	+	+	+	There could be the potential under this Option to develop active travel routes within these areas. There may be the ability under this Option to add to or create new greenways.	0	0	0	Under this Option, no development in flood risk areas is proposed. There is some likelihood that this Option could affect development of some active travel routes but overall it is unlikely to affect delivery of the objective.
<b>9.... improve air quality.</b>	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
<b>10.... reduce causes of and adapt to climate change.</b>	+	+	+	There would be the ability under this Option to have such areas developed, with appropriate mitigation, which could still enable the floodplain to function. The development could be integrated as green/blue infrastructure. This Option could be used to support/protect renewable energy projects located in aquatic areas. It is noted that new renewable energy technologies could come forward in the future and that this Option could help futureproof the feasibility of their development.	+	+	+	No development would be feasible under this Option. It is noted that there may be issues for some renewable energy projects located in aquatic areas and that no types of flood alleviation scheme would be feasible but the floodplain would be left to function in its natural state. It could also avoid the generation of greenhouse gas emissions that would be associated with any development or economic ventures. For this reason, it is thought that the Option would deliver for the objective.
<b>11.... protect, manage and use water resources sustainably.</b>	+	+	+	Under this Option, some development may be feasible for appropriate development with appropriate mitigation. This approach should help ensure protection of the water environment and retain the function of the floodplain. Although development would not be completely suspended, it would be carefully considered.	+	+	+	No development would be feasible under this Option and so the aquatic resource would be protected from the impacts of development. Its natural state and function would be maintained and the risk of any pollution or changes in hydrology would be avoided.
<b>12.... protect natural resources and enhance biodiversity.</b>	+	+	+	Option continues to enable protection and enhancement of the aquatic environment. Some development may be feasible but only in certain types and with appropriate mitigation. Any such development projects are likely to be required to enhance local biodiversity. Benefits for local biodiversity would likely depend on the appropriate type, scale and design of the project. This Option	+	+	+	No development would be feasible under this Option and so the aquatic environment would be protected from the impacts of development. The natural state and function of these areas would be protected and the risk of any associated pollution avoided. Any risks to local biodiversity would also be avoided but opportunities to enhance local biodiversity may be missed. There is a potential

			could help support the development of ecosystem services projects.				risk that ecosystem services may be affected under this Option but overall it would still deliver for the objective.	
<b>13.... maintain and enhance landscape character.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Any new development would be expected to integrate with the local landscape and to avoid any visual intrusion. Landscape is already a consideration under other planning policy but as this Option applies appropriate mitigation to any development considered under it, landscape character is likely to be further protected. It is noted that there may be the potential to enhance local character.	<b>0</b>	<b>0</b>	<b>0</b>	No development would be feasible under this Option and so there would be no opportunity to deliver on this objective.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>0</b>	<b>0</b>	<b>0</b>	Option may help enable potential projects or developments that could enhance features or sites of historic or cultural interest.	<b>0</b>	<b>0</b>	<b>-</b>	Under this Option, no development would be permissible. Even projects that may ultimately benefit the conservation of the historic environment and cultural features from flooding or erosion would not be feasible. In the long term there could be negatives associated with this Option for delivery of the objective.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is the preferred Option. Option A and B both scored positively for health and wellbeing, physical resources, climate change, water resources and natural resources, with significant positive outcomes predicted for Option B against water resources. Option A also scored positive for strengthening society and sustainable economic growth but Option B scored negatively. Option B also scored negatively in the longer term against the historic environment objective but Option a scored neutral. Option A also scored positive against material assets, active and sustainable travel, and landscape. Overall, Option A delivered more positively. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.</p>								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were recorded for the preferred Option.								
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.								
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing to other planning policies, criteria guidelines for exceptional circumstances, best practice design guidance – sensitive and appropriate scale/design, flood risk assessments, integration with ecosystem services or green/blue infrastructure projects.								

Issue 20: Sustainable Drainage Systems (SuDS)

Options	Option A: Bring forward policy to require the use of Sustainable Drainage Systems (SuDS) in new developments.			Option B: Do not require the use of SuDS for each new development application.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	+	+	Under this Option, new developments would have SuDS, which could help alleviate local flooding issues and benefit people’s health and safety, as well as mental well-being. Could help reduce the risk of damage to properties and land so giving people security – peace of mind.	0	0	-	Option proposes no action/intervention for new developments but in the long term, there could be negative impacts with the predicted increase in rainfall and storm events and higher risk of local flooding. The impacts on people’s health from dirty water and risks to personal safety and mental well-being from flooding and financial costs could become more negative in the future. Current policy (PPS7) as it is not strong enough for the issue.
2.... strengthen society.	?	?	?	It would depend on the location of any proposed SuDS project and the type of project as to whether it could help local community relations and/or provide a shared space. There are existing projects where neighbourhoods have been brought together to work on successful SuDS projects – Clandeboye Primary School so it is noted that this can be done but an uncertain score reflects the need for location of SuDS to be known.	0	0	0	Option proposes no action/intervention and so it cannot deliver for the objective.
3.... provide good quality, sustainable housing.	+	+	+	Option proposes positive action for a sustainable measure to be integrated to new developments that are likely to need to manage flooding issues. SuDS would add to the sustainability of any housing proposal. Homeowners can do the SuDS themselves.	0	0	0	SuDS are referred to in current policy but the onus is placed on the developer as to whether they are implemented – they are voluntary. It is noted that this enables more sustainable housing to be built but as it is not a requirement, it is not currently delivering the aspired to outcomes.
4.... enable access to high quality education.	0	0	0	If the SuDS project can be used for educational reasons then there could be an advantage for delivery of this objective, for example, the Clandeboye School project is noted. However, Option is unable to deliver directly for this objective.	0	0	0	SuDS can still happen but there is no requirement for it under current policy. Onus is placed with the developer and so there is direct intervention/action.
5.... enable sustainable economic growth.	0	+	+	Option provides potential benefits for local economy through creation and provision of jobs from the design and construction stage through to the maintenance stage of the SuDS. Option would require SuDS in all new developments and this could futureproof housing areas, retail centres as well as other types of services/facilities. In itself, this could futureproof these developments as well as adjacent businesses. It is noted that there are associated costs to the maintenance of SuDS but the costs of	0	0	0	Option proposes no active management/intervention and so there is no potential to deliver for the objective. It is noted that the current policy does not stop a developer from implementing SuDS but it is less likely to happen and so less potential to stimulate local or wider economic ventures.



				cleaning up after flooding events and the potential damage to buildings is also noted. Overall, the Option could help to stimulate and sustain local economic ventures and so likely to become more positive in the longer term.				
<b>6.... manage material assets sustainably.</b>	<b>0</b>	<b>+</b>	<b>+</b>	Option proposes SuDS which can help reduce the risk of local flooding and in itself could help to protect newly built material asset related structures and facilities. If there is land that has a history of periodic flooding or may be at risk of future flooding, then this Option could help bring that land into reuse for appropriate material assets, or help to protect existing material assets – local infrastructure. SuDS could help manage excess run-off and help to reduce any associated costs from flood damage (waste).	<b>0</b>	<b>0</b>	<b>-</b>	Option proposes no action/intervention. Although SuDS can be implemented, the onus is with the developer and it is less likely to occur if not made a requirement. Overtime, the Option could become negative for delivery of this objective because of the potential impacts from predicted increases in rainfall, more frequent storm and flooding events and so on. Increased risks may be associated with this Option.
<b>7.... protect physical resources and use sustainably.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Option could help protect soil quality and prevent erosion by implementing a measure that could help to reduce local flooding and risks associated with from excess runoff – erosion, instability and pollution. SuDS could help to strengthen the land.	<b>0</b>	<b>0</b>	<b>-</b>	No action/intervention proposed. Onus is on developer to implement SuDS if they want to so the ability to help reduce soil/land erosion and associated pollution during periods of localized flooding events is feasible but less likely to happen if not a requirement. Overtime, the Option could become negative for delivery of this objective because of the potential impacts from predicted increases in rainfall, more frequent storm and flooding events and so on. Increased risks may be associated with this Option.
<b>8.... encourage active and sustainable travel.</b>	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>+</b> <b>+</b>	<b>+</b> <b>+</b>	<b>+</b> <b>+</b>	Option enables delivery of a measure (SuDS) that can assist with more frequent cases of local flooding due to increased storm events, higher levels of rainfall and excess surface flooding. SuDS could be integrated to green/blue infrastructure and be used to incorporate aquatic habitats - ponds, green roof systems, reedbed systems and so on i.e. adaption. With regards to climate change adaptation, this Option is proactive.	<b>0</b>	<b>-</b>	<b>-</b>	No direct action/intervention is proposed and the onus remains with the developer to install SuDS. Although this can occur it is less likely to than if the developer is required to do it. Option does not futureproof Council area for predicted likely events of more frequent from excess surface water. It is also noted that the topography of the Council area makes the potential for flooding more likely to occur.

11.... protect, manage and use water resources sustainably.	+	+	+	Option could help to reduce localized flooding from excess surface water. This could go some way to help reduce the need for other measures like hard flood defences. SuDS could also help reduce risk of local water pollution by managing local flood risk events. Surface water could be directed to planned treatment area but it is noted that tidal surges may be more difficult to plan for and manage.	-	-	-	Option does not propose any direct action/intervention and the onus is left with the developer as to whether SuDS is implemented. (It is noted that drainage assessments are required but only for projects over a certain scale.) There are already flooding issues in the Council area and with the predicted impacts of climate change and the topography of the Council area, it is likely that there will be an increased risk of water pollution in all affected areas.
12.... protect natural resources and enhance biodiversity.	+	+	+	Option enables a measure to be implemented that can integrate aquatic habitats – man-made or natural. SuDS can add to or create this type of green/blue infrastructure and be used for its flood risk management, as well as its potential local biodiversity value. SuDS could maintain or enhance local biodiversity may depend on its location, type and scale but the potential is there.	0	0	0	Option proposes no active management/intervention but their use is still feasible if the developers want to include them. The natural environment should already be considered in new developments under other policy and checklists.
13.... maintain and enhance landscape character.	+	+	+	Option enables implementation of SuDS within new developments but the type, scale and location of SuDS is not at this time directed. However, SuDS is normally integrated within a development proposal or planned as part of local green/blue infrastructure networks with positive impacts on local landscape and sense of place. A soft landscape solution for SuDS is feasible which could reduce the risk of any local visual impacts. SuDS could appear visually as green paving/ planted areas, reed beds and ponds, and so on.	0	0	0	Option proposes no active management/intervention but their use is still feasible if the developers want to include them. Landscape should already be considered in new developments under other policy and SuDS, if integrated, should be within the development. Option unlikely to affect delivery of this objective in any way.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	+	Option enables flood alleviation, which could be positive for local historic and cultural heritage as it could help reduce risks to the conservation of sites/features from flooding and excess surface run off. Integrating SuDS could help futureproof areas against the risks of predicted heavier rainfall and increased storm events, which would help to conserve features associated with this objective.	0	0	-	Option proposes no active management/intervention but integrating SuDS is still feasible - if the developers want to include them. Landscaping should already be considered in new developments under other policy and SuDS, if integrated, should be within the development but there is less likelihood of this happening if SuDS are not a requirement - current situation. Flooding already occurs within significant risk areas in urban areas, as too are areas of further study.

**Summary and comparison of Options against the sustainability objectives:** Option A is the most sustainable Option and it is the preferred Option. It scored positively for the health and wellbeing, housing, sustainable economic growth, material assets, physical resources, water resources, natural resources and landscape, with significant positive outcomes predicted for climate change and positive outcomes predicted for the historic environment in the longer term. Under Option B, negative outcomes were predicted in the longer term against the health and wellbeing, material assets, physical resources and historic environment objectives. Option B also scored negatively for climate change and water resources. Neutral scores were agreed against the housing, sustainable economic growth, natural resources and landscape objectives. It also scored neutral for strengthening society where uncertain outcomes were predicted under Option A. Overall, Option A delivered more outcomes that are positive. Both Options scored neutral against all other objectives i.e. no direct link, or no effect.

<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>	<p><b>The preferred Option:</b> Option A is the preferred Option.</p>
<p><b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant effects were recorded for delivery of the climate change objective over all timeframes.</p>	
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.</p>	
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing to other planning policies, potential guidance from Department for Infrastructure, further detail at Local Policies Plan stage, best practice design guidelines, drainage assessments and biodiversity checklists.</p>	

Issue 21: Protecting and enhancing the historic environment of our Borough

Options	Option A: Maintain the existing approach for protecting and enhancing the historic environment of the Borough, whilst reviewing existing designations and identifying new areas for designation as appropriate.			Option B: Maintain the existing approach for protecting and enhancing the historic environment of the Borough.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	++	It is proven in studies that having access to built and cultural heritage features/assets can be positive for people’s health and well-being. People can visit sites including outdoor sites with physical benefits as well as mental ones. Under this Option, there would also be the opportunity to identify new sites, increasing the amount of positive benefits deliverable to the wider population, which is reflected in the score.	+	+	+	It is proven in studies that having access to built and cultural heritage features/assets can be positive for people’s health and well-being. People can visit sites including outdoor sites with physical benefits as well as mental ones.
2.... strengthen society.	+	+	++	Areas conserved for their built and cultural heritage provide sites for people from different backgrounds and across generations to mix. Shared spaces can enable positive social contact. Under this Option, there be the opportunity to identify new sites, potentially increasing the amount of positive benefits deliverable to the wider population, which is reflected in the score.	+	+	+	Areas conserved for their built and cultural heritage provide sites for people from different backgrounds and across generations to mix. Shared spaces can enable positive social contact.
3.... provide good quality, sustainable housing.	?	?	?	Any housing present in conservation areas needs to be maintained to a certain standard. Funding may be available to help people properly maintain their homes or develop vacant sites without affecting the character of the area. Higher quality of design is likely to be required of any new housing. House prices can also become high because living in the area is sought after – and can be more expensive for a developer. However, good quality homes may not be delivered and some types of improvement works may not be feasible. Slight uncertainty reflected in the score.	?	?	?	Any housing present in conservation areas needs to be maintained to a certain standard. Funding may be available to help people properly maintain their homes or develop vacant sites without affecting the character of the area. Higher quality of design is likely to be required of any new housing. House prices can also become high because living in the area is sought after – and can be more expensive for a developer. However, good quality homes may not be delivered and some types of improvement works may not be feasible. Slight uncertainty reflected in the score.
4.... enable access to high quality education.	+	+	++	The approach to the preservation of the historic environment in the Borough can provide a resource for conservation skills training. There can be links to schools and educational projects.	+	+	+	The approach to the preservation of the historic environment in the Borough provides a resource for conservation skills training. There can be links to schools and educational projects.
5.... enable sustainable economic growth.	+	++	++	This approach provides a resource for skills and jobs in the tourist industry but also the conservation sector and the educational sector. These sites can help to stimulate local economic ventures with knock-on effects to the wider economy. Under this Option,	+	+	+	This approach provides a resource for skills and jobs in the tourist industry but also the conservation sector and the educational sector. These sites can help to stimulate local economic ventures with knock-on effects to the wider economy. Under this Option,

				the local character of an area can be added to with positives for the vitality and vibrancy of local settlements.				the local character of an area can be added to with positives for the vitality and vibrancy of local settlements.
<b>6.... manage material assets sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>7.... protect physical resources and use sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	Under this Option, there could be the review of existing sites as well as the designation of new ones. If sites were downgraded, then that land could be made available for another appropriate use.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>8.... encourage active and sustainable travel.</b>	<b>0</b>	<b>0</b>	<b>0</b>	It is noted that there may be some sites like the Comber Greenway, where there is the potential to encourage active and sustainable travel but the Option does not directly deliver for the objective.	<b>0</b>	<b>0</b>	<b>0</b>	It is noted that there may be some sites like the Comber Greenway, where there is the potential to encourage active and sustainable travel but the Option does not directly deliver for the objective.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.	<b>0</b>	<b>0</b>	<b>0</b>	There is no direct link between the Option and delivery of the objective.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Under this Option there is potential to protect nature conservation and local biodiversity. The setting of a site is often encompassed to support the feature/asset. For example, Nendrum, an archaeological feature, has green space and native planting; and Mount Stewart House has gardens that are part of its designation. Under this Option, there would also be the opportunity to identify new sites, increasing the amount of positive benefits deliverable for local biodiversity.	<b>+</b>	<b>+</b>	<b>+</b>	Under this Option there is potential to protect nature conservation and local biodiversity. The setting of a site is often encompassed to support the feature/asset. For example, Nendrum, an archaeological feature, has green space and native planting; and Mount Stewart House has gardens that are part of its designation.
<b>13.... maintain and enhance landscape character.</b>	<b>+</b>	<b>+</b>	<b>++</b>	Under this Option there is potential to protect local landscape character as part of the setting to support the feature/asset. The setting of a feature may be as important within the landscape as the feature itself. Under this Option, with the ability to review sites and identify new ones, there could potentially be opportunities to enhance and protect local landscape.	<b>+</b>	<b>+</b>	<b>+</b>	Under this Option there is potential to protect local landscape character as part of the setting to support the feature/asset. The setting of a feature may be as important within the landscape as the feature itself.

<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<div style="display: flex; justify-content: space-around;"> <span>++</span> <span>++</span> <span>++</span> </div>	<p>Under this Option, there would be direct links to the conservation of the historic environment and cultural heritage. New sites could be identified for protection and existing sites reviewed which should enable a more current and robust historic and cultural heritage resource to benefit the wider population.</p>	<div style="display: flex; justify-content: space-around;"> <span>+</span> <span>+</span> <span>+</span> </div>	<p>Under this Option, there would be direct links to the conservation of the historic environment and cultural heritage.</p>
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is the preferred Option. Both Options scored positively against the health and wellbeing, strengthening society, education, sustainable economic growth, natural resources, landscape and historic environment objectives but Option A scored significant positives in the longer term for all of these except natural resources, which remained as a positive score. Both Options scored uncertain against the sustainable housing objective and neutral against all other objectives i.e. no direct link, or no effect.</p>				
<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>			<p><b>The preferred Option:</b> Option A is the preferred Option.</p>	
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>Likely significant effects were recorded in the long term for delivery of the objectives for health and well-being, strengthening society, enabling access to high quality education, as well as maintaining and enhancing landscape character. Over the medium and long term, likely significant effects were identified for enabling sustainable economic growth. Over all timeframes, likely significant effects were identified for protecting, conserving and enhancing the historic environment and cultural heritage.</p>				
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b></p> <p>No significant adverse effects of the preferred Option were recorded.</p>				
<p><b>Measures to reduce negative effects and promote positive effects</b></p> <p>Cross-referencing with other planning policy and policy considerations including SuDS (its own policy). Guidelines to help avoid sites competing against each other. Sustainable travel initiatives. Ecological mitigation measures - native planting schemes, biodiversity measures. Green building design guidelines.</p>				

Issue 22: Safeguarding Non-Designated Heritage Assets

Options	Option A: Bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.			Option B: Do not bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that there may be in some cases/locations positive benefits from the conservation of vacant dwellings or historic buildings.	0	0	-	Under this Option, there would be potential for some dwellings of heritage importance to go unrecognised and they could be at risk of falling into disrepair. This could lead to degradation, which could in turn have negative impacts on people's health and well-being i.e. reduction in civic pride. This would be more likely to become an issue in the longer term, as reflected in the score.
2.... strengthen society.	0	+	+	This Option could help to maintain and conserve features/buildings that add to local character and people's sense of place. This approach could create community projects and help to bring local people together.	-	-	-	Under this Option, there could be more dwellings and buildings of historic interest left to degrade or at risk of demolition. This approach could be quite negative for local areas and their sense of character with negative knock-on effects for local communities and their sense of pride.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the Option and delivery of this objective but it is noted that some houses recognised as 'locally important' could be conserved under this Option.	0	0	0	There is no direct link between the Option and delivery of this objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of this objective.	0	0	0	There is no direct link between the Option and delivery of this objective.
5.... enable sustainable economic growth.	+	+	+	This Option could make it more difficult to demolish assets and could encourage more conversions. This approach could help to retain sense of character and add to the vitality and vibrancy of a centre or street. Buildings could be reused and links made to tourism or related ventures, for example, limekilns could be linked to tourism. The overall attractiveness of the Borough could be improved with knock-on positive effects for the local economy.	0	0	0	Under this Option, no active list would be feasible. Option would not promote sustainable economic growth but at the same time, the Option should not halt it either.
6.... manage material assets sustainably.	0	0	0	There is no direct link between the Option and delivery of this objective although it is noted that historic windmills could be used to supply renewable energy the Borough's fuel mix.	0	0	0	There is no direct link between the Option and delivery of this objective.

7.... protect physical resources and use sustainably.	+	+	+	Under this Option there could be the potential to avoid demolitions and associated works, and for vernacular buildings to be protected for reuse/conversion. The Option could help to protect land as a resource and avoid or reduce any associated risks of land/soil pollution.	0	0	0	Under this Option, no active list would be feasible.
8.... encourage active and sustainable travel.	0	0	0	There is no direct link between the Option and delivery of this objective.	0	0	0	There is no direct link between the Option and delivery of this objective.
9.... improve air quality.	0	0	0	There is no direct link between the Option and delivery of this objective but it is noted that this Option could reduce the risk of local air quality issues from demolition.	0	0	0	Under this Option, no active approach would be feasible.
10.... reduce causes of and adapt to climate change.	0	+	+	This Option would enable the conservation of buildings, which could reduce the use of building materials and resources. The conversion of older buildings would enable the integration of energy efficiency measures that would ultimately reduce the use of energy to heat and light the buildings. There could be a knock on effect for other adaptation measures like rainwater harvesting.	0	0	0	Under this Option, no active approach would be feasible.
11.... protect, manage and use water resources sustainably.	0	+	+	Under this Option, there could be the opportunity for buildings to be converted to meet standards that are more modern reducing any risks of local water pollution and improving efficiency.	0	0	0	Under this Option, no active approach would be feasible.
12.... protect natural resources and enhance biodiversity.	+	+	+	Local biodiversity could also be protected. Option could help protect nature conservation at a local level.	-	-	-	Under this Option with the likelihood of demolition, there could be a risk of negatively affecting local biodiversity. Demolition can be uncontrolled.
13.... maintain and enhance landscape character.	+	+	+	This Option could help maintain local landscape character by contributing to the retention of features and buildings that are part of the local area. This approach would help to avoid losses and could provide opportunities to enhance local landscape.	-	-	-	Under this Option, there would be no intervention and so the risk of losing features or buildings with impacts on local landscape character would remain. This is already occurring in the Borough as reflected in the score.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	++	++	This Option would be able to add more value to the existing protection and conservation awarded to the Borough's historic environment and cultural heritage baseline by protecting and enhancing additional assets of local importance. The delivery of this objective would be likely to improve overtime.	-	-	-	Under this Option, there would be no intervention and so the risk of losing features or buildings of local historic or cultural interest, through degradation or demolition, would remain. This is already occurring in the Borough as reflected in the score.



