

LDF 260112

Copeland LDF Progress

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PURPOSE OF REPORT: To consider the following:

1. Sustainability Appraisal of the Pre-Submission Draft Core Strategy and Development Management Policies
2. Habitat Regulations Assessment of the Pre-Submission Draft Core Strategy
3. The Localities Chapter for the Core Strategy and Chapter 1 (Introduction)
4. Village Services matrix to determine the Local Centres for the LDF

RECOMMENDATION: Members are asked to consider all the Items 1-3 documentation and to formally recommend that this joins the material agreed at the 19th January Working Party meeting to go forward to the Council's Executive and Full Council for approval as the LDF's Core Strategy and Development Management DPD. Formal Council approval is required for the policy documents and supporting papers to go out to consultation during May and June 2012. A further recommendation is that Thornhill should be added to the list of villages classified in Policy ST2 of the Core Strategy as a Local Centre.

1.0 SUSTAINABILITY APPRAISAL OF THE PRE-SUBMISSION DRAFT CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES

1.1 The European SEA Directive requires that a Sustainability Appraisal of the Core Strategy and Development Management Policies DPDs be undertaken. The purpose of this is to assess whether the policies within these documents are likely to move Copeland towards, or away from, greater sustainability in the long term. Every policy (and its supporting DM policies) is assessed against each of 17 sustainability objectives and a review of this process is set out in Appendix 1.

2.0 HABITAT REGULATIONS ASSESSMENT OF THE PRE-SUBMISSION DRAFT CORE STRATEGY

2.1 The Copeland plan area is close to a number of internationally important biodiversity sites that are protected by European legislation. The Council has a legal obligation to ensure that the policies in the Core Strategy and Development Management Policies will not have a negative effect on the integrity of these sites. The Habitats Regulations Assessment Screening Report attached as Appendix 2 represents Copeland's assessment for the Core Strategy and Development Policies.

3.0 THE LOCALITIES CHAPTER FOR THE CORE STRATEGY AND CHAPTER 1

3.1 Chapter 8 is the remaining section of the Core Strategy for Members to sign-off. It is not a set of additional policies but rather a review of the implications of the Core Strategy policies on the ground with explanatory diagrams for each of the Locality areas in the Borough. This forms Appendix 3. Chapter 1: Introduction is also something which does not contain new policies but explains the status of the Core Strategy and the process for its adoption. This will be tabled at the meeting. Members are asked to agree this work to go forward with a recommendation to the Executive and Full Council to approve.

4.0 VILLAGE SERVICES MATRIX TO DETERMINE THE LOCAL CENTRES FOR THE LDF

4.1 The matrix shows the results of a survey of local services in all the main villages in the Borough including those, like Thornhill, which are not classified in the Core Strategy Policy ST 2 as a Local Centre. The matrix will inform a further discussion at the meeting on whether Thornhill should be added to the Local Centres list.

APPENDICES

- Appendix 1 Sustainability Appraisal of the Pre-Submission Draft Core Strategy and Development Management Policies
- Appendix 2 Habitat Regulations Assessment of the Pre-Submission Draft Core Strategy
- Appendix 3 Localities Chapter for the Core Strategy
- Appendix 4 Village Services matrix

COPELAND LOCAL DEVELOPMENT FRAMEWORK

Core Strategy and Development Management Policies DPD

Sustainability Appraisal of Pre-Submission Draft



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January 2012

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Executive Summary

The European SEA Directive requires that a Sustainability Appraisal be undertaken of any Local Development Document that is produced by a Local Planning Authority. The purpose of this Sustainability Appraisal is to identify in general terms whether the Core Strategy and Development Management Policies DPDs are likely to move Copeland towards or away from greater sustainability in the long term.

The Vision, Strategic Objectives and each Core Strategy Policy have been assessed against a set of 17 Sustainability Objectives:

	SA Objective Abbreviation	SA Objective (High Level Objective)
1	Biodiversity	To conserve and enhance biodiversity in Copeland
2	Landscape & Conservation	To protect and enhance place, landscape and buildings of historic, cultural and archaeological value.
3	Water Resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to sustainably manage water resources
4	Climate Change	To promote mitigation of and adaptation to climate change
5	Flood Risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change
6	Energy	Increase energy efficiency in the built environment and promote the use of renewable energy sources
7	Land Quality	To promote and improve land quality in Copeland
8	Air Quality	To improve air quality in Copeland
9	Waste & Recycling	To minimise waste production and increase re-use, recycling and recovery rates
10	Services & Facilities	To improve access to services and facilities in Copeland
11	Health & Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland
12	Education & Skills	To improve education, skills and qualifications in the Borough
13	Sustainable Economy	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth
14	Leisure & Tourism	Support the sustainable development of the sustainable leisure and tourism industry
15	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community
16	Retail	To maintain, enhance and develop a diversity of retail services in the Borough
17	Transport	To enhance and develop sustainable transport networks in Copeland

The Development Management (DM) policies must conform to the Core Strategy policies. Therefore the assumption is that if the Core Strategy policies are sustainable, the supporting DM policies are as well.