**Summary and comparison of Options against the sustainability objectives:** Option A is the most sustainable Option and it is the preferred Option. Option A scored positively for the sustainable economic growth, physical resources, climate change and water resources objectives, while Option B scored neutral for all of these. Option A also scored positive for the strengthening society, natural resources, landscape and historic environment objectives, with significant positive outcomes predicted for the historic environment in the longer term but Option B scored negatively against all of these objectives. Both Options scored neutral for health and wellbeing but under Option B, negative outcomes were predicted in the longer term. Both Options scored neutral across all other objectives i.e. no direct link, or no effect.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option A is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?** Likely significant effects are predicted for the preferred Option and delivery of the objective to protect, conserve and enhance the historic environment and cultural heritage in the medium and long term.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant adverse effects of the preferred Option are predicted.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other planning policy and policy considerations including SuDS (its own policy). Criteria to avoid contentious divides. Guidelines for conversions. Recommended energy efficiency measures.

[Issue 23: Protecting international and national nature conservation interests \(designated outside of LDP process\)](#)

Option	Option A: Adopt an approach in line with existing regional policy with regards to protecting and enhancing international and national conservation sites that are not LDP designations.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The Option indirectly benefits this objective. Contact with nature is recognised as being beneficial for physical and mental health and well-being. The Option helps to safeguard areas that are attractive places to visit and enjoy.
2.... strengthen society.	+	+	+	Nature conservation areas can be attractive shared spaces that are visited and enjoyed by groups of families or friends. They have a role in enabling social and intergenerational contact.
3.... provide good quality, sustainable housing.	0	0	0	While sites protected for nature conservation reasons can mean restrictions on new housing development within or near their boundaries, the Option in itself does not prevent the construction of new, good quality, housing or meeting identified targets.
4.... enable access to high quality education.	0	0	0	The Option has no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The Option helps to make the Borough a more attractive place to live, work and visit. It also helps to facilitate sustainable tourism by highlighting areas that are particularly attractive to visit due to their nature conservation status, but also protecting them from inappropriate tourism development.
6.... manage material assets sustainably.	0	0	0	The Option was considered to have a negligible effect on this objective, however it was noted in the appraisal that nature conservation designations may constrain some renewables development.
7.... protect physical resources and use sustainably.	?	?	?	The ASSI designation helps to protect sites that are important for their earth science features. However, the designations may constrain certain types of minerals development.
8.... encourage active and sustainable travel.	0	0	0	The Option was considered to have a negligible effect on this objective, however it was noted in the appraisal that nature conservation designations may pose constraints on developing new green/blue infrastructure such as coastal paths and walkways. However, designations can also help to enhance some walking and cycling routes.
9.... improve air quality.	0	0	0	The Option was considered to have a negligible effect on this objective although in discussion it was recognised that protecting areas for their nature conservation value may indirectly benefit air quality.
10.... reduce causes of and adapt to climate change.	+	+	+	Certain types of habitat designated for their nature conservation value can also be natural buffers which protect against the effects of climate change. For example bogs, peatlands and wetlands may act as attenuation features for surface water and carbon sinks and forested areas may also help absorb CO <sub>2</sub> . Restricting inappropriate development from occurring too close to protected coastlines may indirectly help to protect property from storm events (e.g. increased wave heights and energy associated with sea level rise).
11.... protect, manage and use water resources sustainably.	+	+	+	The protective policies brought by this Option help to improve the quality of surface and ground water to meet WFD objectives. The Option can also help to maintain water flows for good ecological quality and protect aquatic food resources. The Option also may indirectly help to protect flood plains.

<b>12.... protect natural resources and enhance biodiversity.</b>	++	++	++	This Option protects and enhances designated sites and their buffers and protects and enhances local biodiversity. It helps to enable the provision of ecosystem services and may encompass green/blue infrastructure. Overall the policy provides strong positive environmental benefits.
<b>13.... maintain and enhance landscape character.</b>	+	+	+	The Option indirectly contributes towards this objective by constraining new development which may detract from the landscape and retaining natural landscapes. Often the natural heritage is what makes the landscape special.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	0	0	0	The Option was considered to have a negligible effect on this objective overall, although in the appraisal it was recognised that the Option can indirectly help to protect the historic environment. There are strong links between the Strangford Heritage Trail and the nature conservation designations of Strangford Lough and its surrounds.
<b>Summary and comparison of Options against the sustainability objectives:</b>				
Only one Option was brought forward for this issue. The Option has a minor positive impact on the health and well-being and strengthening society themes of the social sustainability objectives, through its role in protecting and enhancing environments that are pleasant areas to spend time in. While new housing may be constrained in these areas, it does not adversely affect the delivery of the housing objective. The Option has little effect on the economic sustainability objectives, although its function in creating high quality environments means that can indirectly support the objective for sustainable economic growth by making the Borough a more attractive place to live, work and visit. As would be expected, the objective has a generally positive effect on the environmental objectives, although the effects on the objectives for active and sustainable travel, air quality and historic environment are not of sufficient magnitude to create a perceptible impact. Minor positive impacts are identified for the climate change, water resources and landscape objectives and significant positive for the natural resources objective. The effect on physical resources is uncertain, as while the ASSI designation encompasses areas that are recognised for their geological or earth science features, designation may also reduce opportunities for certain types of minerals development.				
<b>The most sustainable Option:</b> This is the only Option.			<b>The preferred Option:</b> This is the only Option.	
<b>What likely significant effects are envisaged with the preferred Option?</b> There were significant positive effects identified for the objective ‘to protect natural resources and enhance biodiversity’.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.				
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies.				

Issue 24: Protecting and enhancing local nature conservation sites and scenic landscapes

Options	Option A: Review local nature conservation sites and scenic landscapes and formulate appropriate accompanying policy for their protection and enhancement.			Option B: Retain the current policy approach to existing local nature conservation sites and scenic landscapes.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The Option indirectly benefits this objective. Contact with nature is recognised as being beneficial for physical and mental health and well-being. The Option helps to safeguard areas that are attractive places to visit and enjoy. Sites designated at a local level can have added value through being more accessible from urban areas. This Option can deliver slightly more for the objective by enabling the opportunity to integrate with the community plan through the review process.	+	+	+	The Option indirectly benefits this objective. Contact with nature is recognised as being beneficial for physical and mental health and well-being. The Option helps to safeguard areas that are attractive places to visit and enjoy. Sites designated at a local level can have added value through being more accessible from urban areas.
2.... strengthen society.	0	0	+	The Option contributes towards the objective by helping to retain, create, or enhance shared space which can help to promote social interaction. It may also help to increase accessibility to shared space, however it was noted in the appraisal that many locally-designated nature conservation sites are not accessible to the public. The review element may help to identify and safeguard more accessible sites. Overall the effect was not considered to have a perceptible impact on the objective.	0	0	0	The Option contributes towards the objective by helping to protect shared space which can help to promote social interaction. However, it was noted in the appraisal that many locally-designated nature conservation sites are not accessible to the public. Overall the effect was not considered to have a perceptible impact on the objective.
3.... provide good quality, sustainable housing.	0	0	0	While sites protected for nature conservation or scenic landscape reasons can mean restrictions on new housing development within or near their boundaries, the Option in itself does not prevent the construction of new, good quality, housing or meeting identified targets. The effect on the objective is negligible.	0	0	0	While sites protected for nature conservation or scenic landscape reasons can mean restrictions on new housing development within or near their boundaries, the Option in itself does not prevent the construction of new, good quality, housing or meeting identified targets. The effect on the objective is negligible.
4.... enable access to high quality education.	0	0	0	The Option was considered to have a negligible effect on this objective, however it was noted in the appraisal that local designations can indirectly support the objective by becoming an educational resource through trips and visits (example given of the NI 'Forest Schools' initiative which promotes learning outdoors).	0	0	0	The Option was considered to have a negligible effect on this objective, however it was noted in the appraisal that local designations can indirectly support the objective by becoming an educational resource through trips and visits (example given of the NI 'Forest Schools' initiative which promotes learning outdoors).
5.... enable sustainable economic growth.	0	0	0	The Option contributes indirectly to the objective by helping to make the Borough a more attractive place to live, work, visit and invest. It does not inhibit the delivery of land for economic growth.	0	0	0	The Option contributes indirectly to the objective by helping to make the Borough a more attractive place to live, work, visit and invest. It does not inhibit the delivery of land for economic growth.

<b>6.... manage material assets sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.
<b>7.... protect physical resources and use sustainably.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Supports the objective by highlighting and safeguarding earth science sites and protecting against greenfield land loss. The review element of this Option enables it to potentially deliver slightly more for this objective.	<b>+</b>	<b>+</b>	<b>+</b>	Supports the objective by highlighting and safeguarding earth science sites and protecting against greenfield land loss.
<b>8.... encourage active and sustainable travel.</b>	<b>0</b>	<b>0</b>	<b>+</b>	The Option was considered to have a negligible effect on this objective, however it was noted in the appraisal that the review element may allow potential linkages to be made between sites, e.g. biodiversity corridors which may also be greenways or blue infrastructure.	<b>0</b>	<b>0</b>	<b>0</b>	The Option was considered to have a negligible effect on this objective.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	The Option was considered to have a negligible effect on this objective, however it was noted in the appraisal that the review element could enable sites to be identified that act as buffers between roads and housing.	<b>0</b>	<b>0</b>	<b>0</b>	The Option was considered to have a negligible effect on this objective.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>+</b>	Certain types of habitat designated for their nature conservation value can also be natural buffers which protect against the effects of climate change. For example bogs, peatlands and wetlands may act as attenuation features for surface water. Scenic landscape designations restricting development along watercourses and coastlines can indirectly help to adapt to climate change. While the effects are not considered to be of sufficient magnitude to raise an impact, this Option could allow more to be delivered for this objective.	<b>0</b>	<b>0</b>	<b>0</b>	Certain types of habitat designated for their nature conservation value can also be natural buffers which protect against the effects of climate change. For example bogs, peatlands and wetlands may act as attenuation features for surface water. Scenic landscape designations restricting development along watercourses and coastlines can indirectly help to adapt to climate change, however effects are not considered to be of sufficient magnitude to create an impact.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>+</b>	<b>+</b>	<b>++</b>	Existing local landscape designations provide vegetation buffers and riparian habitat along watercourses which helps to support this objective. The review element could allow the Option to deliver more for this objective by identifying and creating buffers around more watercourses and basins.	<b>+</b>	<b>+</b>	<b>+</b>	Existing local landscape designations provide vegetation buffers and riparian habitat along watercourses which helps to support this objective.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>++</b>	<b>++</b>	<b>++</b>	This Option protects and enhances designated sites and their buffers and protects and enhances local biodiversity. It helps to enable the provision of ecosystem services and may encompass green/blue infrastructure. Overall the policy provides strong positive environmental benefits. The review element could allow the Option to deliver more for this objective by identifying additional areas for protection.	<b>++</b>	<b>++</b>	<b>++</b>	This Option protects and enhances designated sites and their buffers and protects and enhances local biodiversity. It helps to enable the provision of ecosystem services and may encompass green/blue infrastructure. Overall the policy provides strong positive environmental benefits.

<b>13.... maintain and enhance landscape character.</b>		The 'Area of High Scenic Value' (AoHSV) local designation helps to protect scenic landscapes and corridors, contributing significantly towards this objective. The review element could allow the Option to deliver more for this objective by identifying additional areas for protection.		The 'Area of High Scenic Value' (AoHSV) local designation helps to protect scenic landscapes and corridors, contributing significantly towards this objective.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>		The Local Landscape Policy Area (LLPA) designation encompasses registered sites/monuments and listed buildings and their settings and helps to protect these. Local designations support the conservation of 'sense of place' and protect local distinctiveness. It was noted in the appraisal that some archaeological and built heritage has been lost in spite of having local designations. The review element could allow the Option to deliver more for this objective.		The Local Landscape Policy Area (LLPA) designation encompasses registered sites/monuments and listed buildings and their settings and helps to protect these. Local designations support the conservation of 'sense of place' and protect local distinctiveness. It was noted in the appraisal that some archaeological and built heritage has been lost in spite of having local designations.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A has a positive influence on the social sustainability objectives by protecting natural spaces which may also function as shared space and which may serve to benefit the physical and mental well-being of people in the Borough. Minor positive impacts are noted for the health and well-being objective and for strengthening society in the long term. Option A has no perceptible impact on the economic sustainability objectives, although in the explanatory comments some indirect positive effects are noted. Option A acts positively on almost all of the environmental sustainability objectives; minor positive effects are identified for protecting physical resources and long term minor positive effects are seen for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change. Minor positive effects are also seen for the water resources objective, increasing to significant positive in the long term. Protecting and enhancing local nature conservation sites and scenic landscapes also has significant positive effects on natural resources, landscape character and the historic environment. The Option's ability to review sites in the context of the current baseline and potentially identify new areas for protection allows it to deliver slightly more than Option B for some of the sustainability objectives.</p> <p>Option B also has a minor positive influence on health and well-being though the effects on the other social and economic sustainability objectives, while beneficial, are not judged to be sufficient to raise an effect. As with Option A, protecting and enhancing local nature conservation sites and scenic landscapes has a minor positive effect on physical resources and significant positive effects on natural resources, landscape character and the historic environment. Perceptible effects are not anticipated on the objectives to encourage active and sustainable travel, air quality and climate change.</p>				
<b>The most sustainable Option:</b> Option A is the most sustainable Option.		<b>The preferred Option:</b> Option A is the preferred Option.		
<b>What likely significant effects are envisaged with the preferred Option?</b> There were significant positive effects identified for the objectives 'to protect natural resources and enhance biodiversity', 'to maintain and enhance landscape character' and 'to protect, conserve and enhance the historic environment and cultural heritage'. Significant positive effects were also identified for the objective 'to protect, manage and use water resources sustainably' over the long term timescale.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.				

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, partnership working, landscape analysis, ecological / biodiversity surveys, transport analysis (to support linkages of blue-green infrastructure), zoning land relative to another land use (e.g. wetland / woodland near housing areas to safeguard accessible natural spaces).

Issue 25: Areas of Outstanding Natural Beauty (AONBs)

Options	Option A: Bring forward bespoke policies to guide future development and protection of Strangford and Lecale Area of Outstanding Natural Beauty.			Option B. Retain the current policy approach with respect to Strangford and Lecale AONB.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This Option helps to maintain an attractive environment in the Borough which can indirectly support this objective, however the effect on the objective is considered to be negligible.	0	0	0	This Option helps to maintain an attractive environment in the Borough which can indirectly support this objective, however the effect on the objective is considered to be negligible.
2.... strengthen society.	0	0	0	This Option helps to maintain an attractive environment in the Borough which can indirectly support this objective, however the effect on the objective is considered to be negligible.	0	0	0	This Option helps to maintain an attractive environment in the Borough which can indirectly support this objective, however the effect on the objective is considered to be negligible.
3.... provide good quality, sustainable housing.	?	?	?	This Option may introduce additional design criteria to preserve and enhance local distinctiveness which may enhance the quality of housing in certain parts of the Borough. However, requirements for certain design elements, for example natural stone walls, may make new housing substantially more expensive / less affordable. The impact is dependent on how the Option is applied.	0	0	0	This Option places some restrictions on types of housing development that are permitted within an AONB, such as specifying certain locally distinct types of materials and finishes in building construction. While this does not affect the quality or provision of housing, it can reduce affordability. Overall the effect is considered to be negligible.
4.... enable access to high quality education.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
5.... enable sustainable economic growth.	+	+	+	This Option may make the Borough a more attractive place to live, work, visit and invest. It may help to enhance tourism potential while ensuring new tourism development occurs in sustainable and appropriate manner.	+	+	+	This Option may make the Borough a more attractive place to live, work, visit and invest. It helps to enhance the tourism potential of the Borough. It was noted in the appraisal that current policy is not sufficiently robust / protective against inappropriate development.
6.... manage material assets sustainably.	0	0	0	The Option would not in itself preclude the development of renewables, however it may be a spatial boundary that is used as a reference point / threshold by other policies.	0	0	0	The Option may constrain the development of wind turbines, but to date this has not been an issue. It was acknowledged in the appraisal that turbine development is generally constrained by other influences or policies.
7.... protect physical resources and use sustainably.	0	0	0	The Option is unlikely to constrain or compromise appropriate minerals development. It may help to protect and enhance earth science sites. However it may be a spatial boundary that is used as a reference point / threshold by other policies.	0	0	0	The AONB designation does not affect minerals development at present although it is referenced in minerals policy. It incorporates some earth science features.
8.... encourage active and sustainable travel.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.



9.... improve air quality.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	This Option would mainly influence the design and finish of new development rather than its location. The Option was considered to have a negligible effect on this objective.	0	0	0	No link was established between the Option and this objective.
13.... maintain and enhance landscape character.	++	++	++	The Option would continue to protect areas designated for landscape. It helps to minimise visual intrusion and protects the setting of prominent features, settlements and transport corridors. New development would be sensitively integrated to protect and enhance local distinctiveness. The Option would be able to appropriately consider any impacts on neighbouring landscape designations.	+	+	+	The Option protects areas designated for landscape. It helps to minimise visual intrusion and protects the setting of prominent features, settlements and transport corridors. However it was noted in the appraisal that there are no local design guides and in some aspects the policy is not strong enough. There is some risk of new development not being integrated to enhance local distinctiveness.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The AONB designation incorporates built and cultural heritage and can help to enhance this. The Option allows sense of place to be conserved in rural settings and protects local distinctiveness. It can indirectly help to preserve and enhance the setting of cultural heritage assets. The Option delivers slightly more for this objective.	+	+	+	The AONB designation incorporates built and cultural heritage and can help to enhance this. It can indirectly help to preserve and the setting of cultural heritage assets.

**Summary and comparison of Options against the sustainability objectives:**

Option A is the most sustainable Option. The Option’s aim of protecting Areas of Outstanding Natural Beauty recorded positive effects in the comments for the majority of the social and economic objectives, however only the objective to enable sustainable economic growth reported effects of sufficient magnitude to initiate a minor positive impact. The impact on housing is uncertain, as it is dependent on how the Option is applied. Few effects are reported for the environmental sustainability objectives, however a significant positive impact is recorded for the objective to maintain and enhance landscape character and a minor positive effect on the objective to protect, conserve and enhance the historic environment and cultural heritage as landscape designations often have a strong relationship with cultural heritage.

The current policy approach identified by Option B has minor positive impacts on the objectives to enable sustainable economic growth, maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No impacts were identified for the other sustainability objectives. However, the comments recognise that there are some weaknesses in the current policy and small changes would allow it to deliver more for more objectives.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option A is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?** There were significant positive effects identified for the objective 'to maintain and enhance landscape character'.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies (in particular minerals and renewables policies), landscape analysis, building design guides, planning conditions. AONB management plans may help to inform policy.

Issue 26: Provision of a generous supply of land for economic development within settlements

Options	Option A: Evaluate existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs.			Option B: Retain existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs if appropriate.			Option C: Retain existing zonings for economic /employment land as identified in the extant plans.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
<b>1.... improve health and well-being.</b>	+	+	+	This Option could help to eliminate or minimise the risk of inappropriate development i.e. conflicting land uses. Employment land may have sources of nuisance disturbance – noise, dust, light – and this Option could help avoid potential impacts on residents or businesses.	?	?	?	This Option would retain existing zones. Although sites have been screened within the plan process, it is known that some locations have potential for nuisance disturbance. Therefore, the possibility that conflicts could occur between adjacent land uses exists. Although new sites could be feasible, some existing sites would remain a risk if developed. However, the ability to develop new sites could reduce the risk of less appropriate sites coming forward.	?	?	?	This Option would retain existing zones. Although sites have been screened within the plan process, it is known that some locations have potential for nuisance disturbance. Therefore, the possibility that conflicts could occur between adjacent land uses exists.
<b>2.... strengthen society.</b>	0	0	0	This Option could provide the ability to dezone as well as zone. This approach could be used to target deprived areas and help bring jobs to deprived communities, helping to restore local pride and sense of community/place.	0	0	0	This Option could provide the ability to zone new areas, which could target deprived areas and help to bring jobs to deprived communities, helping to restore local pride and sense of community/place.	-	-	-	This Option would maintain existing zones, which could bring jobs to those areas and help with local sense of pride and community/place. However, the Option would not be able to deliver for deprived areas and there may be the potential for local communities to worsen overtime.
<b>3.... provide good quality, sustainable housing.</b>	+	+	+	Under this Option, it is thought that there could be the opportunity to review the existing sites and release those lands deemed inappropriate for economic use for the more appropriate use of housing.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.

<p><b>4.... enable access to high quality education.</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>It is noted that apprenticeships, training opportunities and work experience can be made available within economic/employment zones. It is also noted that more zones, so more opportunities, could be provided. However, this Option does not directly deliver for the objective hence the neutral score.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>It is noted that apprenticeships, training opportunities and work experience can be made available within economic/employment zones. It is also noted that more zones, so more opportunities, could be provided. However, this Option does not directly deliver for the objective hence the neutral score.</p>	<p><b>0</b></p>	<p><b>0</b></p>	<p><b>0</b></p>	<p>It is noted that apprenticeships, training opportunities and work experience can be made available within economic/employment zones. However, this Option does not directly deliver for the objective hence the neutral score.</p>
<p><b>5.... enable sustainable economic growth.</b></p>	<p><b>++</b></p>	<p><b>++</b></p>	<p><b>++</b></p>	<p>This Option would enable the most appropriate locations to be chosen, as the review would enable zoning as well as dezoning. It would continue to enable provision of lands for economic/employment use but based on existing baseline conditions, including things like job need and transport links. The Economic Land Review and Communication Study could both be considered at the same time.</p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>This Option would retain existing zonings which would enable provision of land for economic/employment use but some sites are known to have potential issues with adjacent land uses. Poorer performing sites also exist and would be retained – even though uptake may be low or absent. New zones could also be sought, helping to provide more land for economic/employment use based on existing conditions – job need, transport links, etc. However, existing sites that may not be as favourable for developers and businesses for economic/employment use, would remain for consideration.</p>	<p><b>+</b></p>	<p><b>-</b></p>	<p><b>-</b></p>	<p>This Option would retain existing zonings which would enable provision of land for economic/employment use but some sites are known to have potential issues with adjacent land uses. New zones would not be feasible and any sites deemed as poorer performing or not an Option for developers or businesses would remain for consideration for that purpose. There is potential for the outcomes under this Option to become worse overtime.</p>
<p><b>6.... manage material assets sustainably.</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p><b>+</b></p>	<p>This Option would enable a review of sites as well as new locations thus allowing existing local infrastructure to be considered/assessed against potential economic/employment use. This would help ensure designation of the most appropriate sites for the required use – electrical connections, telecomms, waste management. Option could also enable derelict land to be considered.</p>	<p><b>?</b></p>	<p><b>?</b></p>	<p><b>?</b></p>	<p>This Option would retain existing sites as well as new locations, which could be targeted for derelict land. Although existing local infrastructure would be considered/assessed against potential economic/employment use for the new sites, any existing sites no longer deemed fit for purpose concerning material assets (existing or future), would remain for consideration to developers/businesses. The new sites would likely be the most sustainable for</p>	<p><b>-</b></p>	<p><b>-</b></p>	<p><b>-</b></p>	<p>This Option would retain existing sites but some of these sites are no longer deemed fit for purpose and are out of date. They would remain for consideration to developers/businesses, which could develop into issues in the longer term. Sites could also remain undeveloped as deemed not fit for purpose.</p>

							material assets but some existing sites are already out of date.					
<b>7.... protect physical resources and use sustainably.</b>	?	?	?	This Option provides the opportunity to review existing sites and de-designate, as well as identify new ones. Both steps could help avoid the use of greenfield sites and enable use of derelict land – a more sustainable approach to land development. However, it is noted that greenfield sites are likely to remain a consideration.	-	-	-	This Option would retain existing sites of which at least 50% are greenfield. New sites would also be feasible. The loss of greenfield land and the potential impacts on land and soil are reflected in the scoring for this Option and delivery of the objective.	-	-	-	This Option would retain existing sites of which at least 50% are greenfield. The loss of greenfield land and the potential impacts on land and soil are reflected in the scoring for this Option and delivery of the objective.
<b>8.... encourage active and sustainable travel.</b>	+	+	+	There would be the potential to review zones against delivery of this objective and to promote locations where links to public transport hubs/routes and/or active travel routes are existing or more feasible to put in place. Overtime, there could be more opportunities to increase active travel routes.	?	?	?	Not all sites are suited to current public transport or active travel routes. Under this Option, new sites could be designated with delivery of this objective made an outcome but at this stage, it is uncertain how many new sites would be delivered.	0	-	-	Under this Option, existing sites would be retained. Some of these align with public transport or active travel routes but not all. There would be no opportunity to bring in new sites that could better deliver on this objective.
<b>9.... improve air quality.</b>	+	+	+	Under this Option, there could be the opportunity to dezone sites where reliance on cars is high, or zone new sites with active/sustainable travel routes. Car sharing could be encouraged associated with some of the zonings. These measures could go some way to help maintain air quality, or reduce traffic emissions. Some existing sites are in congested areas and de zoning would help avoid deterioration of local air quality from traffic related pollution sources.	?	?	?	Under this Option, existing sites would be retained and some of these are better than others for sustainable or active travel Options. There would be the opportunity to zone new sites and active/sustainable travel could be part of the requirements for these, which could help maintain local air quality by avoiding (or reducing) traffic related pollution sources. However, the number of new sites would be small. Some existing sites are located in congested areas and their use by reliant car users could increase traffic related emissions. It is noted that sustainable travel measures including bus passes, car sharing or active travel (if feasible) could help combat this.	?	?	?	Under this Option, existing sites would be retained and some of these are better than others for sustainable or active travel Options. Some existing sites are located in congested areas and their use by reliant car users could increase traffic related pollution sources. Due to the uncertainty of sites and their uptake an uncertain score has been awarded for delivery of this objective.

<p><b>10.... reduce causes of and adapt to climate change.</b></p>	+	+	+	<p>Option to review sites could help avoid sites liable to flooding – current or predicted. New sites would have SuDS integrated (as its own policy). Retained sites could be based on the most appropriate with regards to their public transport/active travel links, ability to connect to renewables, low carbon footprints and same approach for new sites.</p>	?	?	?	<p>Under this Option, sites would be retained and a small number of new zones could be feasible. The new sites could be considered in light of existing baseline conditions like flood risk (current or predicted); new sites would be developed with SuDS (policy). Sites could have requirements for measures like renewables, active travel links, green building design and so on. Existing sites would have already been screened for appropriateness but these may not deliver as well on their location. It may not be as feasible to have measures on site for renewables, active travel, etc. This uncertainty is reflected in the score.</p>	?	?	?	<p>Under this Option, sites would be retained. Existing sites would have already been screened for appropriateness but these may not deliver as well on their location with regards to flood risk or location to priority habitats. It may not be as feasible to have measures integrated on site to reduce greenhouse gas emissions - renewables, active travel links, green building design, SuDS, etc. The Option does not present an opportunity to intervene or change zonings and the uncertainty of this for this objective is reflected in the score.</p>
<p><b>11.... protect, manage and use water resources sustainably.</b></p>	+	+	+	<p>Review of sites could consider river basin management plans and existing conditions linked to local WWTWs. Potential to dezone lands located in areas where there are water infrastructure related issues or local water pollution issues. Potential also for new sites to integrate SuDS (as its own policy) and for site criteria to be developed to avoid local water pollution.</p>	?	?	?	<p>Under this Option, existing sites would be retained. Some of these should be ok in terms of flood risk but some may not be based on existing or predicted flood risk. It is noted that the Economic Land Review looked at flood risk but it was uncertain how much flood risk was an issue. New sites under this Option could be feasible and could consider adequate water infrastructure and integration of SuDS, green building design measures and so on. Uncertainty reflected due to possible locations of existing sites in terms of flood risk.</p>	?	?	?	<p>Under this Option, sites would be retained. Existing sites would have already been screened for appropriateness – adequate water infrastructure, water pollution pathways - but these may not be as well located with regards to flood risk. It is noted that the Economic Land Review looked at flood risk but it is uncertain how much flood risk would be an issue. The Option does not present an opportunity to intervene or change zonings and the uncertainty of this for this objective is reflected in the score.</p>
<p><b>12.... protect natural resources and enhance biodiversity.</b></p>	?	?	?	<p>Review of sites could enable consideration of existing biodiversity levels and ecological links with the wider local natural environment. Sites could be dezoned based on the outcome of such a biodiversity review. Some existing sites are likely to have protected species under the Wildlife Order and sites are likely near to sites of local</p>	?	?	?	<p>Under this Option, existing sites would be retained but new sites could also be feasible. A significant amount of the existing sites are greenfield land. Any development could have impacts on local biodiversity and dissect local wildlife corridors. It is noted that ecological mitigation could be applied to avoid or reduce impacts but the</p>	?	?	?	<p>Under this Option, existing sites would be retained. Many of these are located on greenfield land and potential impacts on local biodiversity and wildlife corridors would be likely. It is noted that ecological mitigation to avoid or reduce impacts would be feasible but the Option does not present an opportunity to intervene or change zonings and the</p>

			nature conservation interest. It is recognised that there could be opportunities to use the natural features to promote the sites. Due to the likely development of sites, including greenfield, and the need for mitigation to avoid or reduce impacts on the nature conservation interest, an uncertain score is awarded.			uncertainty of which existing sites would be developed, or new sites opted for.			uncertainty of this for delivery of this objective is reflected in the score.			
<b>13.... maintain and enhance landscape character.</b>	0	+	+	This Option provides an opportunity to review existing sites and any key site requirements required for new sites to ensure protection of landscape as required.	0	+	+	This Option provides opportunity to review existing sites and any key site requirements required for new sites to ensure protection of landscape as required.	0	0	0	There are unlikely to be any impacts on landscape designations or local landscape character.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	0	0	0	There are unlikely to be any impacts on the historic environment because existing zones have already been screened for potential impacts. Any new zones would also be considered for potential impacts on historic or cultural features. Zoning helps to avoid impacts on features of interest.	0	0	0	There are unlikely to be any impacts on the historic environment because existing zones have already been screened for potential impacts. Any new zones would also be considered for potential impacts on historic or cultural features. Zoning helps to avoid impacts on features of interest.	0	0	0	There are unlikely to be any impacts on the historic environment because existing zones have already been screened for potential impacts. Zoning helps to avoid impacts on features of interest.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and it is the preferred Option. It scored positively against the health and wellbeing, air quality, climate change and water resources objectives, while Options B and C scored uncertain outcomes for all of these. Option A also scored positive for landscape in the longer term as too did Option B but Option C was neutral i.e. no direct link, or no effect. Option A scored positive for sustainable and active travel, while Option B scored uncertain but Option C scored negatively in the longer term. Option A also scored positive for housing, while Options B and C were neutral. All Options scored positively for sustainable economic growth, with Option A predicted to deliver significant positive outcomes but Option C scored negatively in the longer term. Option C also scored negatively against strengthening society, while Options A and B scored neutral. Option C scored negatively against material assets, while Option B was an uncertain outcome and Option A was a positive outcome. Option A an uncertain score predicted against physical resources but Options B and C were negatively scored. All Options had uncertain outcomes predicted against the natural resources objective. All Options scored neutral against any other objectives. Overall, Option A is able to deliver more outcomes that are positive.</p>												
<b>The most sustainable Option:</b> Option A is the most sustainable Option.						<b>The preferred Option:</b> Option A is the preferred Option.						
<p><b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant effects were predicted for delivery of the sustainable economic growth objective during the short, medium and long term timeframes.</p>												

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant adverse effects are predicted for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing to other planning policy and other planning policy considerations. Consideration of Economic Land Review and Employment Land Review. Sequential approach to development of sites (to avoid greenfield sites for longer). Sustainable travel initiatives – bus passes, park and rides. Air Quality Impact Assessments and Traffic Impact Assessments. Key Site Requirements – initiatives to encourage on- site renewables and low carbon footprints; requests for green building design and biodiversity measures for nature conservation; inclusion of SuDS (its own policy for new developments). Ecological Impact Assessments – biodiversity checklists. Pre-construction site surveys. Five-year review and monitoring.



Issue 27: Identification of land to accommodate business start-ups and flexible co-working spaces

Options	Option A: Identify specific sites within economic/employment zonings suitable for business start-ups and flexible co-working spaces.			Option B: Do not identify specific sites - consider business start-ups and flexible co-working spaces on a case-by-case basis.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Option could provide for sites within zonings and help to reduce any potential disturbance from things like traffic or noise on people and their quality of life. Option could provide certainty – peace of mind - to applicants. However, it is not thought that there would be much of an effect on delivery of the objective as heavy industries and large businesses would not be a consideration.	0	0	0	The Option provides a case-by-case approach to the location of start-ups, it is an ad-hoc approach with less ability to identify nuisance pathways. However, there is not enough of a direct link between the Option and delivery of the objective.
2.... strengthen society.	0	0	0	Option could provide opportunities in zones linked to lower class areas, which could help to improve deprived areas – sense of community, potential investment, vibrancy, but overall it is not thought that the Option could deliver for the objective.	0	0	0	The Option provides a case-by-case approach to the location of start-ups, it is an ad-hoc approach with less ability to identify nuisance pathways but still some potential to improve local vibrancy and potential investment. However, there is not enough of a direct link between the Option and delivery of the objective
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
4.... enable access to high quality education.	+	+	+	Option could enable start-ups and flexible co-working linked to training and skills opportunities. There could be the Option to allow groups of similar businesses to be grouped together in the same zones so that they can support each other and possibly provide more opportunities for cross-over of skills training for employees.	0	0	0	Option could enable start-ups or flexible co-working on a case-by-case basis with potential links to skills and training opportunities. The Option may lack focus for such businesses and would be a reactive policy.
5.... enable sustainable economic growth.	+	++	++	Option could enable some control over the location of start-ups and co-working spaces by directing them to suitable zones and enabling grouping together of such businesses. Option could attract such businesses to the area with a positive knock on effect for other businesses. There could be a higher chance of cross-over skills training for employees.	+	+	?	Option provides ability for start-ups and co-working spaces but without a focused approach for their location. It is thought that under this Option, although economic ventures/growth is not inhibited, it may present a higher risk of missing new opportunities, losing current business or missing out due to changes in business. This uncertainty is reflected in the long-term score.

6.... manage material assets sustainably.	+	+	+	Option could direct start-ups and spaces to zones that have already been zoned as fit for purpose based on aspects like access to material assets (energy, telecoms and waste infrastructure). The Option could enable the take-up of areas of vacant/derelict land in the zones particularly as start-ups and co-working could be grouped together. A more efficient use of land could be achieved under this Option that provides direction and control for locations.	0	0	0	Option unlikely to approve any cases that are not supported by local material assets. There would be less control/focus/direction over where applications may be made/located but it would be unlikely that any application could be approved with inadequate access to energy, telecoms, waste management services and so on.
7.... protect physical resources and use sustainably.	?	?	?	Option proposes use of zones that are made up from a variety of brown and greenfield sites so there is likely to be the loss of greenfield sites. A proposed sequential approach to the development of these sites should ensure retention of greenfield sites but the uncertainty of whether this would definitely happen is reflected in the score.	-	-	-	Option provides less control over location of potential start-ups and co-working and there could be a higher risk of cases coming through in greenfield locations. It is recognised that there could be a slightly higher risk of conflict on physical resources (minerals, earth science sites, greenfield sites).
8.... encourage active and sustainable travel.	+	+	+	Option could help to encourage active travel and public transport links to economic/employment zones based on a critical mass approach. If more people are working and travelling to an area then there is a higher chance that new or enhanced transport links would be supported.	0	0	0	Option unlikely to help develop active or public transport links as applications would be dealt with on a case-by-case basis and without any control over potential locations, it would be unlikely that there would be any ability to intervene on aligning locations with active/sustainable travel plans.
9.... improve air quality.	0	0	0	Air quality in the Council area is generally good and the Option is focused on start-ups that are unlikely to be big air polluters or the type associated with dust or other particulates. It is noted that traffic related to start-ups and flexible working spaces may increase local transport related emissions but this would be unlikely to decrease local air quality.	0	0	0	Air quality in the Council area is generally good and although the Option would be focused on a case-by-case approach for start-ups, these are unlikely to be big air polluters or the type associated with dust or other particulate emissions. It is noted that traffic related to start-ups and flexible working spaces may increase local transport related emissions but this would be unlikely to decrease local air quality.
10.... reduce causes of and adapt to climate change.	0	+	+	Option would enable a more efficient use of land as start-ups and flexible working spaces could be directed to economic/employment zones and could be grouped together enabling a sharing of resources and infrastructure. There could be more opportunities to encourage or request use of renewables, recycling initiatives, low carbon initiatives, SuDS, green design measures, energy efficiency measures, active travel and so on. The Option could have more potential to promote walking and cycling, reduce reliance on cars, and thus transport emissions because its focus would be on economic/employment zones. It is noted that the businesses would still generate greenhouse gas emissions but	0	0	-	Option would enable applications on a case-by-case basis so an ad-hoc approach to the location of start-ups and flexible working spaces. There could be more risks associated with this Option due to its inability to encourage or request use of renewables, recycling initiatives, low carbon initiatives, use of SuDS, application of green design measures, energy efficiency measures, active travel and so on. There would be no control over the location of applications, which could increase local transport emissions. No critical mass approach would be feasible – sharing of resources/infrastructure. It is noted that the businesses would generate greenhouse gas emissions but the score has been based on the Option's potential

			the score has been based on the Option's potential to minimise these emissions and to implement adaptation measures.				to minimise these emissions and to implement adaptation measures.	
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>+</b>	<b>+</b>	Economic/employment land zones have already been screened as fit-for-purpose with adequate access to mains and sewage infrastructure. This Option would enable suitable start-ups and flexible working spaces to be located in sites with adequate infrastructure and where flood plains, or flood risk areas are unaffected. Any new zones would have SuDS implemented to manage run off. Option could help to locate demand for water in key areas and to control potential water pollution risks in key areas too. It is noted that a review of zones will consider water as a criteria of zones hence the change in score for this objective.	<b>0</b>	<b>0</b>	<b>0</b>	There would possibly be less control under this Option over design and measures linked to conservation and protection of water as a resource because of the ad hoc case-by-case approach. It is unlikely that any case would be approved where access to adequate water infrastructure would not be feasible or where impacts on flood plains or flood risk areas may be predicted so a neutral effect has been scored.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Option would direct start-ups to screened zones (that will be reviewed) and so no impacts on designated sites would be feasible. Local biodiversity would remain a consideration under ecological processes such as the biodiversity checklist and sequential approach to development of sites. This Option enables the use of ecological mitigation measures to be implemented as sites are being dealt with Key Site Requirements can be applied with positive benefits for the objective – native planting, green design measures, biodiversity measures etc.	<b>+</b>	<b>+</b>	<b>+</b>	Option would apply an ad hoc approach to applications with no control over the location of potential applications. It is unfeasible that any case would be approved with impacts on designated sites and local biodiversity would remain a consideration under ecological processes already applied – biodiversity checklist, ecological surveys etc. Ecological mitigation measures may be implemented as planning conditions/informatives with positive benefits for the objective – green design measures, biodiversity measures. It is noted that the ad hoc approach may create less opportunities for the objective.
<b>13.... maintain and enhance landscape character.</b>	<b>?</b>	<b>?</b>	<b>?</b>	The Option would direct potential start-ups and co-working spaces to already screened zones that have undergone consideration of landscape character. Due to this, their development is unlikely to affect any landscape designations. As the Option could enable grouping together of potential start-ups and co-working spaces, there could be a more controlled opportunity to integrate new development into the local landscape as a group feature. Zones will be reviewed and landscape will remain a consideration. A sequential approach to the development of sites will also be applied which should also reduce risk of any impacts on landscape. However, it is noted that landscape is a subjective topic and that any new development is likely to have some level of visual intrusion although this may not be unacceptable. Reviews are also	<b>?</b>	<b>?</b>	<b>?</b>	Under this Option, there is an ad-hoc approach to applications for start-ups and flexible co-working spaces and their potential locations. Although the Option would be considered case-by-case, it would be unlikely that any designated sites could be affected. Landscape would remain a consideration and any potential impacts would have to be appropriately considered. However, it is noted that landscape is a subjective topic and that any new development is likely to have some level of visual intrusion although this may not be unacceptable. It is likely to become more difficult to protect landscape from impacts linked to ad-hoc applications.

				due but not completed and so these uncertainties are reflected in the score.				
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	+	+	+	Under this Option, there may be the potential to reuse some old vacant buildings. There could be more of an opportunity to reuse some areas for start-ups and flexible co-working thus providing opportunities to enhance areas that may have become neglected. There are potentially more opportunities to help conserve the built and cultural heritage of the Council area. It is noted that the positive outcome for this objective could be quite owner dependent.	0	0	0	Under this Option, there would be less control over the potential location of applications but the built and cultural environment should remain a consideration.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and the preferred Option. It scored positively against the education, sustainable economic growth, material assets, sustainable and active travel, water resources and historic environment objectives, with significant positives for sustainable economic growth in the longer term. Option B scored neutral i.e. no effect against all of these objectives but scored positive for sustainable economic growth in the short term to then become uncertain in the longer term. Option A also scored positive for climate change, while Option B scored negatively. Both Options scored positive for natural resources, and uncertain for landscape but overall Option A delivered more outcomes that are positive. Both Options scored neutral across all other objectives i.e. no direct link, or no effect.</p>								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant effects were recorded for the preferred Option and delivery of the sustainable economic growth objective in the medium and long term.								
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects of the preferred Option were identified.								
<b>Measures to reduce negative effects and promote positive effects:</b> Cross reference with other planning policy and policy considerations, consideration of the review of economic/employment land zonings, Key Site Requirements, SuDS (policy in itself for new developments), green design measures, review of Landscape Character Assessments.								

Issue 28: Sustaining a Vibrant Rural Economy

Options	Option A: Support and facilitate rural economic development of an appropriate nature and scale which contributes to a sustainable rural economy and supports rural communities.			Option B: Retain existing policy approach to facilitation of rural economic development in certain instances.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This Option could help enable rural dwellers to stay in their local area with positive benefits for people’s personal well-being. This may also enable people to stay near to family and friends that may need care and support due to ill health. Overall, the Option could help more people to live and work in the rural area with positive benefits for the objective but not enough to reflect a score.	0	0	0	Under this Option, appropriate economic ventures are feasible. The Option is not restrictive to everything and it does enable people to live and work in rural areas with positive benefits for people’s well-being. It is noted that this is a generic approach.
2.... strengthen society.	+	+	+	Under this Option, there could be the potential to help keep communities together by enabling people to work near to where they live in rural areas. Option could improve the feasibility of community facilities and/or shared resources with more people in the rural area.	-	-	-	Option enables farm diversification but it may not support tourism related ventures. There could be some opportunities to enable some people to stay in rural areas but it would depend on the type of business expansion/application. The Option enables appropriate proposals but opportunities are limited which likely reduces the attractiveness of living and investing in rural areas.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
4.... enable access to high quality education.	?	?	?	Under this Option, there could be the opportunity to improve the availability of a more varied local skills and training base for employability. However, as the Option would not be a direct intervention for delivery of the objective, its impact would be slightly uncertain.	0	0	0	There is a negligible effect of the current approach on delivery of the objective.
5.... enable sustainable economic growth.	+	++	++	Under this Option, there could be more opportunities for local economic ventures so long as they remain appropriate to the area. The flexibility of this approach could help enable innovation and competitiveness in the rural environment; support creation of a variety of job types; and enhance the rural skills base. Sustainable tourism ventures could be made more feasible and the Council area could be strengthened and become a place that people want to live, work, visit and invest in. Overall, there could be an increased likelihood of the economic benefits of the Option being spread throughout the year. It is noted that in the short term there	-	-	-	The current policy approach enables appropriate economic ventures (farm diversification) but in some cases, it can be restrictive. For example, some tourism related ventures may not be feasible. The limited opportunities of the Option cannot deliver for sustainable economic growth as competitiveness, innovation, skills training, job creation and variety of job types are all negatively affected.

				could be some limiting factors concerning infrastructure but overtime the Option would be able to deliver significantly positive for the objective.				
<b>6.... manage material assets sustainably.</b>	?	?	?	The Option would support local economic activity and this could increase demand/pressure on local material assets across the rural area. Appropriate rural development would most likely be linked to existing local infrastructure already supported by adequate material assets. If not, the Option could help trigger investment to improve access. Demand on waste collection services, energy and telecomms could increase but much would depend on the type of economic venture and existing access to material assets. There is a bit of uncertainty as to whether the Option would be positive or negative for this objective, which is reflected in the score.	+	+	+	The current approach under this Option directs business towards urban areas but enables appropriate rural economic ventures. This focuses development on the critical mass where material assets infrastructure is mostly located/targeted.
<b>7.... protect physical resources and use sustainably.</b>	-	-	-	Under this Option, there could be the risk of loss of greenfield land with associated risks to soil and land. It would however depend on the type, scale and location of economic venture, as some may be feasible in existing/derelict buildings, on brownfield sites, based from home, and so on. Minerals would remain protected under this Option but there is uncertainty about potential impacts on land and soil depending on the type of economic project and its location. Vernacular buildings could be used but a greenfield site could also be applied for. The scoring has been based on the potential loss of greenfield land and impacts on soil.	?	?	?	The current approach enables appropriate rural economic development usually on greenfield land and so associated risks/losses are likely to soil and land. Under this Option, there are fewer opportunities to use buildings - less flexibility. It is noted that the land may already be used for a similar use and so a change of use is more likely as opposed to loss of land and soil. This uncertainty is reflected in the score.
<b>8.... encourage active and sustainable travel.</b>	0	0	0	The Option is unlikely to encourage people to access sustainable and active travel Options but likely economic ventures to be considered under this Option could be accessed by routes best suited to active travel. It is noted that the Option could in some way help support their retention as an enhancement feature linked to the character of the economic development.	0	0	0	The Option is unlikely to encourage people to access sustainable and active travel Options. However, it is noted that in some cases, access routes may be best suited to active travel and the current approach could in some way help to support their retention as an enhancement feature linked to the character of the economic development.
<b>9.... improve air quality.</b>	0	0	0	Air quality in rural areas tends to be good and any economic development likely to be considered under this Option is unlikely to be associated with any air quality risks. The likely number of proposals is considered to be low and so traffic related emissions are unlikely to become a consideration either.	0	0	0	Air quality tends to be good in rural areas and any economic development likely to be considered under this Option is unlikely to be associated with any air quality risks.