Results of the Assessment:

Vision: The Vision covers the full range of key strategic ambitions regarding quality of place, aims for growth in the economy, the preservation of the borough's biodiversity and beautiful landscapes and consequently has been assessed as highly sustainable.

Sustainability Objectives: Comprehensive coverage of key sustainability issues by strategic objectives set out in the Core Strategy DPD, with all considered to have a positive impact in the future sustainability of the borough.

ST1 is all encompassing and is considered to be highly sustainable in a number of areas.

ST2 directs most development to key settlements that have adequate infrastructure and can accommodate such growth and is therefore inherently sustainable. There are negative impacts from development with regards to the environment and resource use. These issues are dealt with by other policies within the Core Strategy and Development Management Policies DPD.

ST3 should have a generally positive impact on the borough in terms of economic development and climate change with negative implications for the landscape and environmental quality of the area. Protection and enhancement of the borough's natural resources are dealt with in other areas of the Core Strategy and again in the Development Management DPD.

ST4 is flexible in what it will allow planners to ask for in terms of developer contributions and therefore should prove to be sustainable with regards to most of the objectives. No negative impacts are expected.

ER1, planning for nuclear development, is controversial and is likely to have a number of impacts on the environmental quality of the borough including biodiversity, landscapes, water resources, land quality etc. The impacts of these may, however, be mitigated against and compensated for. The positive impacts of developing nuclear new build relate to improved education and skills, economic development, and combating climate change.

ER2 and the associated DM policies are likely to facilitate some of the Council's key sustainability aims i.e. renewable energy production and the improvement/diversification of skills and education linked with the growing renewables industry that would be attracted to Copeland. There would be negative impacts on the local landscape and biodiversity. Any renewable energy developments will need to be carefully planned and managed – an issue dealt with in policy DM2.

ER3 is likely to have negative impacts on the natural environment. It is therefore very important that other policies in both the Core Strategy and Development Management Policies DPDs deal with this and seek mitigation and protection/enhancement measures. However, it aims to ensure that growth and development in the economy is matched by that in services, housing and infrastructure, ensuring longer term sustainability.

ER4 predictably scores highly on 'sustainable economy' and 'education and skills'. The allocation of existing employment sites and key identified sites enables the Council to have a direct influence over the direction of future development. Business development and greater employment will have a positive impact on the wider economy, helping to support the local housing and retail markets. Negative impacts are focussed around the environment. Although a lot of the development will take place on 'brownfield' land, it is important to remember that this may have biodiversity value.

ER5 implies sustainable design and construction standards and a built environment with green infrastructure that will minimise the impacts on residents and the environment. This will also have the potential to attract new businesses to the area, facilitating economic growth and prosperity for local retail and housing markets. Policies DM10 and DM11 give more detail regarding the quality of building design and public realm.

ER6 locates employment across the borough and enables the Council to have a direct influence over the sustainable direction of future development reducing the need for workers to commute by car to more remote locations. This policy is likely to have a positive impact on the sustainability of the wider economy, maintaining and enhancing local housing and retail markets, offering potential for mutually reinforcing, sustainable growth. All other impacts have been assessed as neutral.

ER7 sets out the strategic role and function of the key town centres, along with the key challenges for each,

the aim being to ensure that they meet the needs of their communities and do not adversely impact on the viability or vitality of other nearby key and local centres. The policy is likely to improve the provision of services and facilities, leisure and tourism opportunities, retail offer and environmental quality of the key centres. The only area where it is possible that there may be some negative impact is biodiversity. There are other policies which will help to minimise this damage.

ER8: In terms of the economic objectives, the proposals to improve the physical fabric of Whitehaven are sustainable. They also satisfy some environmental objectives by making better use of existing resources such as the harbourside and key brownfield sites. The proposed developments may include mixed uses including leisure, cultural and recreational facilities and landscaped pedestrian routes. Negative impacts may arise relating to waste, air quality and biodiversity.

ER9 is sustainable as it recognises that appropriate retail and service provision should be allowed in the Key Service Centres to meet the needs of local residents and small scale tourism. It states that the long term sustainability of some of these centres may require some redrafting of town centre boundaries, acknowledging that the function of these centres is shrinking and that maintaining and enhancing the retail and service provision is more appropriate than seeking expansion and growth. Negative impacts are likely to be on biodiversity, waste and water resources.