10.... reduce causes of and adapt to climate change.	0	0	0	Under this Option, there could be a wider variety of rural economic development, which would probably generate greenhouse gas emissions depending on the type, scale and location of venture. It is unlikely that any designated sites or floodplain areas would be affected and although an increase in waste generated could be an outcome, waste management including recycling and composting in the council area is good. SuDS policy would be applied for any new development and measures could be applied to ensure/encourage use of renewables, native planting and so on. Overall, a neutral effect has been scored.	0	0	0	Under this Option, there is the likelihood that rural economic development could arise associated greenhouse gas emissions. Development under this Option is more likely to be associated with agricultural activities with less scope to encourage or request measures to support adaptation to climate change.
11.... protect, manage and use water resources sustainably.	?	?	?	New proposals would not be allowed on floodplains. The Option would enable a more flexible approach to rural economic development and so there could be an increased demand for water and an increase in the use of septic tanks. However, water may not be needed for the new business and mains may already be feasible. Water pollution incidents already occur and under this Option, there could be an increased risk of incidents - some areas may be more at risk/sensitive. Much would depend on the type, scale and location of the economic development and its use of water and associated risk of water pollution. This uncertainty is reflected in the score.	-	-	-	Any proposal under this Option would not be feasible in a floodplain area and any potential impacts on water habitats would have to be appropriately considered and mitigated. (It is also noted that SFRAs are located in the urban areas so not a consideration.) Option encourages agricultural workings, which are often water intensive. Business ventures may start small but can grow into much larger projects with higher demands for water and higher associated risks of water pollution. There is currently a lack of infrastructure to deal with the level of water needs and pollution.
12.... protect natural resources and enhance biodiversity.	+	+	+	This Option is unlikely to affect any designated sites and any potential impacts on sites or local biodiversity would be considered under processes like ecological surveys and biodiversity checklists. Under this Option, there could be a wider variety of economic ventures in rural areas and possibly more opportunities to use ecosystem services.	+	+	+	This Option is unlikely to affect any designated sites and any potential impacts on sites or local biodiversity should be considered under processes like ecological surveys and biodiversity checklists. Under this Option, economic ventures are mostly related to agricultural activities and mitigation to protect the natural environment can be applied. Links to ecosystem services are still feasible.
13.... maintain and enhance landscape character.	+	+	+	There could be the opportunity under this Option to enhance local landscape through the possible new types of appropriate economic venture – planting, clustering and new design. Opportunities may arise to cluster existing developments with new and to influence the visual appearance of any new developments.	+	+	+	Landscape is protected under current policy and any potential visual intrusion should be appropriately assessed to protect local landscape features and sense of place. This is particularly important in coastal areas. When a new development is being considered, this Option should continue to protect landscape but it is noted that there may not be any opportunities to enhance it.
14.... protect, conserve and enhance the	+	+	+	Under this Option, there may be more opportunity to reuse old farm buildings and non-designated buildings that show the cultural heritage of local areas, as more economic ventures could be	0	0	0	Current approach can enable the reuse of old buildings in certain circumstances but there are fewer opportunities to do so. It is less

historic environment and cultural heritage.		considered. The widening net of potential businesses could take advantage of these assets and help to conserve them.		feasible under this Option to reuse historic/cultural buildings/features and so deliver for this objective.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option and is the preferred Option. Both Options scored positively against the natural resources and landscape objectives but Option A also scored positively for strengthening society and the historic environment, while Option B scored negative and neutral respectively. Option A also scored positive for sustainable economic growth, with significant positives predicted in the longer term, while Option B scored negatively. Option B also scored negatively for water resources, while Option A had an uncertain outcome. Uncertain outcomes were also recorded for Option A against education and material assets. These outcomes recognise the potential for positives or negatives. Option B scored neutral against education but positive for material assets. It had an uncertain outcome for physical resources but Option A had a negative score. However, overall Option A would be expected to deliver more positive outcomes.</p>				
<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>			<p><b>The preferred Option:</b> Option A is the preferred Option.</p>	
<p><b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant positive effects were recorded for the preferred Option and delivery of the sustainable economic growth objective in the medium and the long term.</p>				
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects of the preferred Option were identified.</p>				
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing to other planning policy and policy considerations; detailed guidance for recommended use of land/buildings and feasible mitigation measures; Key Site Requirements; associated travel deals to rural areas or specific rural businesses; SuDS (policy of its own for new developments); ecological surveys and processes – HRAs, biodiversity checklist, ecological surveys.</p>				



Issue 29: Location of Class B1 business uses

Options	Option A: Permit B1 business uses in town centres and other suitable locations that may be specified in the LDP such as certain district centres and economic/employment zonings.			Option B: Restrict B1 business uses to town centre locations.			Option C: No locational restrictions on B1 business uses if compatible with adjoining land uses.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	It is noted that there could be benefits from an improved level of accessibility to jobs and associated opportunities across a wider area, with positives for people's quality of life by enabling employment - income. Option could enable people to use public or active travel if more locations available. Option could be target areas with higher levels of deprivation.	0	0	0	It is noted that there could be benefits from focusing on the town centres as these are best served by transport routes and supported by other services/facilities. This approach could enable a wide range of the population to be able to access the jobs but it is noted that some people living in rural areas may not be able to access these locations as easily. There may be less opportunity across the population.	0	0	0	It is noted that there could be benefits from an improved level of accessibility to jobs and associated opportunities across a wider area, with positives for people's quality of life by enabling employment - income. Option would lack focus and guidance on location, which could put people without a car at a disadvantage. There could be a higher risk of potential disturbance to people's quality of life without this guidance but only compatible land uses would be feasible.
2.... strengthen society.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that job provision in more locations could help with sense of community and pride, particularly in areas with higher levels of deprivation.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that providing secure jobs in key locations can go some way in helping to strengthen local community pride, which could be useful in deprived wards.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that job provision in more locations could help with sense of community and pride, particularly in areas with higher levels of deprivation.
3.... provide good quality, sustainable housing.	0	0	0	There is no link between the Option and delivery of the objective.	0	0	0	There is no link between the Option and delivery of the objective.	0	0	0	There is no link between the Option and delivery of the objective.
4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that there could be potential links for provision of training skills across a wider area.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that there could be potential links for provision of training skills within the town centres.	0	0	0	There is no direct link between the Option and delivery of the objective but it is noted that there could be potential links for provision of training skills across a wider area.

5.... enable sustainable economic growth.	+	++	++	Option could support the provision of locations (centres, sites, land) for jobs and new opportunities. This would be potentially across a wider area encompassing centres, other sites and zonings so enabling a much wider focus but still enable an approach, which could be aligned to enhance deprived areas.	+	+	+	Option could support the provision of jobs and new opportunities with a focused approach on town centres. This could help to focus new jobs/opportunities in deprived wards in the town centres.	-	-	-	Option could support the provision of jobs and new opportunities across the Council area but with a spatially unfocused approach. This could help to provide new jobs/opportunities across a wider area without affecting adjacent land uses but this Option may not make the best use of location. More deprived areas could be missed out.
6.... manage material assets sustainably.	++	++	++	Option could help locate business uses in fit for purpose sites/locations concerning energy needs, telecommunications, etc. Option could help reduce the focus on town centres. There could be the ability to streamline applications to suit with waste management provision and other material assets as well as use up more derelict land (if available).	++	++	++	Under this Option, the approach to focus B1 uses in town centres could help to focus provision of material assets – energy, telecomms, waste management provision – on the critical mass. This Option may help to manage development pressure with focus just on town centres.	?	?	?	Under this Option with its lack of spatial guidance or focus, there could be the risk of new jobs arising in areas where existing or future provision of material assets may not be fit for purpose. This would probably be more of an issue for call centres, data centres and so on. It would not support a critical mass approach to the provision of material assets.
7.... protect physical resources and use sustainably.	++	++	++	There are unlikely to be any impacts on minerals or earth science sites. Proposals are most likely to be directed toward locations within Settlement Development Limits (SDLs) and so avoid greenfield sites.	++	++	++	Option would focus on town centres only and avoid development of greenfield sites as well as the risk of any impacts on minerals or earth science sites.	?	?	?	Under this Option, there could be a higher likelihood of impacts on physical resources due to the potential locations across a wider area. It would depend on the type of application coming forward but potential loss of greenfield sites would be more likely.
8.... encourage active and sustainable travel.	+	+	+	Potential sites would be feasible near to transport links – both public and active travel Options.	+	+	+	Potential sites in town centres would be near to both public and active travel route. The approach to focus on town centres could help promote sustainable travel – public transport passes, use of park and rides.	?	?	?	Potential sites could be located across a wider area and would not necessarily be located in or near to public or active travel routes. Under this Option, there could be more risk of sites arising where cars are the only means of access.
9.... improve air quality.	0	0	0	Air quality in the Council area is generally good with no air quality management areas. The types of likely business under B1 are not associated with air quality issues however, it is	0	0	0	Air quality across the Council area is generally good with no air quality management areas. The types of likely business under B1 are not associated with air quality issues however, it is	0	0	0	Air quality in the Council area is generally good with no air quality management areas. The types of likely business under B1 are not associated with air quality issues however, it is

			noted that new business in new locations or additional business in existing areas of employment could increase traffic levels and related emissions. There should also be the Option to access public or active travel. Other policies could be aligned to also help enable people to car share or use park and ride facilities.				noted that new business in town centres could increase local traffic levels and related emissions. There should also be the Option of using public or active travel. Other policies could be aligned to also help enable people to car share or use park and ride facilities.				noted that new business in new locations, or additional business in existing areas of employment could increase local traffic levels and related emissions. There could be the Option to access public or active travel but this might not always be feasible and would partially depend on the location of sites.	
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>0</b>	It is noted that B1 uses are likely to generate greenhouse gas emissions and that the number of B1 uses under this Option would increase but these are unlikely to be of any significant scale. Suitable locations would be focused on town/district centres and zonings, which could help to reduce transport emissions, as well as enable easier access to shared renewable energy schemes or sustainable travel initiatives. Potential impacts on floodplains, other wetlands or peatlands could also be avoided. SuDS would apply to any new developments.	<b>0</b>	<b>0</b>	<b>0</b>	It is noted that B1 uses are likely to generate greenhouse gas emissions and that under this Option, the number of B1 uses in centres would increase but these are unlikely to be of any significant scale. Suitable locations would be focused on town centres, which could help to reduce transport emissions, as well as enable easier access to shared renewable energy schemes or sustainable travel initiatives. Potential impacts on floodplains, other wetlands or peatlands would be avoided. SuDS would apply to any new developments.	<b>0</b>	<b>0</b>	<b>0</b>	It is noted that B1 uses are likely to generate greenhouse gas emissions and that under this Option, the number of B1 uses would increase but these are unlikely to be of any significant scale. Suitable locations could be anywhere in the Council area and this approach may not help to reduce transport emissions, or enable easier access to shared renewable energy schemes or sustainable travel initiatives. Potential impacts on floodplains, other wetlands or peatlands could be harder to avoid with the lack of spatial guidance. SuDS would apply to any new developments.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>+</b>	<b>++</b>	<b>++</b>	This Option would be able to focus on locations already fit for purpose with regards to water mains infrastructure – town and district centres. It would be unlikely that any locations would affect aquatic habitats but ecological surveys and biodiversity checklists would be completed before any works. We note that new development/sites would have SuDS incorporated – a new LDP approach for the Council, which could help to reduce and manage run off. It is noted that SFRAs are located in the urban areas and these would have to be a consideration and avoided.	<b>+</b>	<b>++</b>	<b>++</b>	Under this Option, with the focus on town centres, access to existing water mains infrastructure would be feasible and any potential risks associated with use of septic tanks, or developing sites with potential impacts on wetland habitats would be avoided. Any pollution pathways to watercourses would have to be appropriately considered and surveyed for before any works. We note that new development/sites would have SuDS incorporated – a new LDP approach for the Council, which could help to reduce and manage run off. It is noted that	<b>?</b>	<b>?</b>	<b>?</b>	It would be unlikely that any locations would affect aquatic habitats but ecological surveys and biodiversity checklists would be completed before any works. We note that new development/sites would have SuDS incorporated – a new LDP approach for the Council, which could help to reduce and manage run off. It is noted that SFRAs are located in the urban areas and these would have to be a consideration. This Option is likely to relate to mostly urban areas as it must be compatible with adjacent land uses.

					SFRAs are located in the urban areas and these would have to be a consideration and avoided.							
<b>12.... protect natural resources and enhance biodiversity.</b>	+	+	+	There are unlikely to be adverse effects on natural resources or biodiversity. Option focuses on centres – urban, suburban, employment/economic zonings. Use of derelict land.	+	+	+	Under this Option, there would be a higher chance of developing brown field sites as opposed to greenfield. The Option would help to focus B1 uses on town centres and avoid potential impacts on designated sites, the wider countryside and local biodiversity. Any potential ecological impacts would be appropriately considered and mitigated.	?	?	?	Under this Option, there could be a higher risk of impacts on designated sites and local biodiversity because of the lack of spatial guidance. Although it is noted that impacts would still have to be appropriately considered and ecological surveys and mitigation applied, the risk of fragmentation of habitats could remain. It would depend on where the applications would be located.
<b>13.... maintain and enhance landscape character.</b>	+	+	+	Option would enable landscape designations to be avoided, as the focus and control would be on centres and zonings already screened for landscape. The main landscape areas in the Council area are located outside of these areas where landscape has already been considered.	+	+	+	This Option with its focus on town centres would be able to avoid impacts on landscape designations. Landscape is protected under other planning policy and is already a planning consideration. Within the Council area, the main landscape areas are outside of the town centres. There would be focus and control under this Option and an ability to protect the objective.	?	?	?	Under this Option there would be more risks to landscape as applications for consideration could potentially be located anywhere in the Council area. Within planning policy landscape is a consideration but without any spatial guidance to support this Option, there could be less control over managing visual intrusion across a wider area. The uncertainty is reflected in the score.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	+	+	+	Under this Option, some proposals in town centre locations may need to account for the built and cultural heritage in their design considerations (Donaghadee, Portaferry). There could be opportunities for some buildings of cultural or historic interest to be (re) used and/or for vacant areas to be reused, helping to rejuvenate areas.	+	+	+	Under this Option, some proposals in town centre locations may need to account for the built and cultural heritage in their design considerations (Donaghadee, Portaferry). There could be opportunities for some buildings of cultural or historic interest to be (re) used and/or for vacant areas to be reused, helping to rejuvenate areas.	?	?	?	Under this Option, the lack of spatial guidance for the location of B1 uses could affect delivery of this objective. There may be more risks associated to buildings/features of historic/cultural interest. Depends on type of B1 and its location.

<p><b>Summary and comparison of Options against the sustainability objectives:</b> Options A and B scored similarly against the sustainability objectives but Option A had slightly more positive outcomes and is the preferred Option. Both Options scored positive against the active and sustainable travel, natural resources, landscape, and historic environment objectives, while Option C scored uncertain for all of these. Significant positive outcomes were predicted for Options A and B against material assets and physical resources, and in the longer term for water resources. Again Option C scored uncertain for all of these. Option A scored significant positive for sustainable economic growth in the longer term, while Option B scored positive but Option C scored negative. All Options scored neutral across all other objectives i.e. no direct link, or no effect.</p>	
<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>	<p><b>The preferred Option:</b> Option A is the preferred Option.</p>
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>Likely significant positive effects were identified for the preferred Option and delivery of the objectives for sustainable economic growth and protecting, managing and using water sustainably, over the medium and long-term phases. Significant positive effects were also recorded for delivery of material assets and physical resources, over the short, medium and long-term timeframes.</p>	
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were recorded for the preferred Option.</p>	
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing to other planning policy and policy considerations, application of SuDS (policy in its own right for new developments), sequential approach to site development, Key Site Requirements, sustainable travel initiatives, energy efficiency measures, consideration of flood risk areas, ecological surveys – HRAs, site surveys, biodiversity checklist, ecological mitigation measures, funding opportunities (historic environment).</p>	

Issue 30: Safeguarding Existing Employment Land

Options	Option A Safeguard against the loss of economic/employment land but permit alternative employment uses which fall outside Part B of the Planning (Use Classes) Order (NI) 2015 within economic/employment zonings where these are compatible with existing uses in the area.			Option B Safeguard against the loss of economic/employment land to non-employment uses (e.g. those falling outside Part B of the Planning (Use Classes) Order (NI) 2015.			Option C: Presumption against the loss of economic/employment land to other uses unless an overriding case for mixed use development is demonstrated.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This Option could help to direct local noise and dust generating businesses to sites where impacts on people’s health and quality of life from nuisance disturbance would be avoided or reduced. There could be potential to improve local areas in terms of air quality and noise levels by enabling businesses like car scrapyards into economic/employment zones. Option could assist with such relocations.	-	-	-	This Option would maintain the current approach and zonings however these may be inappropriately located if in close proximity to housing land. This could negatively affect human health and well-being through a decrease in air quality from dust or emissions and/or an increase in noise levels. No flexibility under this Option to allow alternative uses into the economic/employment zones which may be reducing the quality of life of nearby residents.	-	-	-	This Option could help to direct employment/economic land use into areas, which could help avoid impacts on people’s health and well-being from nuisance – noise, dust and traffic. However, housing may be in close proximity to these sites, which could negatively affect people’s health and well-being. Under this Option there may be potential for conflict arising between adjacent land uses with negative impacts on people’s health and well-being.
2.... strengthen society.	0	0	0	It is not thought that the Option would affect delivery of the objective.	0	0	0	It is not thought that the Option would affect delivery of the objective.	0	+	+	Under this Option, if housing is put in these sites, there could be a risk of incompatibility between land uses leading to societal issues. However, the Option if managed properly would have the potential to assist with regeneration and promote social cohesion by enabling living in close proximity to work/leisure/retail facilities.
3.... provide good quality, sustainable housing.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.	?	?	?	This Option could encourage housing on mixed-use sites. It would provide the flexibility to have sustainable housing, if appropriate, on mixed-use sites. Any areas deemed suitable for housing

											would be dependent on the nature of adjacent employment use and so it is a bit uncertain as to how much this Option could deliver for the objective.	
4.... enable access to high quality education.	0	0	0	Businesses in economic/employment zones are able to have potential links with education, skills training and apprenticeships. It is noted that under this Option, there would be scope for skills training and apprenticeships within these zones and some new opportunities may arise but overall the Option is unlikely to affect delivery of this objective.	0	0	0	This Option could help to maintain potential links between skill providers (e.g. businesses) and educational institutes with training and apprenticeships. However, overall this Option is unlikely to affect delivery of the objective.	0	0	0	Mixed-use sites could provide potential links between skill providers (e.g. businesses, housing construction) and educational institutes with training and apprenticeships. However, overall this Option is unlikely to affect delivery of the objective.
5.... enable sustainable economic growth.	+	+	++	This Option could help to manage land for economic/employment opportunities. It supports innovation and competitiveness within the local economy, as it provides land to accommodate business and it does not restrict uses, so long as they are appropriate and compatible. Option enables an increased variety of job types in these zones.	+	+	+	This Option facilitates availability of land to accommodate for employment opportunities. It maintains the current land supply for economic use and growth. This approach would help to support innovation and competitiveness within the local economy. It is noted that the Option is slightly restricted in terms of business types that would be acceptable within zonings but compatibility would remain considered. It may limit the type of businesses that can be accommodated within economic/employment land, and by extension job types that could be provided.	?	?	?	This Option would provide land to accommodate a variety of economic/employment uses as well as other uses if compatibility is feasible. Uses would be less restrictive. This would enable a variety of job types. However, there is uncertainty in terms of land uses that could receive attention and create conflict issues. This Option could become unsustainable and may not deliver positively for local economic growth because of the increased flexibility under the Option.
6.... manage material assets sustainably.	+	+	+	It is assumed that existing sites are already fit for purpose with regards to access to material assets – telecomms, energy, waste collections and so on. This Option could help reduce the amount of vacant/derelict land if appropriate for (re)use. It is noted that waste management is likely to be a key	+	+	+	It is assumed that existing sites are already fit for purpose with regards to access to material assets – telecomms, energy, waste collections and so on. This Option could also help reduce derelict/contaminated land if appropriate for (re)use by directing business to it. However, it is noted that	?	?	?	There is potential under this Option to add pressure on material assets – telecoms, energy, waste collections and so on. The permissive approach could increase demand over a wider area and enable vacant/derelict land to be (re) used but it would also enable varying demands/requests on material assets in

			consideration for some of the potential new uses but sites are likely to be in areas supported by material assets.				there is no guarantee of land being taken up.				the one site/ area. It is noted that much would depend on the scale, type and nature of the applications for the sites.	
<b>7.... protect physical resources and use sustainably.</b>	<b>+</b>	<b>+</b>	<b>+</b>	By safeguarding existing land for economic/employment use, the loss of greenfield sites can be reduced. It is noted that some sites are greenfield sites but a sequential approach to development of sites should ensure retention of greenfield sites for a longer period.	<b>+</b>	<b>+</b>	<b>+</b>	This Option could help to retain greenfield sites as it would direct and manage business infrastructure into existing economy/employment zonings. Some existing zonings are greenfield sites but with a sequential approach to development, they should not be used before more suitable brownfield sites.	<b>?</b>	<b>?</b>	<b>?</b>	It is noted that existing sites are composed of brown and greenfield areas and that loss of greenfield land is likely but with the permissive approach for mixed-use, it is considered that loss of greenfield sites may be higher. It is noted that this is likely to depend upon the scale and type of application put forward so an uncertain outcome has been recorded.
<b>8.... encourage active and sustainable travel.</b>	<b>0</b>	<b>0</b>	<b>0</b>	Existing economic/employment land is easily accessible by car but generally poorly served by public transport. There could be some possibility of enhancing links to sites to be better served by public transport – bus passes, new public transport services. Overall, it is not thought that the Option can deliver for the objective.	<b>0</b>	<b>0</b>	<b>0</b>	Existing economic/employment land is easily accessible by car but generally poorly served by public transport. There could be some possibility of enhancing areas to be better served by public transport - bus passes, new public transport services. Overall, it is not thought that the Option can deliver for the objective.	<b>0</b>	<b>0</b>	<b>0</b>	Existing economic/employment land is easily accessible by car but generally poorly served by public transport. There could be some possibility of enhancing links to sites to be better served by public transport – bus passes, new public transport services. The mixed-use approach could enable more opportunities for active travel routes. Overall, it is not thought that the Option can deliver for the objective.
<b>9.... improve air quality.</b>	<b>?</b>	<b>?</b>	<b>?</b>	There is already a good base line for air quality within the Council area. For this to continue much would depend on the scale of sites and type of business/ industry present. Related traffic levels linked to the functioning of the business/industry may or may not negatively impact on local air quality and so an uncertain outcome has been recorded.	<b>?</b>	<b>?</b>	<b>?</b>	There is already a good base line of air quality within the council area. For this to continue, much would depend on the scale of sites and type of business/industry present. Related traffic levels linked to the functioning of the business/ industry may or may not negatively affect local air quality and so an uncertain outcome has been recorded.	<b>?</b>	<b>?</b>	<b>?</b>	This Option proposes mixed use, which may enable less compatible land uses in close proximity. For example, particulate matter from industry or traffic emissions linked to the functioning of the business/ industry, could negatively affect local air quality where housing could also be located. It is noted that much would depend on the scale and type of application coming forward but the Option could create a reactive policy – always engineering a solution to an issue.