ER10 recognises the need to balance tourism growth and development with the protection of the local environment. Although there may be some negative impacts on the landscape and conservation, biodiversity and air and water resources, these will be negligible if the Council encourages the use of natural and cultural features but only within their environmental limits, as outlined in ER10B.

ER11 will have a positive impact on the community within the borough, not only through providing opportunities to improve education, skills and qualifications, but through the secondary impacts this will have on the housing market and retail. Negative impacts are generally environmental so there will be some reliance on criteria-based development management policies to ensure that these are minimised and mitigated for.

SS1: Improving the housing offer is likely to have potentially negative effects on biodiversity due to possible destruction of habitat. Other negative impacts will be the increase in waste produced, damage to air quality and greater use of water resources due to additional households. For the other sustainability objectives, the impacts will be positive or neutral.

SS2: Allocating land for housing is likely to have negative effects on biodiversity due to the possible destruction of habitat. Other negative impacts will be the increase in waste produced, damage to air quality and greater use of water resources due to additional households. For the other sustainability objectives, the impacts will be positive or neutral.

SS3: The positive impacts mainly centre on housing and health and wellbeing as a result of having access to good housing. The negative impacts are around biodiversity due to the possible destruction of areas of habitat and around waste arising of the construction process.

SS4 contributes to a number of key sustainability objectives including ensuring good quality, accessible and inclusive services and facilities and enhancing health and wellbeing of local residents. Negative impacts in this case are likely to be minimal.

SS5 contributes positively to many of the sustainability objectives. There are likely to be very few, if any, negative impacts

T1: There could be a number of negative impacts arising from this policy mainly around biodiversity and landscape. There is reference to 'measures to upgrade the environment' and this should help to mitigate

some impacts. However, it will be important that Development Management Officers and developers give due regard to policies ENV3 and DM25.

T2: Improving broadband speeds will have a positive impact on the economy of Copeland. There is the potential for negative impacts around waste and biodiversity. It will be important that Development Management Officers give due regard to policies ENV3 and DM25.

ENV1 is likely to have a positive impact on many of the sustainability objectives. The only negative impact might be that sites that could have previously been considered as attractive development land may not be judged suitable due to unacceptable levels of flood risk.

ENV2 has significant benefits in terms of protecting biodiversity and habitats, the undeveloped coast and areas of flood risk as well as providing potential improvements to the health and wellbeing of local residents and visitors through developing further opportunities for healthy activities. No significant negative impacts are anticipated.

ENV3 is likely to have a significant positive impact on biodiversity, local landscape and many other areas. The only negative impact anticipated is that some sites that may have otherwise been considered suitable for development will be excluded from the land supply. Additionally the requirements on developers proposing to develop such sites may be so onerous as to render their developments unviable.

ENV4: This policy is likely to have a positive impact on biodiversity, local landscapes and leisure and tourism, with few negative impacts.

ENV5 is likely to have a positive impact on biodiversity, local landscapes and leisure and tourism. The only negative impact may be that sites that would be otherwise good sites for wind turbines or other renewable energy installations, will be excluded from any kind of development and opportunity to generate a large amount of renewable energy would be lost.

ENV6 could have a negative impact on biodiversity but will be positive for local landscapes, leisure and tourism. There is a danger of increased littering in the countryside. However, this sort of issue can be managed and should not prevent residents and visitors from gaining access to the countryside.

Conclusion

The following page provides an 'at a glance' summary of the results of the Appraisal. It shows that many of the economic development policies could have negative impacts on our natural resources i.e. landscape, biodiversity, air and water quality etc. There are robust policies within the Core Strategy and Development Management Policies DPDs that aim to give protection to the natural assets and mitigate against and compensate for any damage that does occur. The process of carrying out this Appraisal has highlighted just how important it will be that the environmental policies (ENV policies) are given due regard during the Development Management decision making process.