<p><b>10.... reduce causes of and adapt to climate change.</b></p>	-	-	<p>The development of economic/employment land is most likely to lead to the release of greenhouse gas emissions. B1 to B4 class uses are likely to produce more GHGs than other uses. However, it is noted that Key Site Requirements could be applied to help reduce emissions (renewables) and encourage adaptation measures for e.g. SuDS.</p>	-	-	<p>The development of economic/employment land is most likely to lead to the release of greenhouse gas emissions. B1 to B4 class uses are likely to produce more GHGs than other uses. However, it is noted that Key Site Requirements could be applied to help reduce emissions (renewables) and encourage adaptation measures for e.g. SuDS.</p>	-	-	<p>The development of economic/employment land is most likely to lead to the release of greenhouse gases. B1 to B4 class uses are likely to produce more GHGs than other uses but GHGs still emitted from uses like housing – heating, electricity, traffic. It is noted that Key Site Requirements could be applied to help reduce emissions (renewables) and encourage adaptation measures for e.g. SuDS. There may be potential under this Option to gain more adaptation measures through the increased variety of developments for mixed-use sites but much would depend on the scale and type of application.</p>
<p><b>11.... protect, manage and use water resources sustainably.</b></p>	-	-	<p>Although this Option could allow a more focused, efficient and controlled use of economic/employment land, by enabling more types of business within these areas, they are likely to need water in some capacity to function. Uses are likely to pose risks to water quality through run off. The Option may help to locate such businesses away from flood risk areas but the sites themselves increase local levels of surface water. This needs to be appropriately and adequately managed using mitigation. For example, SuDS could be considered. Although this Option could help to reduce water quality issues in other areas and the risk of pollution incidents from such businesses currently excluded from these sites, it would not remove the risk posed by them. It is noted that there are minor water catchment areas to</p>	+	+	<p>This Option would allow for some control of efficient use of economic/employment land. It would concentrate economic/employment uses (B1-B4) to specific areas and could help to reduce any water quality issues or pollution incidents from businesses to a point source. Option could ensure such businesses are not at risk of impacting upon flood risk areas. The placement of businesses is already dependent on capacity of foul sewage and drainage infrastructure but SuDS could also be considered. It is noted that there are minor water catchment areas to consider and a low risk of major water pollution events so potential discharges to sensitive sites would have to remain a consideration.</p>	?	?	<p>This Option would allow use of economic/employment land as is but could enable potential mixed-use development, which could increase demand for water in sites and could increase pressure on local sewage capacities if not appropriately considered and managed. There may be more risks associated with the approach under this Option. Uncertainty reflected in the score.</p>

			consider and a low risk of major water pollution events but potential discharges from sites could still affect water quality.						
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>0</b>	<b>0</b>	<b>0</b> The existing economic/employment land consists of urban and rural sites – brown and greenfield sites. Current legislation and processes - HRAs, EIAs, Ecological Surveys & Biodiversity Checklist - provide reasonable protection to prevent adverse effects on natural resources and local biodiversity. The sequential approach to the use of sites could also help to ensure protection of local biodiversity by favouring use of brownfield sites before greenfield sites. There may be opportunities to adopt ecosystem services such as that seen at Balloo Wetlands where wastewater is treated through a reed bed.	<b>0</b>	<b>0</b>	<b>0</b> The existing economic/employment land consists of urban and rural sites – brown and greenfield sites. Current legislation and processes - HRAs, EIAs, Ecological Surveys & Biodiversity Checklist - provide reasonable protection to prevent adverse effects on natural resources and local biodiversity. The sequential approach to the use of sites would also help ensure protection of local biodiversity and favour use of brownfield sites before greenfield sites. There may be opportunities to adopt ecosystem services such as that seen at Balloo Wetlands where wastewater is treated through a reed bed.	<b>0</b>	<b>0</b>	<b>0</b> The existing economic/employment land consists of urban and rural sites – brown and greenfield sites. Current legislation and processes - HRAs, EIAs, Ecological Surveys & Biodiversity Checklist - provide reasonable protection to prevent adverse effects on natural resources and local biodiversity. There may be opportunities to adopt ecosystem services such as that seen at Balloo Wetlands where wastewater is treated through a reed bed.
<b>13.... maintain and enhance landscape character.</b>	<b>0</b>	<b>0</b>	<b>0</b> Existing economic/employment sites have already been screened and considered in the context of landscape character. Potential scale, type and design of structures/sites have been considered but potential for visual intrusion remains if new types of business arise. However, under this Option, it is considered unlikely that there would be any risk of negative impacts on local landscape.	<b>0</b>	<b>0</b>	<b>0</b> Existing economic/employment sites have already been screened and considered in the context of landscape character. Potential scale, type and design of structures/sites have been considered but it is noted that there is always potential for visual intrusion – subjectivity of landscape. However, it is considered unlikely that there would be any risk of negative impacts on local landscape.	<b>0</b>	<b>0</b>	<b>0</b> Existing economic/employment sites have already been Screened and considered in the context of landscape character. Potential scale, type and design of structures/sites have been considered but it is noted that there is always potential for visual intrusion – subjectivity of landscape. Mixed-use sites may help improve local visual settings but may not make any difference. It is considered unlikely that there would be any risk of negative impacts on local landscape.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>0</b>	<b>0</b>	<b>0</b> There are examples of vacancy and dereliction of historic and cultural features and sites in the Council area. If appropriate, this Option could allow for	<b>0</b>	<b>0</b>	<b>0</b> There are examples of vacancy and dereliction of historic and cultural features and sites in the council area. This Option could allow for re-	<b>0</b>	<b>0</b>	<b>0</b> There are examples of vacancy and dereliction of historic and cultural features and sites in the council area. This Option could allow for re-

			re-development of such sites. It is difficult to rule out the presence of archaeological heritage on any site, although historical maps and NIEA HED consultations are available and any findings have to be reported. It is recognised that historic/cultural sites have been successfully redeveloped for other uses (residential) but there is probably limited potential to deliver for this objective under this Option.				development of such sites, if found to be appropriate. It is difficult to rule out archaeological heritage on any site, although historical maps and NIEA HED consultations are available and any findings have to be reported. It is recognised that historic/cultural sites have been successfully redeveloped for other uses (residential) but there is probably limited potential to deliver for this objective under this Option.				development of such sites, if found to be appropriate. It is difficult to rule out the presence of archaeological heritage on any site, although historical maps and NIEA HED consultations are available and any findings have to be reported. It is recognised that historic/cultural sites have been successfully redeveloped for other uses (residential) but there is probably limited potential to deliver for his objective under this Option. However, mixed-use sites may present more opportunities to have an appropriate reuse of historic/cultural buildings.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Options A and B scored similarly against the sustainability objectives but Option A scored slightly more positively and is the preferred Option. Both Options A and B scored positive for sustainable economic growth, material assets and physical resources, with significant positives for Option A in the longer term against sustainable economic growth. Option C scored uncertain for all of these objectives. Uncertain outcomes were scored for all Options against air quality and negative outcomes for climate change. Option C also scored uncertain for water resources and housing. Option B scored positive for water resources and neutral for housing, while Option A scored negative for water resources and neutral for housing. Both Options A and B scored neutral for strengthening society, while Option C scored positive but Option A was the only positive score against health and wellbeing, while Options B and C scored negatively. All Options scored neutral across all other objectives i.e. no direct link, or no effect. Overall, Option A delivers more positive outcomes.</p>											
<p><b>The most sustainable Option:</b> Option A is the most sustainable Option.</p>						<p><b>The preferred Option:</b> Option A is the preferred Option.</p>					
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>Likely significant positive effects were identified for delivery of the objective for sustainable economic growth in the long term.</p>											
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b></p> <p>No significant adverse effects were recorded for the preferred Option.</p>											
<p><b>Measures to reduce negative effects and promote positive effects:</b></p> <p>Cross-referencing to other planning policy and other planning policy considerations. Consideration of the Employment Land Review. Site Waste Management Plans. Air Quality Impact Assessments and Traffic Impact Assessments. Sustainable travel initiatives – bus passes. Key Site Requirements – initiatives to link to renewable energies and SuDS (which will be a policy for new developments). Ecological Impact Assessments – biodiversity checklist. Pre-construction site surveys. Five-year review.</p>											

Issue 31: Safeguarding Minerals

Options	Option A: Designate Areas of Constraint on Mineral Developments (ACMD) which will be protected from minerals development; and Designate Mineral Extraction Areas (MEA) which are most suitable for exploitation, with accompanying policy for each, in addition to policy to deal with ad hoc applications based on their merits.			Option B: Designate Areas of Constraint on Mineral Developments with accompanying policy to also deal with applications to exploit minerals based on their merits; and identify protection areas for existing quarries to allow appropriate expansion.			Option C: Adopt a policy led approach to deal with applications for Minerals Development based on their merits, with the identification of protection areas for existing quarries to allow appropriate expansion.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Minerals extraction has the potential for nuisance impacts (e.g. noise, dust) that may affect health although these are well controlled and regulated through licensing.	0	0	0	Minerals extraction has the potential for nuisance impacts (e.g. noise, dust) that may affect health although these are well controlled and regulated through licensing.	0	0	0	Minerals extraction has the potential for nuisance impacts (e.g. noise, dust) that may affect health although these are well controlled and regulated through licensing. The application of a buffer surrounding extraction sites may help to safeguard against future issues with nuisance.
2.... strengthen society.	0	0	0	The Option was considered to have a negligible effect on this objective. It was noted that larger minerals extraction operations could contribute to funding community initiatives or may have other beneficial relationships with their surrounding communities.	0	0	0	The Option was considered to have a negligible effect on this objective. It was noted that larger minerals extraction operations could contribute to funding community initiatives or may have other beneficial relationships with their surrounding communities.	0	0	0	The Option was considered to have a negligible effect on this objective. It was noted that larger minerals extraction operations could contribute to funding community initiatives or may have other beneficial relationships with their surrounding communities.
3.... provide good quality, sustainable housing.	0	0	0	It is recognised that there may be localised issues with housing in close proximity to working quarries. However the Option would not limit or adversely affect the overall delivery of new housing to meet demand across the Borough. It was noted that supporting/encouraging quarries within the Borough that provide materials for	0	0	0	It is recognised that there may be localised issues with housing in close proximity to working quarries. However the Option would not limit or adversely affect the overall delivery of new housing to meet demand across the Borough. It was noted that supporting/encouraging quarries within the Borough that provide materials for	0	0	0	It is recognised that there may be localised issues with housing in close proximity to working quarries. The policy-led approach may bring less certainty that future conflicts would not occur. However the Option would not limit or adversely affect the overall delivery of new housing to meet demand across the Borough. It was noted that supporting/encouraging

			use in housebuilding may help to lower costs of new houses locally.				use in housebuilding may help to lower costs of new houses locally.				quarries within the Borough that provide materials for use in housebuilding may help to lower costs of new houses locally	
<b>4.... enable access to high quality education.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.
<b>5.... enable sustainable economic growth.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Supports new job creation and makes best use of location. Helps ensure that there is sufficient land supply in appropriate locations for growth. It may increase the number of people coming to work in the Borough or provide further opportunities for local communities. The greater certainty afforded by this approach helps encourage investors. Slight negatives were identified in respect of tourism and rural economy however these could be avoided through appropriate policy. It was also noted that it would be difficult in practice to identify Mineral Extraction Areas to encompass all mineral types and further areas may become known during Plan period and therefore designations may not suit explorers.	<b>+</b>	<b>+</b>	<b>+</b>	Supports new job creation and may help to increase the number of people coming to work in the Borough through ensuring existing mineral operations are protected. Not highlighting / designating areas where mineral extraction is acceptable leaves the door open for more innovative / speculative exploration. However, this Option retains a spatial element which may not suit all exploration interests as there may be minerals discovered over Plan period within Area of Constraint.	<b>+</b>	<b>+</b>	<b>+</b>	The more flexible approach afforded by this Option supports new job creation and makes best use of location. It helps ensure that there is sufficient land supply in appropriate locations for growth. This Option may deliver slightly more for the objective by encouraging exploration and innovation. Slight negatives were identified in respect of tourism and rural economy however these could be avoided through policy.
<b>6.... manage material assets sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.
<b>7.... protect physical resources and use sustainably.</b>	<b>?</b>	<b>?</b>	<b>?</b>	Enables the minerals industry to operate sustainably, allowing future use/benefit of existing quarries and for materials to be locally sourced. Allows more efficient use of land in the long term by enabling future expansion of existing quarries rather than requiring that new quarries are established when permissions run out. However,	<b>+</b>	<b>+</b>	<b>+</b>	Enables the minerals industry to operate sustainably, allowing future use/benefit of existing quarries and for materials to be locally sourced. While some 'no go' areas would be identified, it may facilitate more flexibility in the future. Operators would not be forced into only having defined areas available to them (which may be very small).	<b>+</b>	<b>+</b>	<b>++</b>	Enables the minerals industry to operate sustainably, allowing future use/benefit of existing quarries and for materials to be locally sourced. Having no Areas of Constraint provides more flexibility and allows scope for future innovation and new techniques in exploration or extraction to be used in accessing resources, provided that the

			available data on resources is limited and there is a risk of identifying unsuitable areas as MEAs and overlooking more useful areas. It may restrict the ability to act on future innovation or emerging techniques. In the long term it may constrain the industry.						development is appropriate for the location. Where appropriate, creating a protective buffer around existing extraction sites will protect these from being constrained by new development.			
<b>8.... encourage active and sustainable travel.</b>	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.	<b>0</b>	<b>0</b>	<b>0</b>	No link was established between the Option and this objective.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	The Option would have a negligible effect on this objective. Minerals extraction has the potential for nuisance impacts (e.g. emissions, dust) that may affect air quality although these are well controlled and regulated through licensing.	<b>0</b>	<b>0</b>	<b>0</b>	The Option would have a negligible effect on this objective. Minerals extraction has the potential for nuisance impacts (e.g. emissions, dust) that may affect air quality although these are well controlled and regulated through licensing.	<b>0</b>	<b>0</b>	<b>0</b>	The Option would have a negligible effect on this objective. Minerals extraction has the potential for nuisance impacts (e.g. emissions, dust) that may affect air quality although these are well controlled and regulated through licensing.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>0</b>	Encouraging the minerals industry within the Borough supports the proximity principle, reducing the need to transport construction materials. The overall effect on the objective is negligible.	<b>0</b>	<b>0</b>	<b>0</b>	Encouraging the minerals industry within the Borough supports the proximity principle, reducing the need to transport construction materials. The overall effect on the objective is negligible.	<b>0</b>	<b>0</b>	<b>0</b>	Encouraging the minerals industry within the Borough supports the proximity principle, reducing the need to transport construction materials. The overall effect on the objective is negligible.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>?</b>	<b>?</b>	Quarries typically have high levels of water use. However the industry is regulated and sites would recover and re-use water where possible. Abstraction and discharge are controlled by water management licensing. However, increasing new mineral extraction or expansion of existing activity could pose potential risks on water quality.	<b>0</b>	<b>?</b>	<b>?</b>	Quarries typically have high levels of water use. However the industry is regulated and sites would recover and re-use water where possible. Abstraction and discharge are controlled by water management licensing. However, increasing new mineral extraction or expansion of existing activity could pose potential risks on water quality.	<b>0</b>	<b>?</b>	<b>?</b>	Quarries typically have high levels of water use. However the industry is regulated and sites would recover and re-use water where possible. Abstraction and discharge are controlled by water management licensing. However, increasing new mineral extraction or expansion of existing activity could pose potential risks on water quality.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>?</b>	<b>?</b>	<b>?</b>	Although an industrial land use, quarries can support biodiversity. While post-closure restoration could lead to biodiversity gains, these would occur	<b>?</b>	<b>?</b>	<b>?</b>	Although an industrial land use, quarries can support biodiversity. While post-closure restoration could lead to biodiversity gains, these would occur	<b>+</b>	<b>+</b>	<b>+</b>	Although an industrial land use, quarries can support biodiversity. While post-closure restoration could lead to biodiversity gains, these would occur

			outside the projected plan period. Areas of Constraint provide more certainty in safeguarding natural resources however this could be counteracted negatively by identification of areas for exploitation.				outside the projected plan period. Areas of Constraint provide more certainty in safeguarding natural resources, however ad hoc applications may prove to have a determination on the basis of overriding public interest dependent on minerals identified. This may give rise to an adverse impact on the objective.				outside the projected plan period. While the Option does not provide spatial protection of natural resources, the policy element would be strongly protective and would prevent unacceptable losses. In some cases, overriding public interest may be invoked due to nature of minerals identified, balanced against loss/adverse impact on biodiversity	
<b>13.... maintain and enhance landscape character.</b>	+	+	+	Areas of Constraint will ensure that the most sensitive landscapes are protected from new minerals development. Visual intrusion will be minimised and policy will dictate against loss of landscape character or mitigate in ad hoc cases.	+	+	+	Areas of Constraint will ensure that the most sensitive landscapes are protected from new minerals development. Visual intrusion will be minimised and policy will dictate against loss of landscape character or mitigate in ad hoc cases.	+	+	+	While this Option does not include strategic/spatial elements to protect sensitive landscapes, the policy would ensure that landscape character was protected from unsuitable development, however ad hoc applications which prove to be in the public interest may necessitate some impact on landscape character but policy should enable mitigation.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	0	0	0	The Option was considered to have a negligible effect on this objective, however it was noted that Areas of Constraint could indirectly help to protect archaeological built and heritage features although other policies have a greater role in providing protection.	0	0	0	The Option was considered to have a negligible effect on this objective, however it was noted that Areas of Constraint could indirectly help to protect archaeological built and heritage features although other policies have a greater role in providing protection.	0	0	0	Criteria in policy which are protective towards the historic environment and cultural heritage would form part of the policy approach.

**Summary and comparison of Options against the sustainability objectives:**

Option C is the most sustainable Option. Although some potential effects were identified in respect of the social sustainability objectives, overall the Options were found to have a negligible impact on these objectives. A minor positive impact was identified for the objective to enable sustainable economic growth, but no other impacts on the economic sustainability objectives were perceived. By not having spatially defined Areas of Constraint, Option C allows more flexibility and the scope to include for future innovation / techniques in mineral exploration and extraction. This is considered to have a significant positive impact on the physical resources objective. For the environmental sustainability objectives, the policy element of this Option would recognise and respect the borough's sensitive resources and would protect against unacceptable development. For this reason minor positive impacts are identified in respect of landscape and natural resources. The appraisal also recognised that the

minerals industry traditionally involves the use of high volumes of water and that regulation is necessary to prevent impacts, therefore an uncertain score was recorded. Negligible effects were identified for the other objectives.

Option A only has two sustainability objectives where positive impacts are identified; enabling sustainable economic growth and maintaining and enhancing landscape character. Uncertain impacts were identified for the objective to protect physical resources and use sustainably as spatial boundaries could ultimately become restrictive, a wide range of baseline data is needed to identify useful MEAs and the policy may not allow the flexibility to adapt. As with Option C, uncertain effects were also identified on water resources due to the nature of the industry. The effect on natural resources is also uncertain, as while ACMDs can protect natural resources, this may be counteracted by the identification of MEAs.

Option B has the same pattern of scores as Option A with the exception of physical resources where it receives a minor positive score. This Option facilitates more flexibility in the future, should new data become available, or if demands and technologies change. For this reason it may also deliver more than Option A in respect of sustainable economic growth. An uncertain score was recorded for natural resources as while there is a protective spatial element, the appraisal also recognised that this Option may not be able to prevent negative impacts on natural resources where a determination is made on the basis of an overriding public interest.

**The most sustainable Option:** Option C is the most sustainable Option

**The preferred Option:** Option C is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?**

There were significant positive effects identified for the objective ‘to protect physical resources and use sustainably’, in the long term.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, site selection criteria, planning conditions, landscape analysis and landscaping plans, ecological surveys, identification of sites to protect from development, , water pollution prevention local policy guidelines, policy to limit noise/air pollution in proximity to sensitive receptors. Requirement for reinstatement/restoration plans.



### Issue 32: Hierarchy of Centres

Options	Option A: Define a hierarchy of centres based on the preferred settlement hierarchy and the relevant roles and functions of our centres.			Option B: Retain the existing hierarchy of centres as established in the extant plans.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This Option would help to define centres within places that are already being used, thereby improving the existing infrastructure to improve access to health care, while also increasing social and intergenerational contact.	+	+	+	The existing hierarchy already promotes social and intergenerational contact through a shared space.
2.... strengthen society.	+	+	+	The re-defining of centres could potentially increase the accessibility to shared space, and in turn promote positive social interactions to help strengthen society. The redefinition of centres in rural areas may also give rural communities access to facilities and services that may not be met with the current layout.	+	+	+	This Option would maintain current plans, which already promotes positive social interactions to help strengthen society through current accessibility to a shared space.
3.... provide good quality, sustainable housing.	0	0	0	The Option does not deliver directly on this objective.	0	0	0	The Option does not deliver directly on this objective.
4.... enable access to high quality education.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.
5.... enable sustainable economic growth.	+	++	+++	This Option could enable a change to size and number of town centres, which may in turn increase sustainable growth. Newly centres may become eligible for grants. The review may also improve the vibrancy and vitality of town centres to help make the Council look like a more attractive place to live, work, visit and invest in.	+	+	+	This Option focuses businesses together through promoting development to existing town centres, which makes best use of location and aims to promote sustainable growth. The current Option also supports a range of job types to centres. However, the current hierarchy may not be supported by all.
6.... manage material assets sustainably.	+	+	+	This Option could potentially reduce the amount of derelict land through re-evaluation of current centres that are not made best use of.	+	+	+	This Option maintains the current focus of development to current centres, thereby using the current proximity principle for location of material assets.

7.... protect physical resources and use sustainably.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.
8.... encourage active and sustainable travel.	+	+	+	The re-evaluation of centres has the potential to make them more accessible to people through positioning and redevelopment. However, it was noted in the appraisal that the redevelopment can only provide the conditions to improve sustainable travel, which may be affected by third party travel providers.	+	+	+	There is existing public access to current centres, which promotes reduction in car use and benefits those without access to a vehicle. This Option helps encourage modal shift to use of active/public transport through the existing infrastructure.
9.... improve air quality.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.
10.... reduce causes of and adapt to climate change.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree. However, it was noted in the appraisal that there is a slight contribution to this objective through current public transport and the reduction in need to travel by vehicle to current centres.
11.... protect, manage and use water resources sustainably.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.
12.... protect natural resources and enhance biodiversity.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree, as this assesses areas which are already developed.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree, as this assesses areas which are already developed.
13.... maintain and enhance landscape character.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.	0	0	0	At present, the hierarchy is not thought to influence this objective to a perceptible degree.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	This Option has the potential to maintain and enhance historical and cultural heritage when designating new centres. The cultural heritage of a settlement could be a consideration when defining the role/function of a settlement centre, e.g. centres with a fishing / maritime heritage may constitute a focal point for tourism.	0	0	0	This Option would maintain current centres which may be more likely to have character and a historic environment than the development of new centres, as they are already existing and have had time to build up character. However, it is not thought to influence this objective to a perceptible degree.

**Summary and comparison of Options against the sustainability objectives:**

Option A is the most sustainable Option. By re-defining current hierarchies of centres, this Option opens up opportunities to re-create centres with more focus on sustainable objectives in health and well-being and strengthening society through providing shared spaces to allow for more social and intergenerational contact in both existing centres as well as more rural communities. Option A also has minor positives in managing assets and promoting sustainable travel through re-evaluating current land use, in order to reduce derelict land and improve travel infrastructure that in turn may improve the current cultural heritage available to the community. Option A also has a significant positive effect over the middle to long term in enabling sustainable economic growth. By re-evaluating current centres, this Option provides the opportunity to change the number and position of centres throughout the borough. This could improve the vibrancy and vitality of current centres as well as providing local communities more access to amenities, making the council look like a more attractive place to live, work, visit and invest in. Although Option A does not have any minor negatives associated with it, there are several objectives which do not have a direct link, including housing, education, climate change and biodiversity.

Option B is very similar to Option A with respect to meeting the sustainable objectives. This Option also has minor positives in health and well-being and strengthening society through currently providing shared spaces to allow for social contact. This Option maintains the current focus of development to current centres, thereby using the current proximity principle for location of material assets. The current travel infrastructure also promotes sustainable travel as public transport is already currently in place to allow easy access to current centres. Current centres are also more likely to have a base line of historical and cultural heritage as they have had time to build up character. Again Option B does not have any minor negatives associated with it, but there are several objectives which do not have a direct link, including housing, education, climate change and biodiversity.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option A is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?** There were significant positive effects identified for the objective ‘to enable sustainable economic growth’ in the medium and long term.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Key Site Requirements would be implemented in order to promote sustainable objectives. Cross referencing with other policies would also be incorporated to ensure a thorough and consistent approach.

Issue 33: Spatial Extent of Town Centres and Retail Cores

Options	Option A: Define the spatial extent of Town Centre boundaries and Primary Retail Cores to accommodate the projected need for retail and other main town centre uses.			Option B: Retain the existing spatial extent of Town Centre boundaries and Primary Retail Cores from extant Development Plans.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	This Option would provide the opportunity to re-evaluate the current extent of town centre boundaries and PRCs. By re-defining these boundaries, there could be potential for the creation of centres suited to local need, with adequate open and shared space considered and public access to the centres possibly benefiting people’s physical health. Sense of safety could also be improved. The Option could visually improve areas and make them more attractive for people to visit and stay in. This could help improve level of social interactions with positives for people’s well-being.	?	?	?	The current extents of the town centres in the Council vary in size and have differing rates of vacancy. In some cases the levels of vacant unused/underutilised space may be detrimental to their vibrancy and vitality. This in turn may impact on people’s perceptions and sense of place and civic pride. Vacant space does not encourage people to visit or stay and could have a negative impact on people’s well-being when they do visit. Although potential negative impacts are recognised for some town centres, it is uncertain how much this may affect people’s well-being.
2.... strengthen society.	+	+	+	This Option would provide the opportunity to re-evaluate the current extent of town centre boundaries and PRCs. By re-defining these boundaries, there could be potential for the creation of centres suited to local need, with adequate open and shared space considered and public access to the centres possibly benefiting people’s physical health. Sense of safety could also be improved. Option could visually improve areas and make them more attractive for people to visit and stay in. This could help enable accessibility and improve level of social interactions with positives for people’s sense of place and cross community relations.	?	?	?	The current extents of the town centres in the Council vary in size and have differing rates of vacancy. In some cases the levels of vacant unused/underutilised space may be detrimental to their vibrancy and vitality. This in turn may impact on people’s perceptions and sense of place and civic pride. Where areas of vacant/unused space are present these may make people feel unsafe and reduce the opportunities for social interactions. Although potential negative impacts are recognised for some town centres, it is uncertain how much this may affect communities.
3.... provide good quality, sustainable housing.	+	+	+	Re-defining zonings of town centres and retail cores based on projected need could benefit sustainable housing projects as appropriate amounts of housing could be planned to align with the redefined centres. Revisiting existing extents could highlight opportunities for living over the shop, address vacancy and reintroduce town centre living and sustainability in line with other complementary policies, however would have to be carefully managed so as not to detract from compact retail core. The potential for other uses could help increase vitality of the area and encourage people into the area.	0	0	0	This Option would not change the current zonings and would not be able to deliver for the objective.

4.... enable access to high quality education.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
5.... enable sustainable economic growth.	+	+	+	This Option would review current town centre and PRC boundaries and potentially revisit them to enable economic growth based on projected local need.	?	?	?	With this Option, some town centres and primary retail cores are working but others are not. Some of these areas are active and attractive but others suffer from derelict/vacant areas which isn't good for making the Council an attractive place to live, work, visit or invest in.
6.... manage material assets sustainably.	0	0	0	The review of boundaries should not affect provision or access to local material assets.	0	0	0	Under this Option, no change is proposed which is reflected in the neutral score.
7.... protect physical resources and use sustainably.	0	0	0	There is no direct link between the Option and delivery of the objective.	0	0	0	There is no direct link between the Option and delivery of the objective.
8.... encourage active and sustainable travel.	0	0	0	May potentially provide some opportunities for using active travel for everyday shopping, where transport routes are directed to the defined centres. Where public transport stops are located within the spatial extent of a town centre, this may provide for support to modal shift to public transport or benefit those without a vehicle who use public transport to access the town centre. The overall effect is not considered to be great enough to create a perceptible impact.	0	0	0	This Option contributes slightly to the objective, as public transport and active travel routes are available and used. It is noted that there could be some possibility of enhancing links to centres/cores to be better served by sustainable travel Options. The overall effect is not considered to be great enough to create a perceptible impact.
9.... improve air quality.	0	0	0	There is unlikely to be any impact on the delivery of the objective.	0	0	0	There is unlikely to be any impact on the delivery of the objective.
10.... reduce causes of and adapt to climate change.	0	0	0	There is unlikely to be any impact on the delivery of the objective.	0	0	0	There is unlikely to be any impact on the delivery of the objective.
11.... protect, manage and use water resources sustainably.	0	0	0	There is unlikely to be any impact on the delivery of the objective.	0	0	0	There is unlikely to be any impact on the delivery of the objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There is unlikely to be any impact on the delivery of the objective.	0	0	0	There is unlikely to be any impact on the delivery of the objective.
13.... maintain and enhance landscape character.	0	0	0	There is unlikely to be any impact on the delivery of the objective.	0	0	0	There is unlikely to be any impact on the delivery of the objective.
14.... protect, conserve and enhance the	+	+	+	Redefining boundaries could improve the vibrancy of towns, as the review, based on projected need, would provide an opportunity to	+	+	+	Current policy recognises and protects historic and cultural assets. Under this Option, such features can be conserved and used.

<b>historic environment and cultural heritage.</b>		consider historic and cultural assets within or near to these boundaries. This Option could help to integrate more of the historic/cultural environment into the spatial extent of revised town centre boundaries/retail cores for appropriate (re)use.		
<b>Summary and comparison of Options against the sustainability objectives:</b>				
<p>Option A is the preferred Option. This Option provides the opportunity to review the existing zonings in the context of up to date information and would enable the areas of town centres and retail cores to be defined based on current need. This approach is considered to have minor positive impacts on all of the social sustainability objectives, as it allows different approaches to be taken to address different constraints that may be affecting the various town centres. Minor positive impacts are also anticipated for enabling sustainable economic growth, but no effects were identified for the other economic sustainability objectives. Option A is considered to have negligible effects on the environmental sustainability objectives, with the exception of the objective to protect, conserve and enhance the historic environment and cultural heritage, where a minor positive impact is identified.</p>				
<p>Option B records uncertain impacts on the social sustainability objectives of health and well-being and strengthening society as the current town centres have different spatial extents and function in different manners. Vacancy rates are varied across the centres. An uncertain score is also given for the objective to enable sustainable economic growth, as while some centres in the borough are performing well under the current zoning, the absence of a review may mean that some centres could deteriorate. Option B is considered to have negligible effects on the environmental sustainability objectives, with the exception of the objective to protect, conserve and enhance the historic environment and cultural heritage, where a minor positive impact is identified.</p>				
<b>The most sustainable Option:</b> Option A is the most sustainable Option.			<b>The preferred Option:</b> Option A is the preferred Option.	
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects were identified for the preferred Option.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant adverse effects were identified for the preferred Option.				
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing to other planning policy and policy considerations. Traffic Impact Assessments. Sustainable travel initiatives – bus passes, bus tickets, new routes. SuDS (which will be a policy for new developments).				

Issue 34: Protecting and enhancing diversity of uses – Designated Primary Retail Cores (PRC)

Options	Option A: Designated Primary Retail Cores to be accompanied by policy to restrict non-retail uses at ground floor level within this area.			Option B: Designated Primary Retail Cores for the location of retail and main town centre uses by applying the sequential approach with no accompanying policy.			Option C: Designated Primary Retail Cores to be accompanied by policy to allow differing provision of retail and town centre uses based upon locally distinct character.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	This Option indirectly links with this objective by influencing the attractiveness and vibrancy of town centres. Overall the effect on this objective is negligible.	0	0	0	This Option indirectly links with this objective by contributing towards more attractive and vibrant town centres. Overall the effect on this objective is negligible.	0	0	0	This Option indirectly links with this objective by contributing towards attractive and vibrant town centres. By adopting a more tailored approach for each town it delivers slightly more. Overall the effect on this objective is negligible, but indirect benefits on wellbeing could be experienced if town centres are made more attractive and vibrant.
2.... strengthen society.	0	0	-	This Option may indirectly influence this objective through the restriction of opportunities for non-retail uses. The restrictive nature of this Option may lead to deterioration of town centres. Over time, this may contribute to a negative impact.	0	0	0	This Option indirectly influences this objective and the approach has helped to support / maintain some town centres in the Borough, however, not all town centres in the Borough are thriving. The overall effect on this objective is considered negligible.	0	0	+	The Option has an indirect influence on this objective however the tailored approach taken by this Option offers the greatest potential for adapting to changing circumstances. This tailored approach gives the greatest scope to enhance town centres and create better quality shared space which could, over time, contribute to positive effect.
3.... provide good quality, sustainable housing.	0	0	0	No direct link between the Option and the delivery of this objective was identified, though it was noted that the Option may enable some mixed use in PRCs which can include housing.	0	0	0	No direct link between the Option and the delivery of this objective was identified though it was noted that the Option may enable some mixed use in PRCs which can include housing.	0	0	0	No direct link between the Option and the delivery of this objective was identified though it was noted that the Option may enable some mixed use in PRCs which can include housing.
4.... enable access to high quality education.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
5.... enable sustainable economic growth.	+	+	?	Designated Primary Retail Cores strengthen the town centre first	+	+	?	Designated Primary Retail Cores strengthen the town centre first	+	+	+	By tailoring the policy to recognise local distinctiveness, this Option could allow

			approach, which supports economic growth. However, restricting uses to retail only would not enable town centres to react to changing circumstances, i.e. current trends are moving away from traditional high street retailing. In the long term it is uncertain how this policy would affect vitality and vibrancy of town centres.			approach, which supports economic growth. However, this approach does not make allowance for local distinctiveness and may be too broad. It could result in losses to town centre distinctiveness and character. In the long term it is uncertain how this policy would affect vitality and vibrancy of town centres.			town centres to respond to changing circumstances in a manner suited to each individual centre. It creates the more scope to improve the vitality and vibrancy of the Borough's town centres. It would support tourism in relevant centres and would aim to help make the Borough a more attractive place to live, work, visit and invest.			
6.... manage material assets sustainably.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
7.... protect physical resources and use sustainably.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
8.... encourage active and sustainable travel.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
9.... improve air quality.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No direct link was established between the Option and this objective however indirect benefits could be achieved by tying in with other policies on energy efficiency for new development.
11.... protect, manage and use water resources sustainably.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	The Option is unlikely to influence the objective as PRCs will be in the centre of existing built up areas.	0	0	0	The Option is unlikely to influence the objective as PRCs will be in the centre of existing built up areas.	0	0	0	The Option is unlikely to influence the objective as PRCs will be in the centre of existing built up areas.
13.... maintain and enhance landscape character.	0	0	0	The Option is unlikely to influence the objective as PRCs will be in the centre of existing built up areas.	0	0	0	The Option is unlikely to influence the objective as PRCs will be in the centre of existing built up areas.	0	0	0	The Option is unlikely to influence the objective as PRCs will be in the centre of existing built up areas.
14.... protect, conserve and enhance the historic	-	-	-	May result in increased vacancy rates and neglect of buildings, contributing to	-	-	-	May contribute to loss of 'sense of place' and local distinctiveness. No tailoring to the needs of individual town	+	+	+	Tailored approach would allow 'sense of place' to be targeted and conserved in townscape settings and local



environment and cultural heritage.		loss of 'sense of place' in townscape and reduced local distinctiveness.		centres – example given that amusement arcades may not be appropriate in all locations but would be allowed under this policy.		distinctiveness protected. It would enhance built and cultural heritage (also noting that the historic environment is also protected by other policies).
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**Summary and comparison of Options against the sustainability objectives:**

Option C is the most sustainable Option. As this issue has a narrow scope and small spatial extent, its ability to have an effect on the sustainability objectives is quite limited. Negligible impacts were reported for the social sustainability objectives, however it was noted in the appraisal that although the Option is primarily driven towards supporting economic growth, a buoyant town centre creates a better quality shared space and may help to support more services and facilities. Significant positive effects were identified for the objective to enable sustainable economic growth due to the Option's focus on tailoring and targeting the policy to focus on locally-distinct needs. However, the effects on the other economic sustainability objectives are not generally of a sufficient magnitude to raise a perceptible impact. Due to its localised nature within existing built up areas, the Option does not have many impacts on the environmental sustainability objectives, other than having a minor positive effect on the objective to protect, conserve and enhance the historic environment and cultural heritage through its ability to conserve and enhance 'sense of place'.

Option A also has limited impacts on the sustainability objectives. Although the impact on almost all the social and economic sustainability objectives is negligible, some negative effects were identified in the comments. While the Option supports economic growth in the short and medium term, the inability to respond to changing circumstances may ultimately result in long term uncertainty for sustainable economic growth. As with Option C, no impacts are perceived on the environmental sustainability objectives, however a minor negative impact is identified for the objective to protect, conserve and enhance the historic environment and cultural heritage as the Option may contribute to neglect and decay of the historic environment in town centres.

Option B, the existing policy, has the same scores as Option A. The scores reflect the situation that some of the town centres in the Borough require different approaches to adapt to changing trends in town centre uses. Inappropriate development can contribute to loss of sense of place and local distinctiveness.

<b>The most sustainable Option:</b> Option C is the most sustainable Option.	<b>The preferred Option:</b> Option C is the most sustainable Option.
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**What likely significant effects are envisaged with the preferred Option?**

No likely significant effects were identified for the preferred Option.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, tie ins with Borough-wide economic and tourism strategy / masterplan / place making strategy, town centre health checks (as per SPSS 6.285).

Issue 35: Protecting and enhancing diversity of use - Protection of existing areas of housing within town centres.

Options	Option A: Identify areas of existing housing to be protected and promote new housing development, if appropriate to the character of the area, within town centres.			Option B: Housing within town centres is not protected or promoted - retailing and other main town centre uses given priority.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Encouraging housing in town centres can contribute to health and wellbeing by enabling 'walkability' to all everyday services and facilities. TC housing can facilitate increased social interaction.	-	-	-	This Option does not incorporate any measures that influence this objective. The Option may cause a reduction in town centre housing which could lead to the loss of accommodation suitable for groups such as older generation or single occupants
2.... strengthen society.	+	+	+	Having a proportion of the population living in town centres supports this objective, it helps to maintain 'the heart of a town' and promotes positive social interaction.	-	-	-	This Option may contribute to a deterioration in the atmosphere of town centres. Without people living in centres they can become empty 'dead areas' at 5:30pm. In some towns it could maintain or increase inequalities experienced by the most deprived communities.
3.... provide good quality, sustainable housing.	+	+	+	This Option helps to support the development of a variety of household types and sizes. It may help to provide housing which meets locally identified needs. It may also provide accommodation that helps to meet the needs of specific groups of people, e.g. single people, couples, aging population.	-	-	-	This Option may result in the loss of some potential housing areas in town centres. It may mean that housing provision in towns does not meet local needs and also that the needs of specific groups of people, such as single people or aging population, are not met.
4.... enable access to high quality education.	0	0	0	This Option would have a negligible effect on the objective.	0	0	0	This Option would have a negligible effect on the objective.
5.... enable sustainable economic growth.	+	+	+	This Option may help to support a night-time economy in some areas. Having people living in town centres, especially young people, supports vitality and vibrancy of town centres. A busier town centre may indirectly deter crime. The effects would be seen throughout the year.	-	-	-	Reducing potential for housing in town centres would be detrimental to this objective. It would reduce vitality and vibrancy and may undermine aspirations for a night-time economy that is based on footfall from those living in the centre using shops and services. However, it was noted that removing zoning could create new opportunities in town centres for businesses / economic development not previously thought of.
6.... manage material assets sustainably.	0	0	0	This Option would have a negligible effect on the objective. No direct impacts were identified.	0	0	0	This Option would have a negligible effect on the objective. No direct impacts were identified.
7.... protect physical resources and use sustainably.	0	0	0	No link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.

8.... encourage active and sustainable travel.	0	0	0	Living in a town centre can contribute to this objective – residents are likely to be able to access shops and services by walking or public transport without the need for a car. However it was noted that in the Borough this would mostly apply to Bangor as other town centres do have not as many public transport Options. Overall the Option was felt to have a negligible effect on this objective.	0	0	0	This Option may displace some people out of close proximity to principal rail or bus services. Overall the Option was felt to have a negligible effect on this objective.
9.... improve air quality.	0	0	0	No direct link was established between the Option and this objective.	0	0	0	No link was established between the Option and this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	This Option would have a negligible effect on the objective. No direct impacts were identified.	0	0	0	This Option would have a negligible effect on the objective. No direct impacts were identified.
11.... protect, manage and use water resources sustainably.	0	0	0	This Option would have a negligible effect on the objective. No direct impacts were identified.	0	0	0	This Option would have a negligible effect on the objective. No direct impacts were identified.
12.... protect natural resources and enhance biodiversity.	0	0	0	The Option is unlikely to influence the objective as town centres are already build up areas.	0	0	0	The Option is unlikely to influence the objective as town centres are already build up areas.
13.... maintain and enhance landscape character.	0	0	0	The Option is unlikely to influence the objective as town centres are already build up areas.	0	0	0	The Option is unlikely to influence the objective as town centres are already build up areas.
14.... protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	This Option may help to allow ‘sense of place’ to be conserved in townscape settings. However, renovation of older buildings can be cost prohibitive without assistance/co-funding. It was noted that there may be conflict between protecting heritage features and providing new, modern housing in key sites. The effect depends on how the approach is implemented.	-	-	-	Housing being converted to shops can have a negative impact on ‘sense of place’ and townscape. Current policy is not always able to prevent the incremental loss of character that may occur through multiple separate conversions occurring in close proximity.