At a Glance' Results of the Sustainability Appraisal of Copeland's LDF Core Strategy

	Biodiversity	Landscapes & Conservation	Water Resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste & Recycling	Services & Facilities	Health & Wellbeing	Education & Skills	Sustainable Economy	Leisure & Tourism	Housing	Retail	Transport
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Objectives	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ST1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ST2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ST3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ST4	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER4	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER5	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER6	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER7	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER8	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER9	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER10	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ER11	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SS1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SS2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SS3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SS4	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SS5	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
T1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
T2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ENV1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ENV2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ENV3	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ENV4	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ENV5	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
ENV6	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Key to table

+	Very positive
+	Positive
±	Neutral
-	Negative
-	Very negative
?	Difficult to assess

Introduction

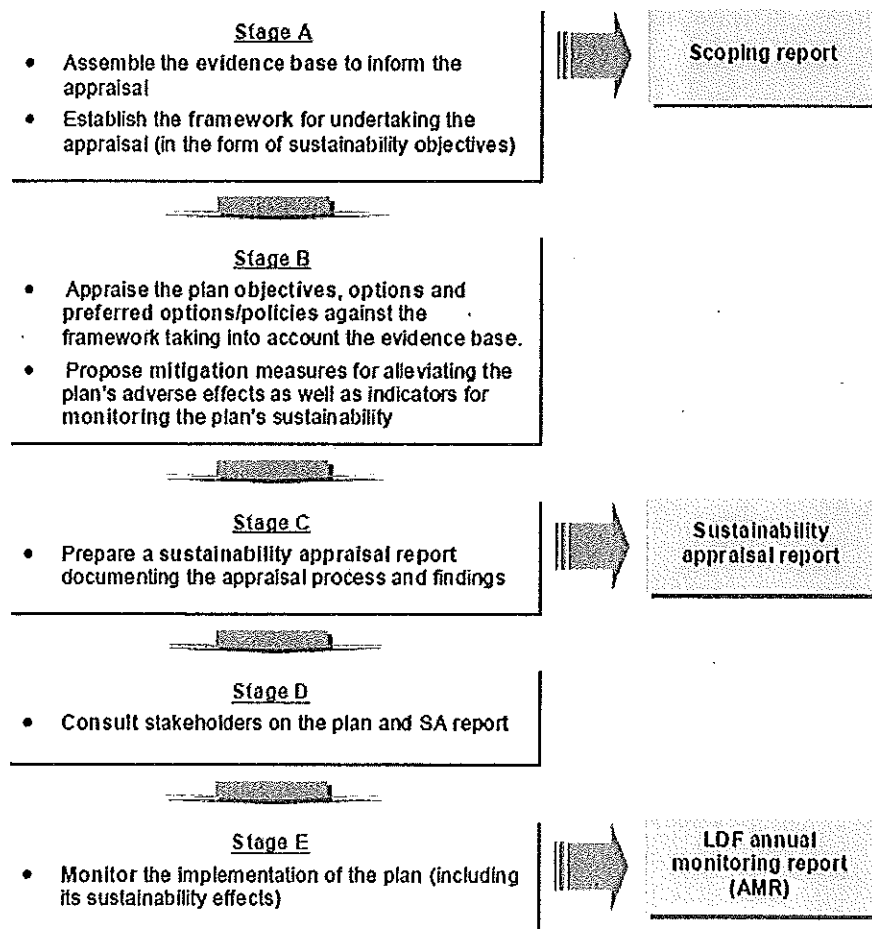
This Sustainability Appraisal accompanies and informs the Submission Draft of the Copeland Local Development Framework (LDF) Core Strategy and Development Management Policies DPDs. It builds upon the Sustainability Appraisal of the LDF Preferred Options (May 2010).

The purpose of this report is to identify in general terms whether the Core Strategy and Development Management Policies DPDs are likely to move the area either towards or away from greater sustainability in the long term.

Sustainability Appraisal (SA), which is now integrated with Strategic Environmental Assessment (SEA), is a statutory requirement for the preparation of Development Plan Documents. The UK Strategy for Sustainable Development (1999), SEA Directive (2001), Regulations (2004) and ODPM Guidance (2005) advise that the principal topics of concern in any sustainability appraisal will be whether the development proposals would achieve:

- Social progress that recognises the needs of everyone,
- Effective protection of the environment,
- Prudent use of natural resources and
- Maintenance of high and stable levels of economic growth and employment.

The Government's guidance on the Sustainability Appraisal process advocates a 5 stage approach:



Process for Incorporating Sustainability Appraisal into Policy Development

The Submission Drafts of the Core Strategy and Development Management Policies DPDs build on the Preferred Options document and take account of the comments that were received from consultation respondents in May – July 2010, the findings of the first draft of the Habitats Regulations Assessment and Sustainability Appraisal (SA) of the Preferred Options. Where changes have been made to policy due to the findings of this or the previous SA of the Preferred Options, this has been documented here to provide a clear picture of how SA has informed policy development.

We can see from the flow chart above the SEA Directive requires that an Environmental Report is produced and that it provides certain information. Table 1 below outlines the information requirements and how these have been met in the Sustainability Appraisal documentation that has been prepared.

Environmental Report Requirements	Document
An outline of the contents, main objectives of the plan or programme and relationship with other plans or programmes	Chapters 2-11, 14 and Appendix 1 of LDF Sustainability Appraisal Scoping Report
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapters 2-12 of LDF Sustainability Appraisal Scoping Report
The environmental characteristics of areas likely to be significantly affected.	Chapters 2-12 of LDF Sustainability Appraisal Scoping Report
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive – now superseded by Directive 2009/147/EEC) and 92/43/EEC (Habitats Directive)	Chapter 2 of LDF Sustainability Appraisal Scoping Report
The environmental protection objectives, established at the 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	Chapters 2-11 and Appendix 1 of LDF Sustainability Appraisal Scoping Report
The likely significant effects on the environment, including on biodiversity, population, human health, fauna, flora, soil, water, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the interrelationship between the above factors	This document
The measures envisaged to prevent, reduce and as fully as possible offset and significant adverse effects on the environment of implementing the plan or programme.	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (including technical deficiencies or lack of know-how) encountered in compiling the required information	Sustainability Appraisal of Preferred Options – Appendix 1
A description of the measures envisaged concerning monitoring in accordance with Article 10.	This document – SA Framework – Table 2
A non-technical summary of the information provided under the above headings	This document – Executive Summary

The Sustainability Appraisal

The SA of the Submission Draft DPDs is based around the Appraisal Framework in Chapter 15 of the Sustainability Appraisal Scoping Report (September 2009). The Framework provides a balanced assessment of potential environmental, social and economic effects relevant to Copeland. It is based on an objectives-led approach whereby the potential impacts of a plan are appraised in relation to a series of objectives for sustainable development.

Table 2 - Sustainability Appraisal Framework for Copeland's LDF.

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
1	Biodiversity	To conserve and enhance biodiversity in Copeland	<p>To ensure that development does not impact upon the condition of sites of biodiversity interest including SSSI and other local and national designations</p> <p>To protect Natura 2000 sites from the adverse impacts of human activity, pollution and coastal erosion</p> <p>To promote biodiversity provision and enhancement within new development and seek to link these to existing species and habitats.</p>	<ul style="list-style-type: none"> • Number of developments including landscaping schemes to benefit biodiversity • Change in habitats and species rated priority in the BAP • Number of developments including schemes to protect and/or enhance existing biodiversity • Loss of designated habitat
2	Landscape & Conservation	To protect and enhance place, landscape and buildings of historic, cultural and archaeological value.	<p>Protect and enhance features of historical and archaeological importance which contribute to the cultural and tourism offer of the borough, including the LDNP.</p> <p>Ensure that all new development meets high standards in terms of the quality of design, safety, security, and accessibility and relates well to existing development and the public realm.</p> <p>Protect, conserve and enhance the character and quality of all landscapes and townscapes in the borough, especially those that contribute to local distinctiveness, such as the unique maritime history of Copeland.</p>	<ul style="list-style-type: none"> • Number of planning permissions refused on the basis of design • % of new development meeting BREEAM standards • Number of derelict properties • % of Grade 1 and 2* Listed Buildings at Risk • Number of parks with Green Flag status • Number of up to date Conservation Appraisals • Number of refusals due to impact on landscape character/ designation • Permissions granted within an area of landscape designation • Number of TPOs made • Loss of TPOs • Number of S106 enhancements resulting from planning applications • Number of Listed Building enforcement actions.

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
3	Water Resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to sustainably manage water resources	<p>Promote sustainable design and construction measures that reduce water consumption and result in decreased run-off of polluted water (including during construction phase).</p> <p>Encourage the allocation and location of new development where water abstraction can occur sustainably.</p> <p>Ensure efficient use and management of water resources throughout the borough.</p>	<ul style="list-style-type: none"> • % of main river water quality classified as good or fair (chemical or biological) under the general quality assessment. • Daily Domestic Water Use (per person) • Number of applications including SUDs • Standard of water quality at designated European Bathing Waters
4	Climate Change	To promote mitigation and adaptation to climate change	<p>Promote new development that minimises the emission of greenhouse gases.</p> <p>Seek to provide a built environment and green infrastructure network that will minimise the impacts on humans and the environment associated with climate change.</p>	<ul style="list-style-type: none"> • % of development meeting Code for Sustainable Homes standards • Number of planning applications including on-site renewables
5	Flood Risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change	<p>Ensure new development incorporates SUDS.</p> <p>Avoid development in areas of flood risk and mitigate any residual flood risk through appropriate measures including through design.</p>	<ul style="list-style-type: none"> • Number of approvals contrary to environment agency advice on flooding • Number of approvals incorporating EA advice on flood mitigation guidelines.
6	Energy	Increase energy efficiency in the built environment and promote the use of renewable energy sources	<p>Promote high sustainable design and construction standards for housing and non-housing development, in order to ensure that Copeland meets the Government target for all new residential development being zero carbon by 2016.</p> <p>Clear guidelines and support for the use of renewable energy sources in new and existing developments.</p>	<ul style="list-style-type: none"> • Energy efficiency – the average SAP rating of social housing and private housing (1 highly inefficient – 100 highly efficient) • Provision of renewable energy in new development.
7	Land Quality	To promote and improve land quality in Copeland	<p>To protect and enhance soil quality in Copeland</p> <p>Develop brownfield sites where these can support wider sustainability objectives (e.g. reduce travel by car, improve the public realm, avoid loss of</p>	<ul style="list-style-type: none"> • % of development on greenfield sites • (Ha) contaminated land reclaimed as Open Space/Natural Green Space or Development.