**Summary and comparison of Options against the sustainability objectives:**

Option A is the most sustainable Option. This Option has a minor positive impact on all of the social sustainability objectives, by encouraging social interaction in the town centre. Impacts on the economic sustainability objectives are limited to encouraging sustainable economic growth by improving vitality and providing stimulus to support the evening economy. As this issue relates only to housing within designated town centres which are already built up areas, it has a limited influence on the environmental sustainability objectives. However it was noted that while the Option could create a better atmosphere in town centres, there may be conflicting interests between protecting heritage features and providing new, modern housing which creates an uncertain impact on the historic environment objective.

Option B has a minor negative impact on all three social sustainability objectives, as it may reduce the availability of housing and could contribute toward a deterioration in the atmosphere of town centres. It does not help to support any of the economic sustainability objectives and has a minor negative impact on the objective to encourage sustainable economic growth. As with Option A, this Option has little effect on the environmental sustainability objectives. While effects were perceived on the objective to protect, conserve and enhance the historic environment and cultural heritage, the overall impact was uncertain and it was noted that current incentives to encourage living in town centres have not been widely adopted.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option B is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?**

No likely significant effects were identified for the preferred Option.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?**

No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, housing needs analysis, masterplanning, building design guides, partnership working, policy to protect important buildings.

Issue 36: Protecting and enhancing diversity of use - Development Opportunity Sites (DOSs).

Options	Option A: Define Development Opportunity Sites for mixed use and encourage 'meanwhile' uses until development is commenced.			Option B: Retain existing designated Development Opportunity Sites.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	?	?	?	This Option could have a relationship with this objective but its effect can't be predicted as it depends on how the approach is implemented. It was noted that certain end uses such as gyms could have positive effects on this objective and also certain 'meanwhile uses' like community gardens could also benefit health and well-being.	?	?	?	This Option could have a relationship with this objective but its effect can't be predicted as it depends on how the approach is implemented. It was noted that certain end uses such as gyms could have positive effects on this objective and having DOSs enables retail opportunities outside town centres. However, the existing DOSs have not been taken up in the previous plan period and maintaining the designation may serve to perpetuate dereliction in these areas.
2.... strengthen society.	+	+	+	This Option can create opportunities for shared space. Mixed-use development could include a mix of social housing and retail. Sites could be selected in locations where they could help reduce factors causing inequalities or meet identified needs that will reduce inequalities experienced by the most deprived communities. DOSs are currently only in the ADAP area but could be identified throughout the Borough.	-	-	-	Development opportunity sites which have not been brought forward and are underutilised may contribute to fear of crime or anti-social behaviour. There is no guarantee that de-designating would resolve. As DOSs are currently only located in the ADAP area, the other parts of the Borough do not have this designation and may be disadvantaged by not having the opportunity for new mixed use development in relevant sites.
3.... provide good quality, sustainable housing.	+	+	+	This Option would enable the inclusion of new housing (possibly in a variety of types and sizes) within the mixed use site.	0	0	0	This Option would enable the inclusion of new housing (possibly in a variety of types and sizes) within the mixed use site. The limited number of these sites means a negligible effect on the objective.
4.... enable access to high quality education.	?	?	?	One of the use types that could be created by this Option is a training space or a multi-use hall which could accommodate a pre-school group. The effect on the objective is dependent on how the Option is implemented.	0	0	0	One of the use types that could be created by this Option is a training space or a multi-use hall which could accommodate a pre-school group. The effect on the objective is dependent on how the Option is implemented, however this Option only encompasses a small number of sites and consequently the likely effects are negligible.
5.... enable sustainable economic growth.	+	+	+	This Option would help to support the creation of a range of job types that are accessible, especially to areas of deprivation. It could help make the Borough a more attractive place to live, work, visit and invest and it fits with the Council's Corporate Plan. It can help make best use of location and enable land supply in appropriate locations for economic growth. It was noted in the appraisal that it	0	0	0	The DOSs identified to date have had some economic benefit derived from them. However, some of the smaller sites may not be able to deliver. Settlements outside the ADAP area may be disadvantaged by not having access to the opportunities afforded by this zoning. The overall effect is negligible due to the small scope and scale of this Option.

				could take investment away from town centres, but the right type of development could also complement town centres.				
<b>6.... manage material assets sustainably.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option may reduce the area of derelict or contaminated land, particularly where 'meanwhile uses' are encouraged. The greater spatial scope afforded by this Option allows it to deliver slightly more.	<b>+</b>	<b>+</b>	<b>+</b>	This Option would reduce the amount of derelict or contaminated land in the Borough, if they become developed. The small spatial scope afforded by this Option means it does not deliver as much for this objective.
<b>7.... protect physical resources and use sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. It would not use greenfield land.
<b>8.... encourage active and sustainable travel.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option would allow the preferential consideration of sites along existing public transport routes. It may enable park and ride facilities or bus stop to be embedded within the multi-use. These measures would help to encourage residents/users to be less dependent on cars.	<b>0</b>	<b>0</b>	<b>0</b>	The existing DOSs do not encompass any measures to support this objective. The limited number of these sites poses a negligible effect on the objective.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option provides the opportunity to enable/promote public transport, walking/cycling. It may help to reduce the need to travel by vehicle, particularly in conjunction with other policies.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. No direct effects were identified.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. Any New DOSs are likely to be within existing settlement areas with mains sewers and are unlikely to occur on a flood plain.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. DOSs are within existing urban areas with mains sewers and outside any flood plains.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>+</b>	<b>+</b>	<b>+</b>	New DOSs would be within existing urban areas and would not be identified in areas of important biodiversity. Through development these sites could help enhance local biodiversity by incorporating landscaping, trees or communal gardens. Key Site Requirements could be attached to enhance the effects on this objective. Site selection could also look at linkages with green / blue infrastructure.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. DOSs are within existing urban areas.
<b>13.... maintain and enhance landscape character.</b>	<b>0</b>	<b>0</b>	<b>0</b>	New DOSs would be within existing built up areas and would not be designated in an inappropriate site. Example given that DOSs would respect coastal views.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. DOSs are within existing urban areas and the sites do not have the potential to affect landscape character.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Built heritage sites may be taken in to account when designating new DOSs. DOSs may be used to protect local distinctiveness.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would have a negligible effect on the objective. No direct effects were identified.

**Summary and comparison of Options against the sustainability objectives:**

Option A is the most sustainable Option. It generally has a minor positive effect on the social sustainability objectives, however the effect on health and well-being is uncertain, as impacts are dependent on how the Option is implemented. The Option also has a minor positive effect on two out of the three economic sustainability objectives, with impacts on education being uncertain and dependent on what types of development are put forward. Impacts on the environmental sustainability objectives are negligible for the physical resources, air quality, water resources and landscape objectives as the DOSs are or would be located within existing urban areas. Minor positive impacts are identified for the active and sustainable travel, climate change, natural resources and historic environment objectives as the Option creates opportunities for DOSs to be integrated with active/sustainable transport routes and through KSRs could be designed to enhance local biodiversity and local distinctiveness.

Option B has a narrow scope and small spatial extent, therefore its ability to have an effect on the sustainability objectives is quite limited. Effects on the environmental sustainability objectives are negligible with no perceptible impacts identified. A minor negative impact is identified for the objective to strengthen society. The impacts on the health and well-being objectives is uncertain, as while there is potential for development of the DOSs to benefit these objectives, the fact that this has not occurred to date means it difficult to predict an impact. Minor positive effects were identified in respect of material assets as the DOSs are brownfield sites and the policy is encouraging their redevelopment/repurposing.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option A is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?** No likely significant effects were identified for the preferred Option.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, accessibility analysis, housing needs analysis, key site requirements, transport analysis/ requirement for public transport provision, economic impact analysis, requirement to incorporate SuDS in design, policy to protect important buildings, ecological / biodiversity surveys.

[Issue 37: Tourism](#)

Options	Option A: Promote appropriate sustainable tourism developments in identified priority tourism areas (primarily at the edge of settlements).						Option B: Promote appropriate sustainable tourism developments throughout the Borough.					
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation				
1.... improve health and well-being.	+	+	?	This Option could help to create specific sites for tourism with links to active travel to provide positive benefits for people’s health and well-being. Creating sites could enable visitors to know where they can go to for a pleasurable experience. It is noted that there could be negatives for resident’s living near these sites – increased traffic, noise, litter, dust. Might depend on the type of tourism venture and its location. Negatives could eventually affect the visitors as well. The uncertainty of this Option for people’s health and well-being is reflected in the longer-term score.	+	+	?	This Option would not spatially restrict the tourism development so it would still be available to people to benefit from but across a wider area. The provision of this resource across the Borough brings positives for people’s health and well-being. It is noted that traffic may increase in some areas/routes with negatives for people’s health and possible safety too. Disturbance from nuisances may arise from the ventures themselves or the related traffic and visitors – noise, parking, dust, litter, lighting, and so on. These uncertainties are reflected in the longer-term score.				
2.... strengthen society.	+	+	?	This Option could help to improve areas with people feeling a sense of pride because of where they come from. The creation of tourism areas could help local areas flourish and encourage positive community relations and community groups – potential for bottom-up initiatives and opportunities for social enterprises to bring forward ideas. At same time, there could be a higher risk of anti-social behaviour around some of the areas. Opportunities for delivery of this objective could be minimized if only priority areas are focused on. Option may not reduce inequalities. The uncertainty of this Option is reflected in its longer-term score.	+	+	+	This Option could help to improve areas with people feeling a sense of pride because of where they come from. There could be more certainty under this Option to help strengthen local community relations. Enabling tourism throughout the Borough could help local areas flourish and encourage positive community relations and community groups – potential for bottom-up initiatives and opportunities for social enterprises to bring forward ideas. It is likely that the wider spatial approach could help reduce any cases of local crime or anti-social behaviour. There would be less risk of negative impacts on local communities should a tourism venture fail i.e. likely to be less knock-on effects.				
3.... provide good quality, sustainable housing.	0	0	0	It is noted that some tourism ventures provide housing but overall there is no direct link between this Option and delivery of the objective.	0	0	0	It is noted that some tourism ventures provide housing but overall there is no direct link between this Option and delivery of the objective.				
4.... enable access to high quality education.	0	0	0	Under this Option, there could be opportunities for links to training and skills, including craft skills. The identified areas could help focus on the provision of specific skills for educational purposes and help to retain skills and knowledge.	0	0	0	Under this Option, there could be opportunities for links to training and skills, including craft skills, across the whole of the Borough. This approach could help provide specific skills and knowledge with a widespread dispersal of benefits.				
5.... enable sustainable economic growth.	+	+	+	Under this Option, areas could be identified as priority tourism areas, which would be positive for related businesses in those areas and help to attract people to those areas. This could have a knock-on effect for the local economy as well as encourage	+	++	++	Under this Option there would be potential to support sustainable tourism developments across the whole of the Borough without spatial restrictions. There could be opportunities to make the best use of location and to create ventures that enable people to do				



				investment into local infrastructure needs. It is noted that some suitable areas may be avoided – not favoured - due to their location meaning that, potential schemes may be at a disadvantage. Under this Option, there may be risks of inequalities but overall there could be positive outcomes for delivery of the objective.				more than a day trip. For example, a food destination strategy could be developed and encompass areas across the full spatial extent of the Borough. Under this Option, there would be less risk of missing areas that could have potential tourism ventures worthy of support. There would be more flexibility under this Option to consider proposals.
<b>6.... manage material assets sustainably.</b>	?	?	?	Under this Option, areas could be identified but as these are not known, it is difficult to assess likely impacts on electrical infrastructure, telecomms, energy use, and waste management and so on. Identified priority tourism areas would likely increase pressure and demand on local material assets but due to their proposed location near to settlements, local infrastructure would be more likely to be available. It is noted that these demands on material assets may be seasonal.	?	?	?	Under this Option, appropriate sustainable tourism would be supported across the Borough. This could increase pressure on material assets – waste management, electrical connections, access to renewables, and so on – but developments would have to be ‘appropriate’ and so align with existing or planned for material assets. It is noted that some of the additional demands on material assets may be seasonal.
<b>7.... protect physical resources and use sustainably.</b>	-	-	-	Option would identify areas near settlements that could be used and may enable use of more brownfield sites and avoid the loss of greenfield sites. There would unlikely be any impacts on minerals but earth science sites/features would need to be carefully considered. The loss of land to development purposes and potential impacts on land/soil is reflected in the score of this Option against this objective.	-	-	-	Option would support appropriate sustainable tourism across the Borough. There would be the likely use of greenfield sites but brownfield sites could also be used. The wide spatial approach of this Option could enable a higher loss of greenfield sites. There would unlikely be any impacts on minerals but earth science sites/features would need to be carefully considered. The loss of land to development purposes and potential impacts on land/soil is reflected in the score of this Option against this objective.
<b>8.... encourage active and sustainable travel.</b>	+	+	+	Identified areas could be linked up with active travel routes depending on their location. Walking and cycling routes could be incorporated, as well as public transport routes. The identification of clear areas/zones could help with the setup of specific routes and potential links between areas and routes.	?	?	?	Under this Option, support could be provided across the full Borough and so it is difficult to predict if appropriate tourism ventures would align with existing or planned for active travel or public transport routes. The spatial approach of this Option may make it more difficult for people to be able to rely on public transport but it would depend on locations and routes. It is noted that public transport ticket offers could be provided and tours. The potential dispersal of tourist locations under this Option makes the outcome for this objective uncertain.
<b>9.... improve air quality.</b>	-	-	-	Identifying zones primarily near to settlements would likely focus travel to those key areas and may increase clustering of traffic. It is noted that there is potential for more sustainable travel Options than the car but the car is a significant choice of transport for people. Although the potential tourism areas are not known, air	0	0	0	Under this Option, support for appropriate tourism ventures would be given across the Borough. Without the locations of these, it is difficult to ascertain if they would align with existing or planned for active travel or public transport routes. People rely upon the car as a favoured mode of transport but traffic related to tourism ventures created under this Option is unlikely to affect air quality.

				quality in the Council area tends not to be an issue/health risk, other than on the A2.				Air quality across the Borough is generally good with health risks on the A2 and not anywhere else. The spatial approach of this Option could help reduce clustering of traffic.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option would identify priority tourism areas to support sustainable tourism developments. This would likely lead to associated development and infrastructure, and generate traffic, all of which would likely create greenhouse gas emissions.	<b>0</b>	<b>0</b>	<b>0</b>	This Option would support appropriate sustainable tourism developments, which would in itself likely generate traffic and emissions of greenhouse gases as could the associated development and infrastructure. It is noted that tourism related ventures are required by the Council to consider climate change.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>?</b>	Identifying priority tourism areas near settlements and clustering development into key areas could avoid impacts on wetland habitats and avoid/reduce the risk of water pollution across the wider countryside. Although potential tourism areas are not known, they may be more likely to have adequate access to water mains infrastructure if near settlements. At the same time, pressure and demand on water resources could reduce water quality and increase risks of water pollution. Risks to local water pollution may also be more feasible with developments focused in key areas. It is noted that water standards across the Council are not good but agricultural sources are the main contributors to water pollution. Overtime the outcome of this Option for this objective may become more uncertain.	<b>0</b>	<b>0</b>	<b>?</b>	This Option would support appropriate sustainable tourism ventures across the Borough but these may not be located near to water mains infrastructure. The wider approach to locations may make it more likely that septic tanks would be needed with an increased risk of local water pollution. It is noted that water standards across the Council are not good but agricultural sources are the main contributors to water pollution. Overtime the outcome of this Option for this objective may become more uncertain.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Under this Option there would be key tourism areas identified near settlements. Although these locations are not yet known, the links for tourism would have to be evident. The natural environment would be a planning consideration of the identification of these areas whilst the protection of designated sites and local sites of nature conservation value would be important for the existence of the tourism areas. Opportunities to enhance local tourism areas for biodiversity may exist but it would depend on the type of application/development coming forward.	<b>+</b>	<b>+</b>	<b>+</b>	Under this Option, there would be support for appropriate tourism ventures across the Borough and so more scope to deliver benefits for nature conservation across the entire Borough. Although potential locations are not known, the natural environment would be a planning consideration of any application. The protection of designated sites and local sites of nature conservation value would be important for the existence of the tourism ventures. Opportunities to enhance sites for biodiversity may exist but it would depend on the type of application/development coming forward.
<b>13.... maintain and enhance landscape character.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option would be able to protect landscape character through the usual application of planning policy for landscape. The approach of the Option to cluster development would also help to integrate some developments but it would also depend on the scales involved and the designs. It is also noted that clustering	<b>+</b>	<b>+</b>	<b>+</b>	This Option would be able to protect landscape character through the usual application of planning policy for landscape. The approach of the Option across the Borough could bring benefits for local landscape character to a wider area.

				development near to settlements may negatively affect some views.				
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	+	+	+	Under this Option, there would be the potential to support and conserve the historic environment and cultural heritage resource, if key areas would be focused on sites with those features present. It is noted that there could be opportunities missed/not favoured from across the wider countryside.	+	++	++	It is noted that there are historic/cultural assets located across the entire Borough and so this Option may provide more opportunities for these features to be conserved at the local level as part of appropriate tourism ventures. There could be more opportunities to promote local cultural activities.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option B is the most sustainable Option and it is the preferred Option. Both Options scored similarly across several objectives, with positive outcomes predicted for the health and wellbeing, strengthening society, sustainable economic growth, natural resources, landscape, and historic environment objectives, with significant positives recorded in the longer term for Option B and sustainable economic growth, and historic environment. However, both Options are predicted in the longer term for health and wellbeing as becoming uncertain, and same for Option A against strengthening society. Uncertain outcomes were predicted for both Options in the longer term against material assets and water resources. An uncertain outcome was predicted for Option B against sustainable and active travel while Option A scored positively. Negative outcomes were predicted for both Options against the physical resources objective and Option A also scored negatively for air quality, while Option B scored neutral i.e. no direct link, or no effect. Both Options scored neutral against all other objectives. Overall, Option B is expected to deliver outcomes that are more positive.</p>								
<b>The most sustainable Option:</b> Option B is the most sustainable Option.					<b>The preferred Option:</b> Option B is the preferred Option.			
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>Likely significant effects were predicted for delivery of the sustainable economic growth objective, and for protecting, conserving and enhancing the historic environment and cultural heritage objective, over the medium and long-term timeframes.</p>								
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b></p> <p>No significant adverse effects were identified for the preferred Option.</p>								
<p><b>Measures to reduce negative effects and promote positive effects:</b></p> <p>Cross-referencing with other planning policy and policy considerations including SuDS (its own policy), coastal policies and building measures. Sustainable travel initiatives. Ecological mitigation measures. Green building design guidelines and initiatives. Design guidelines to avoid impacts on landscape. Business initiatives.</p>								

Issue 38: Promotion of sustainable transport and active travel

<b>Options</b>	Option A: Introduce a policy requiring applicants to demonstrate how the promotion of sustainable transport and active travel has been considered in all new development proposals. Where appropriate, specific measures will be detailed for zoned sites in key site requirements.			Option B: Retain existing policy which relates only to residential development above a certain threshold.				
<b>Sustainability Objective</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Explanation</b>
<b>1.... improve health and well-being.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Promoting sustainable travel and linking to active travel from all new development helps to enable and encourage healthy lifestyles and physical activity for people of all ages. The Option may help to initiate behavioural change in choosing walking or cycling as the preferred mode of local travel which could lead to significant health and well-being benefits long term. As there is no degree of certainty this would occur, the score remains minor positive.	<b>0</b>	<b>0</b>	<b>0</b>	Existing policy requires links to active and sustainable travel to be considered in the design of certain new housing developments only. The Option does little to encourage or promote healthy lifestyles, as it does not include commercial or employment development and these development types are disincentivised from incorporating such measures in their design.
<b>2.... strengthen society.</b>	<b>+</b>	<b>+</b>	<b>+</b>	This Option would help to create / enhance shared space and may increase accessibility to shared space.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>3.... provide good quality, sustainable housing.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option may be beneficial to the quality of future housing, but does not impact the provision of housing itself. The effect on the objective is negligible.	<b>0</b>	<b>0</b>	<b>0</b>	This Option may be beneficial to the quality of certain types of housing development, but does not impact the provision of housing itself. The impact on the objective is negligible.
<b>4.... enable access to high quality education.</b>	<b>0</b>	<b>0</b>	<b>0</b>	May help to support wider range of travel Options for getting to schools / skills training. However the Option would not in itself affect the quality of education and skills provision.	<b>0</b>	<b>0</b>	<b>0</b>	May improve ability to reach schools and workplaces by active travel in relevant new housing development. The impact on the objective is negligible.
<b>5.... enable sustainable economic growth.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Helps to make the Borough a more attractive place to live, work, visit and invest. It may help to increase accessibility to workplaces.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>6.... manage material assets sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>7.... protect physical resources and use sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>8.... encourage active and sustainable travel.</b>	<b>+</b>	<b>++</b>	<b>++</b>	Will help to encourage modal shift to active travel and/or public transport. It benefits those without access to a vehicle and will improve access to public transport. It will support the retention, creation or enhancement of walking or cycling routes and may help	<b>+</b>	<b>+</b>	<b>+</b>	Current policy has minor positive effects in terms of encouraging and enabling access to active / sustainable travel routes from certain types of new housing development, but these are limited in location and extent.

				to reduce traffic congestion. These effects should strengthen over time.				
9.... improve air quality.	0	0	0	Supports and encourages the use of other modes of transport to the car, however it is unlikely to influence overall air quality in the Borough to a perceptible degree.	0	0	0	The Option encourages the use of other modes of transport to the car, however it is unlikely to influence overall air quality in the Borough to a perceptible degree.
10.... reduce causes of and adapt to climate change.	+	+	+	Enables/promotes the use of public transport and walking/cycling across all new development. Could help to reduce the need to make local journeys by vehicle, however this effect is also reliant on behavioural change.	0	0	0	While this Option seeks to promote the use of public transport and walking/cycling in certain types of new housing development, it is not seen as having a perceptible effect.
11.... protect, manage and use water resources sustainably.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	Encouraging active travel may help to support biodiversity though the establishment of greenways, however the overall effect on the objective is negligible.	0	0	0	This Option has no effect on the objective.
13.... maintain and enhance landscape character.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option. It has a positive effect on the social sustainability objectives through encouraging healthy lifestyles and may enable the creation of shared space, however the impact on housing is negligible. The effects on the economic sustainability objectives are limited, however some positive impacts were identified for enabling sustainable economic growth, through making the Borough a more attractive place to live, work visit and invest. Limited effects were identified on the environmental sustainability objectives although slight positive impacts were identified for encouraging active and sustainable travel and the climate change objective, increasing to significant positive in the medium-long term for active and sustainable travel. Positive comments were also made in respect of air quality and natural resources, however the effects were not thought to be of sufficient magnitude to create a perceptible impact.</p> <p>Option B has no perceptible impact on all but one of the sustainability objectives. A minor positive impact was identified in respect of encouraging active and sustainable travel. Minor effects are recorded via the explanatory comments in respect of health and well-being, housing and education through the Option's ability to improve the quality of relevant housing developments and encourage access to schools via walking / cycling. Positive effects were also noted for the air quality objective, but the Option was not thought to have enough influence to raise an impact.</p>								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			

**What likely significant effects are envisaged with the preferred Option?**

There were significant positive effects identified for the objective 'to encourage active and sustainable travel' over the medium and long term.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, accessibility analysis, developer contributions, key site requirements, biodiversity enhancement measures, planting and landscaping.