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			<p>biodiversity interest, gardens etc.)</p> <p>Ensure new development will not result in contamination of land and promote the remediation of existing contaminated sites.</p>	<ul style="list-style-type: none"> • % of contaminated land reclaimed in total • % of new development on brownfield sites. • % of development on protected open space
8	Air Quality	To improve air quality in Copeland	<p>Seek to reduce the amount of CO2 and NOx emissions attributable to the transport sector</p> <p>Reduce the number of journeys made by car in order to reduce the high levels of nitrogen dioxide in areas of traffic congestion in the borough</p> <p>Consider and mitigate the impacts on air quality that might result from specific developments, including major infrastructure projects.</p> <p>Seek to promote opportunities for incorporating clean and emission free technologies in new development.</p>	<ul style="list-style-type: none"> • Estimated traffic flows for all vehicle types (million vehicle kilometres) • % of development outside KSC and LSC • CO2 emissions • NOx emissions • Respiratory related health issues
9	Waste & Recycling	To minimise waste production and increase re-use, recycling and recovery rates	<p>Reduce the proportion of waste that goes to landfill in the borough</p> <p>Promote the integration of waste management facilities to enable efficient recycling and energy from waste as part of new developments.</p> <p>Ensure the safe disposal and storage of radioactive waste in the borough.</p> <p>Support the adaptive reuse of buildings where appropriate.</p>	<ul style="list-style-type: none"> • Volume of household waste collected per person per year (kg per head) • Number of new developments incorporating recycling facilities • % household waste collected which is recycled/composted • Number of derelict properties • % commercial waste recycled
10	Services & Facilities	To improve access to services and facilities in Copeland	<p>Provide improved physical access to services and facilities on foot, cycle and by public transport, particularly in rural and deprived areas.</p> <p>Secure economic inclusion in the most deprived wards in the borough i.e. access to jobs</p> <p>Ensure that issues of both rural and urban deprivation are considered in development proposals.</p>	<ul style="list-style-type: none"> • % of rural households within set distances (either 4km or 2km) of key services. • % of development in KSCs and LSCs • Number of households within 30mins of key service centres by public transport. • Number of planning applications refused on accessibility grounds

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			Support the adaptive reuse of buildings where appropriate.	<ul style="list-style-type: none"> • % of the population with 20 mins travel time of different sports facility types • Number of households (or proportion of population) with access to broadband
11	Health & Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland	<p>Maintain accessible healthcare facilities throughout Copeland.</p> <p>Promote healthy and active lifestyles through encouraging walking and cycling as well as the provision and improvement of sporting, recreational and community facilities in Copeland.</p> <p>Reduce crime and the fear of crime, by adhering to 'designing out crime' principles in all-new development.</p>	<ul style="list-style-type: none"> • Doctor/Patient ratio • Length of cycleway created/maintained • % adults taking part in sport • Number of developments with restriction of opening hours / noise reduction measures • Number of visits to leisure centres • Design out Crime layouts included in application. • % households with one or more person with a limiting long term illness • Childhood obesity figures • Excess winter deaths • % of households in fuel poverty
12	Education & Skills	To improve education, skills and qualifications in the Borough	<p>Improve linkages between higher education providers and local employers.</p> <p>Encourage educational and training opportunities for all sectors of the population, particularly amongst deprived communities.</p>	<ul style="list-style-type: none"> • The percentage of pupils in schools maintained by the local authority achieving for five or more GCSEs at grades A*-C or equivalent. • % of the population whose highest qualification is a first degree (or equivalent) • % of the population with no or low qualifications • Levels of NVQ attainment
13	Sustainable Economy	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth	<p>Retain existing jobs and create new employment opportunities</p> <p>Promote major employment in Whitehaven and Key Service Centres that can provide access to an available workforce</p> <p>Provide a positive planning framework for exploiting new opportunities in tourism, creative and knowledge based industries and the energy sector, including renewable energy technologies.</p> <p>Maximise the opportunities that the nuclear sector</p>	<ul style="list-style-type: none"> • Amount of land supply available for B1, B2 and B8 uses • Gross floor space of completed retail and leisure • Gross floor space of completed B1, B2 and B8 • Amount of employment land lost to residential development per financial year (in hectares) • Economic activity rate for males and females of working age (expressed as a % of all people of working age)

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			<p>(decommissioning and potential new build reactor) offers, building on skills and expertise in Copeland.</p> <p>Provide support for economic development that is appropriate for rural locations, including small businesses or home based working.</p> <p>Seek to attract employment and training programmes specifically targeted at maintaining and increasing the proportion of young people in the borough.</p>	<ul style="list-style-type: none"> • ONS Annual Population Survey • Proximity of jobs from residences • % change in the number of VAT registered businesses. • Unemployment rate % (male and female) • GVA £ per capita
14	Leisure & Tourism	Support the sustainable development of the sustainable leisure and tourism industry	<p>Improve the quality of supporting infrastructure for tourism in the borough such as accommodation, leisure and cultural facilities.</p> <p>Encourage the use of the boroughs natural and cultural features for tourism development, within their environmental limits.</p>	<ul style="list-style-type: none"> • Visitor numbers • Tourism expenditure in the borough • Tourism expenditure per head
15	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community	<p>Ensure that all new development meets the lifetime homes standards, in order to meet the needs of an ageing population</p> <p>Seek to develop mixed income communities and flexibility of tenure and housing type in the borough</p> <p>Coordinate housing provision with investment in employment and community services to ensure that settlements</p> <p>Provide decent good quality and affordable housing for all including intermediate and key worker housing in line with housing targets.</p>	<ul style="list-style-type: none"> • % of households rated unfit • Number of unfit dwellings demolished • Number of affordable homes completed • Number of people on housing waiting list • % of housing development incorporating community green space/ children's play areas • Average house price • Income to average house price ratio • % of new homes meeting Lifetime Homes standard • % of new homes scoring good or very good on Building for Life Standard.
16	Retail	To maintain, enhance and develop a diversity of retail services in the Borough	<p>Protect the shopping and community services function of Key and Local Service Centres</p> <p>Reduce the number of vacant retail properties in Whitehaven and the other smaller service</p>	<ul style="list-style-type: none"> • Retail hierarchy and ranking • Number of vacant premises • New business start-up / closure rates • Number of new business

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			centres in Copeland.	support initiatives or events <ul style="list-style-type: none"> • Number of street scene improvement schemes
			Improve the quality of the public realm in order to improve the attractiveness of the service centres to new investment.	
17	Transport	To enhance and develop sustainable transport networks in Copeland	<p>Improve the provision and quality of bus and rail services in Copeland, particularly in rural areas.</p> <p>Develop and maintain safe, efficient and integrated transport networks within Copeland, with good internal and external links.</p> <p>Reduce car dependency by providing services and facilities accessible by a range of modes of transport.</p> <p>Promote a pattern of development which reduces private vehicle dependency in the location of homes, jobs, leisure and community services.</p>	<ul style="list-style-type: none"> • Methods of travel to work • Vehicle ownership • Distance travelled to work • Number of road accidents • % of development located in KSC and LSC • Number of households within 30 mins of KSC by public transport • Length of cycleways created / maintained (km) • Monitoring of Green Travel Plans

The 17 criteria in the SA Framework are applied below to the Core Strategy document: to the Vision, Objectives, Strategic Policies and themed policies. The Development Management Policies are also assessed in the sense that they have been written to support the Core Strategy and therefore are in conformity with the Core Strategy Policies. Reference is made to the relevant Development Management Policies in the assessment of each of the Core Strategy Policies. For example Policy ER1, which sets out the wider strategic and spatial principles for planning for the nuclear sector, is supported by detailed policies DM1 and DM5 which outline the detailed considerations for development relating to nuclear energy generation and reprocessing.

The assessment has been carried out in order to predict and evaluate the key potential impacts. We can then identify in general terms whether the Core Strategy and supporting policies are likely to move the area either towards or away from greater sustainability in the long term.

The remainder of this report outlines the SA of all of the Core Strategy policies. In addition to this, Appendix 1 provides details of the SA of the Preferred Options and Appendix 2, the SA of Issues and Options Questions.