[Issue 39: Promotion of sustainable transport](#)

Options	Option A: Identify sites suitable for Park and Ride / Park and Share facilities.			Option B: Retain existing and proposed Park and Ride sites as designated in extant plans.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	0	+	+	May reduce stress associated with commuting. It may encourage more people to walk and take public transport to their destination. It may help maintain air quality by reducing vehicle numbers in town centres. This Option may enable more settlements to have access to park and ride / park and share facilities in the longer term.	0	0	0	May reduce stress associated with commuting. It may encourage more people to walk and take public transport to their destination. It may help maintain air quality by reducing vehicle numbers in town centres. The scope of this Option is limited as there are only two undeveloped park and ride sites proposed in extant plans and the Option does not address whether these are in the correct locations to meet current need. The overall effect on the objective is negligible.
2.... strengthen society.	0	+	+	Sharing a journey with others can help to make travel /commuting a more sociable experience. Additional facilities in the Borough may help to increase access to facilities and services for rural communities.	0	0	0	Sharing a journey with others can help to make travel /commuting a more sociable experience. This Option would not bring many new sites into operation. The overall effect on the objective is negligible.
3.... provide good quality, sustainable housing.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
4.... enable access to high quality education.	0	0	0	The effect on the objective is negligible, however it was noted in the appraisal that additional facilities may help to shorten journey times to schools.	0	0	0	This Option has no effect on the objective.
5.... enable sustainable economic growth.	+	+	+	While park and ride / park and share facilities are mainly focused on transporting commuters out of the Borough into Belfast for work, they and their linked public transport hubs can bring economic benefits in terms of becoming a focal point for local small business (e.g. coffee kiosks and convenience stores). Being able to get to work easily helps to make the Borough a more attractive place to live. This Option allows the best sites to be identified in the context of the current and future planned transport infrastructure (e.g. Glider service).	0	0	0	While park and ride / park and share facilities are mainly focused on transporting commuters out of the Borough into Belfast for work, they can bring economic benefits in terms of enabling access to employment. Failing to protect land along transport corridors where park and ride services are in demand could result in on other forms of development taking over and missing opportunities. It was noted that in some areas residential streets are becoming blocked by cars where there is insufficient capacity at popular sites.
6.... manage material assets sustainably.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.

<b>7.... protect physical resources and use sustainably.</b>	?	?	?	Some greenfield land may be taken to construct new sites. Where possible, the Council would aim to avoid using greenfield land. The amount and the significance is dependent on where sites are identified as being required and what type of land is available within a suitable distance. Surveys can help to mitigate losses.	0	0	0	Most of the existing and proposed sites are brownfield land / reusing old sites although it was noted in the appraisal that some of these have become re-vegetated. The overall effect on the objective is negligible.
<b>8.... encourage active and sustainable travel.</b>	+	++	+++	Helps to reduce traffic congestion and encourages a modal shift to active travel and/or public transport. It may also help with improving access to and efficiency of public transport. Shared transport can benefit those without access to a vehicle. Benefits could be enhanced through integrating sites with walk/cycle routes.	+	+	+	Existing sites have been successful in attracting commuters to use public transport. A proposed site is linked with new housing and while it hasn't yet come forward for development, this could also help to encourage the preferential use of more sustainable modes of transport.
<b>9.... improve air quality.</b>	0	0	+	May encourage modal shift to using sustainable transport and contributes towards reducing vehicle emissions. Over time this Option may help to maintain air quality, by reducing vehicle numbers in town centres, although it is noted that the benefits may mostly be experienced outside the Borough.	0	0	0	Contributes to reducing vehicle emissions. May encourage modal shift to sustainable transport. Overall not thought to influence air quality sufficiently to have a perceptible impact.
<b>10.... reduce causes of and adapt to climate change.</b>	0	0	0	Promotes the use of public transport and walking or cycling. This Option would enable the delivery of more sites, however the overall impact on the objective would be negligible.	0	0	0	Promotes the use of public transport and walking or cycling. The overall impact on the objective would be negligible.
<b>11.... protect, manage and use water resources sustainably.</b>	-	-	-	Large areas of hard surfacing, such as car parks, can lead to increased rates of surface water run-off which may contribute to flood risk. Run-off from car parks may also contain pollutants. Mitigation measures to manage surface water will be necessary. An example would include the inclusion of SuDS in the design of future schemes.	-	-	-	Large areas of hard surfacing, such as car parks, can lead to increased rates of surface water run-off which may contribute to flood risk. Run-off from car parks may also contain pollutants. Mitigation measures to manage surface water may be necessary. Future approvals at existing sites may require the inclusion of SuDS/runoff management measures.
<b>12.... protect natural resources and enhance biodiversity.</b>	?	?	?	Conversion of brownfield or greenfield land to hard-surface could result in biodiversity loss. The effect and the significance is uncertain as it is dependent on where sites are identified as being required. Where unavoidable losses are identified, mitigation such as planting could be used to offset loss and enhance the site	0	0	0	The designated sites in the extant plan are brownfield sites. Conversion to hard-surface could result in localised biodiversity loss. Where losses are identified that cannot be avoided, mitigation such as planting could be used to offset loss and enhance the site. The overall effect on the objective is negligible.
<b>13.... maintain and enhance landscape character.</b>	0	0	0	The identification of new sites for new parking facilities would take landscape character in to account and would aim to not adversely affect the objective. Mitigation such as landscaping, planting and screening can also be incorporated to help integrate the facility into it surroundings. The overall effect on the objective is negligible.	0	0	0	Development of the identified sites is unlikely to result in adverse effects on landscape character. Mitigation such as landscaping, planting and screening can be incorporated to help integrate the facility into it surroundings. The overall effect on the objective is negligible.



14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The identification of new sites for new parking facilities would take known built and archaeological heritage in to account and would not adversely affect the objective.	0	0	0	Development of the identified sites is unlikely to result in adverse effects on the historic environment. The sites identified in the extant plan are not considered to have any effect on this objective.
<p><b>Summary and comparison of Options against the sustainability objectives:</b> Option A is the most sustainable Option. By encouraging communal transport, it contributes positively to health and well-being and strengthening society. These effects are thought to have the potential to increase to a minor positive impact over time. Effects on the economic sustainability objectives are less pronounced, however the Option has a minor positive impact on sustainable economic growth by making it easier for commuters to reach employment centre. A mixture of impacts were recognised for the environmental sustainability objectives – significant positive impacts were identified over the medium-long term for encouraging active and sustainable travel, which in turn may lead to long term minor positive effects on air quality. For most of the other objectives impacts were negligible, however it is noted that it will be necessary to apply certain criteria during site selection to ensure negative effects do not occur. Impacts linked with land take, such as natural resources and physical resources, are uncertain. These will depend on site selection, but are likely to also require mitigation to ensure negative impacts do not occur. The establishment of hard surfaces for vehicle parking is also recognised as potentially having negative impacts on water quantity and quality and mitigation is necessary to reduce these effects to acceptable levels.</p> <p>Due to the small scale and scope of Option B, it generally does not have a perceptible effect on most of the sustainability objectives. Minor positive impacts are identified for the objective to encourage active and sustainable travel, as the new sites will contribute especially towards public transport use. As with Option A, minor negative impacts are identified on water resources, but with mitigation these could be reduced to acceptable levels.</p>								
<b>The most sustainable Option:</b> Option A is the most sustainable Option.					<b>The preferred Option:</b> Option A is the preferred Option.			
<p><b>What likely significant effects are envisaged with the preferred Option?</b></p> <p>There were significant positive effects identified for the objectives ‘to encourage active and sustainable travel’ over the medium and long term.</p>								
<p><b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the preferred Option.</p>								
<p><b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, site selection criteria, key site requirements, transport analysis, integration with public transport provision, site design guide, use of SuDS including consideration of permeable surfaces in new schemes, integration with green/blue infrastructure, ecological / biodiversity surveys, landscape analysis, landscaping plan including screening and planting, drainage and/or flood risk assessment, partnership working.</p>								

[Issue 40: Reducing reliance on the private car.](#)

Options	Option A: Introduce areas of parking restraint in our town centres and other areas, where appropriate to local circumstances.			Option B: Do not introduce areas of parking restraint.				
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The Option encourages a healthier lifestyle. It may help to initiate behavioural change in choosing walking or cycling as the preferred mode of local travel which could lead to significant health and well-being benefits. Indirectly it may also support aims to maintain good air quality in town centres.	0	0	0	Does not contribute towards encouraging a healthier lifestyle. Would not encourage behavioural change in choosing walking or cycling as the preferred mode of local travel.
2.... strengthen society.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
3.... provide good quality, sustainable housing.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
4.... enable access to high quality education.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
5.... enable sustainable economic growth.	?	?	?	Encouraging people to walk more in town centres can help to maintain their vitality and vibrancy. It may mean less 'dead land' arising from expanses of car parking. However, it was noted that areas of parking restraint may disadvantage local traders. The Option may make it more difficult for businesses to load and unload goods at convenient times. Short-term parking may be attractive for a quick turnaround. Areas of parking restraint coupled with a scarcity of public transport Options in some areas may drive customers out of town centres. Restricting the number of parking spaces in new housing may displace residents' vehicles into other areas which want to attract visitors and increase competition for spaces. Overall, the effect on the objective is uncertain, as it depends on how it the policy is implemented. However, it was noted in the appraisal that without mitigation such the provision of viable alternative travel methods, some of the negative effects of this Option could be quite serious.	-	-	-	In some areas of the Borough, long term / all day parking is regarded as a nuisance as it often results in town centres, such as Bangor, being used as informal park and rides. This can be off-putting to prospective visitors / shoppers / town centre users. The issue is generally regarded as being an impediment to economic growth. Public transport links to and between certain town centres are poor and the availability of parking is important in attracting shoppers and visitors to town centres.
6.... manage material assets sustainably.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.
7.... protect physical resources and use sustainably.	0	0	0	This Option has no effect on the objective.	0	0	0	This Option has no effect on the objective.

<b>8.... encourage active and sustainable travel.</b>	<b>+</b>	<b>+</b>	<b>+</b>	Seeks to encourage the use of active or sustainable modes of transport in preference to cars in town centres and elsewhere. May help to reduce traffic congestion.	<b>0</b>	<b>0</b>		Does not encourage active travel and/or use of public transport. It is unlikely to reduce traffic congestion. The overall impact on the objective would be negligible.
<b>9.... improve air quality.</b>	<b>0</b>	<b>0</b>	<b>0</b>	May contribute to reducing vehicle emissions in town centres. May encourage modal shift to active / sustainable transport. Overall not thought to influence air quality sufficiently to have a perceptible impact.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>10.... reduce causes of and adapt to climate change.</b>	<b>0</b>	<b>0</b>	<b>0</b>	Promotes the use of public transport and walking or cycling. The overall impact on the objective would be negligible.	<b>0</b>	<b>0</b>	<b>0</b>	Maintains a reliance on vehicles and discourages the use of public transport, walking or cycling. Is unlikely to reduce private vehicle use. The overall impact on the objective would be negligible.
<b>11.... protect, manage and use water resources sustainably.</b>	<b>0</b>	<b>0</b>	<b>0</b>	May help to reduce the proliferation of hard surfaces which affect rates of surface water run-off and pollutants entering the water environment. The overall impact on the objective would be negligible.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>12.... protect natural resources and enhance biodiversity.</b>	<b>0</b>	<b>0</b>	<b>0</b>	May help to reduce the rate at which natural land cover is replaced by hard surfaces. The overall impact on the objective would be negligible.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.
<b>13.... maintain and enhance landscape character.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective. Parking areas are within existing built up land.	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective. Parking areas are within existing built up land.
<b>14.... protect, conserve and enhance the historic environment and cultural heritage.</b>	<b>0</b>	<b>0</b>	<b>0</b>	This Option has no effect on the objective.	<b>0</b>	<b>0</b>	<b>0</b>	Parking areas / parked cars may detract from the sense of place and setting of a historic townscape. However it was noted in the appraisal that built and archaeological heritage does not appear to have been adversely affected by existing parking arrangements.

**Summary and comparison of Options against the sustainability objectives:**

Option A is the most sustainable Option. By discouraging car use it aims to direct more people towards active travel and reduce pollution from cars, scoring a minor positive impact on the health and well-being objective. While it may help act positively on the objective of sustainable economic growth by enhancing vitality and vibrancy and addressing the issues of congestion in town centres, the appraisal did note potential for some negative impacts, resulting in an uncertain score. Minor positive effects were also identified for the objective to encourage active and sustainable travel however it is noted that improvements in the provision of alternative travel methods are necessary to stimulate behavioural change. It can be seen in the comments that positive effects were identified for a number of the other sustainability objectives, however none were considered sufficiently great to raise a perceptible impact.

Option B has limited impact on the sustainability objectives. It is considered to have a minor negative impact on enabling sustainable economic growth, through commuters displacing prospective visitors / shoppers / town centre users.

**The most sustainable Option:** Option A is the most sustainable Option.

**The preferred Option:** Option A is the preferred Option.

**What likely significant effects are envisaged with the preferred Option?**

No likely significant effects were identified for the preferred Option.

**What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?** No significant negative effects were identified for the preferred Option.

**Measures to reduce negative effects and promote positive effects:** Cross-referencing with other policies, masterplan for area(s) under consideration, economic impact analysis, transport analysis, requirement for public transport provision.

Issue 41: Transportation - Protection of proposed routes for transport schemes.

Option	Option A: Continue to protect proposed routes for future transport schemes as identified within the extant area plans.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	?	?	?	Protecting routes to deliver link / relief roads, where required, will permit response times for the emergency services to be reduced and may help to reduce the risk of traffic accidents. It may also result in increased noise nuisance for dwellings in proximity to the new route. A new transport route would be a source of air pollution, although if it helps to keep traffic flowing and decreases congestion the effects may not be as pronounced.
2.... strengthen society.	0	0	0	Delivery of a link road may bring greater connectivity between towns. May help town centres if passing traffic is taken out. The overall impact on the objective would be negligible.
3.... provide good quality, sustainable housing.	0	0	0	This Option has no effect on the objective.
4.... enable access to high quality education.	0	0	0	This Option has no effect on the objective.
5.... enable sustainable economic growth.	+	+	+	Delivery of a link road may help to improve the vitality and vibrancy of town centres. Congestion would be reduced as only people that want to be in the town centre would be there. It may help businesses by reducing travel times. Better transport links make the Borough a more attractive place to live, work, visit and invest.
6.... manage material assets sustainably.	0	0	0	This Option has no effect on the objective.
7.... protect physical resources and use sustainably.	0	0	0	The effect on the objective is negligible, the only proposed route in extant plans is within the settlement limit of Comber and does not have any effect on physical resources.
8.... encourage active and sustainable travel.	?	?	?	Delivery of a link road may help to reduce congestion. However, it also continues to encourage car use. Current road design standards would require the inclusion of a safe walking and cycling paths on a new road, which may encourage active travel. It may also include bus stops to facilitate the use of more sustainable transport methods. The overall effect is uncertain, as the Option makes car travel more attractive but also includes measures in support of active and sustainable travel.
9.... improve air quality.	0	0	0	Were it to be developed, the proposed transport route is unlikely to contribute to a perceptible deterioration in air quality. There would likely be the same amount of cars travelling within the Borough and only their distribution would change. The link road may help to reduce traffic congestion.
10.... reduce causes of and adapt to climate change.	0	0	0	Unlikely to reduce or discourage car/ vehicle use. However it may help to establish a new walking / cycling route. The overall effect on the objective is negligible.
11.... protect, manage and use water resources sustainably.	0	0	0	Only one proposed route is identified in extant plans. The route is not located in a flood plain and is unlikely to influence this objective to a perceptible degree.

12.... protect natural resources and enhance biodiversity.	0	0	0	Only one proposed route is identified in extant plans. It does not entail the use of greenfield land and is within the settlement limit of Comber, thus posing negligible effect on natural resources.
13.... maintain and enhance landscape character.	0	0	0	The proposed route is within an existing settlement limit and would not adversely affect the objective.
14.... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Road construction can allow new archaeological features to be discovered, assessed, recorded and preserved. The route avoids previously identified sites and monuments.
<p><b>Summary and comparison of Options against the sustainability objectives:</b></p> <p>Due to the small scale and scope of the Option, it has a limited effect on the sustainability objectives. A mixture of positive and negative effects is identified for the health and wellbeing objective. Positive and negative effects are also seen for the objective to encourage active and sustainable travel as the Option encourages continued car use, however it would also encompass infrastructure which enables active / sustainable travel. Positive comments were also made for strengthening society and the historic environment, although these effects were not considered to be strong enough to raise an impact.</p>				
<b>The most sustainable Option:</b> This is the only Option.			<b>The preferred Option:</b> This is the only Option.	
<b>What likely significant effects are envisaged with the preferred Option?</b> No likely significant effects identified for the Option.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the Option.				
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, transport analysis, landscaping plan.				

Issue 42: Disused Transport Routes.

Option	Option A: Identify and safeguard disused former transport routes for future use for transport, recreation, nature conservation or tourism related uses.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Reuse of disused transport routes can help to enable and encourage healthy lifestyles and physical activity for people of all ages. The Option would create more outdoor space and could provide opportunities for better connectivity through active travel. It was noted in the appraisal that the effects could potentially be significant in the future but uncertainty over deliverability and timescales means that the score remains minor positive.
2.... strengthen society.	+	+	+	The Option would create more shared space and may enable social and intergenerational contact throughout the Borough. Some former transport routes may help to benefit rural communities.
3.... provide good quality, sustainable housing.	0	0	0	This Option has no effect on the objective.
4.... enable access to high quality education.	0	+	+	At least 14 schools in the Borough are within 400m of disused portions of the former Belfast and County Down Railway. The Option may create new opportunities to link schools with residential areas.
5.... enable sustainable economic growth.	0	0	0	The Option could bring some tourism benefits including the development of more sustainable tourism. It may help to make the Borough a more attractive place to live, work, visit and invest. It makes best use of location. The overall effect on the objective is negligible.
6.... manage material assets sustainably.	0	0	0	This Option has no effect on the objective.
7.... protect physical resources and use sustainably.	0	0	-	Disused transport routes may be linked to former mines or quarries and therefore could enable access to earth science features. Former routes are now mostly given over to agricultural land uses. Should routes be brought back into public use, there may be some impacts on agricultural practices which could become locally significant, e.g. land loss or severance, leading to minor negative impacts.
8.... encourage active and sustainable travel.	+	+	+	Provision of new, safe, routes for active travel may help to encourage a modal shift to the use of active travel. However, new assets arising from this Option are more likely to be used for recreation / leisure rather than transport / commuting unless they also link settlements with employment areas.
9.... improve air quality.	0	0	0	The establishment of new active travel routes promotes / supports / enables behaviour that will improve air quality. It is unlikely to influence this objective to a perceptible degree.
10.... reduce causes of and adapt to climate change.	0	0	+	Enables/promotes walking and cycling. In the longer term this Option may help to stimulate behavioural change in choosing walking or cycling as the preferred mode of local travel.
11.... protect, manage and use water resources sustainably.	0	0	0	Effects on this objective are limited. None of the former transport routes are canals, however integration of green / blue infrastructure can be of benefit to the water environment.

12.... protect natural resources and enhance biodiversity.	+	+	++	Routes may enhance or incorporate green/blue infrastructure and could support the establishment of wildlife corridors. It was noted that some parts of the former transport routes now have high biodiversity value and these could be damaged by development. Local biodiversity could be integrated into the network, although it was noted that there could be some localised short term negative effects while routes are constructed. Overall the Option brings positive environmental benefits but it was noted in the appraisal that careful planning and mitigation would be necessary to minimise negative effects.
13.... maintain and enhance landscape character.	+	+	+	The Option would protect and/or enhance the setting of the former transport corridors and showcase the fact that they exist.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	++	The Option could enable the wider appreciation of industrial heritage such as old railway bridges. It may help to protect structures / heritage features that are located outside settlement boundaries. It can support access to, interpretation of and understanding of the historic environment. The protection / safeguarding of the former transport route would help to preserve the cultural heritage of the era in which the routes were created.
<b>Summary and comparison of Options against the sustainability objectives:</b>				
The Option has a positive impact on the social sustainability objectives of health and wellbeing and strengthening society. No impacts were identified on the economic sustainability objectives, although some positive effects were noted in comments for the objective to enable sustainable economic growth. The Option contributes positively towards all of the environmental sustainability objectives, with minor positive impacts identified for the objectives to encourage active and sustainable travel and to maintain and enhance landscape character. Long term minor positive impacts were also identified for the climate change objective. The Option has the potential to increase to significant positive impact on the long term for the objectives to protect natural resources and enhance biodiversity and to protect, conserve and enhance the historic environment and cultural heritage. Establishing travel routes which connect communities with the services and facilities they want to access will be a key factor in the success of this Option and raising the status of the former transport routes from leisure/pleasure assets to viable routes for active travel which initiate meaningful behavioural change and provide benefits which are cross-cutting across all of the objectives.				
<b>The most sustainable Option:</b> This is the only Option.			<b>The preferred Option:</b> This is the only Option.	
<b>What likely significant effects are envisaged with the preferred Option?</b> Likely significant effects were identified for the objectives 'to protect natural resources and enhance biodiversity' and 'to protect, conserve and enhance the historic environment and cultural heritage' over the long term.				
<b>What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred Option?</b> No significant negative effects were identified for the Option.				
<b>Measures to reduce negative effects and promote positive effects:</b> Cross-referencing with other policies, transport analysis, integrating with public transport, integrating with new development, ecological / biodiversity surveys, partnership working.				