Key to tables:

- ++ strongly positive
- + positive
- ~ neutral, no obvious effect
- negative
- strongly negative
- ? uncertainty, impacts not predicted

Vision for Copeland

1	++	Biodiversity	A Place that makes the most of its abundant natural resources and protects and enhances its green infrastructure, landscapes and biodiversity.
2	++	Landscape & Conservation	A Place that makes the most of its natural resources and protects and enhances its green infrastructure and landscapes
3	+	Water Resources	Making the most of the Borough's natural resources.
4	++	Climate Change	A place that adapts to climate change and minimises its carbon footprint.
5	+	Flood Risk	Not actually mentioned in the vision but dealing with the flooding issue is all part of 'adapting to climate change'.
6	++	Energy	'A place that builds on opportunities, including those presented by the low carbon and renewable energy sectors'.
7	+	Land Quality	Environmentally responsible -- does not specifically mention protecting land from pollution. However, the vision does state that Copeland will make the most of its abundant natural resources, of which land is one.
8	+	Air Quality	Increased focus on renewable energy development and protecting biodiversity which does entail improving air quality. Improving access to sustainable transport modes which will improve air quality.
9	+	Waste & Recycling	Part of 'making the most of natural resources' involves reusing and recycling materials -- although there is no specific reference to minimising waste and maximising recycling.
10	++	Services & Facilities	'A place that meets the needs of the whole community' and improved access via sustainable transport to key settlements, and where social infrastructure is improved.
11	++	Health & Wellbeing	A place that meets the needs of the whole community, where geography is not a barrier to achievement and where health and wellbeing are improved.
12	++	Education & Skills	Place that boasts a highly skilled workforce, where geography is not a barrier to achievement, social mobility is improved.
13	++	Sustainable Economy	A place that boasts prosperous towns and vibrant villages, that has a varied and sustainable economic base, boasting a highly skilled workforce
14	++	Leisure & Tourism	Making the most of natural resources and tourist attractions, a place that meets the needs of the whole community, protecting green infrastructure and heritage.
15	++	Housing	Housing quality and availability are improved.
16	++	Retail	A place that boasts prosperous towns and vibrant villages and meets the needs of the whole community. Varied and sustainable economic base.
17	++	Transport	Minimising carbon footprint, a place that has enhanced transport networks providing improved access to sustainable modes of transport.

Summary of Assessment:

The Vision covers the full range of key strategic ambitions regarding quality of place, aims for growth in the economy, the preservation of the borough's biodiversity and beautiful landscapes and consequently has been assessed as highly sustainable. Whilst it is acknowledged that references to improving air and water quality, reducing flood risk and increasing recycling could have been included, it is felt that dealing with these issues is implicit in statements regarding adapting to climate change and protecting and enhancing biodiversity. They are individually treated as priorities in the Strategic Objectives that follow on from the Vision and therefore it is believed that specific references within the Vision, which should be brief statements of aspiration and intent, are unnecessary.

Strategic Objectives for Copeland

Improving the connectivity of wildlife corridors and protect and enhance the borough's rich biodiversity both within and outside designated sites. Restore lost habitats. Ensure that all new development makes provision for biodiversity.	++	Biodiversity	1
Protect and enhance places, landscapes and buildings of historical, cultural and archaeological importance and their settings. Ensure that all new development enhances the public realm. Address the impacts of former land uses. Protect and enhance the St. Bees Heritage Coast site.	++	Landscape & Conservation	2
Safeguard and where possible enhance natural resources, addressing the impacts of former land uses, protect and enhance places and biodiversity. Ensure that all new development meets high standards in terms of sustainable design and construction.	+	Water Resources	3
Support future renewable and low carbon energy generating capacity. Ensure that all new development meets high standards in terms of energy efficiency and sustainable design and construction. Improve access to jobs and services by foot, bicycle and public transport. Reduce the need to travel. Increase the extent of tree cover and improve ecological networks and green Infrastructure generally. Adapt to climate change by minimising development in flood risk areas.	++	Climate Change	4
Minimise development in flood risk areas. Increase the extent of tree cover. Improve green Infrastructure.	++	Flood Risk	5
Support future renewable and low carbon energy generating capacity. Ensure that all new development meets high standards in terms of energy efficiency.	++	Energy	6
Address the impacts of mining, iron working, nuclear energy and other former land uses. Focussing major development in larger settlements. Prioritise previously developed land for development and make the most efficient use of land in terms of identifying the most appropriate density of development for any given site.	++	Land Quality	7
To protect and enhance the natural resources in the borough, promote renewable and low carbon energy production, and improve access to a range of facilities by sustainable means of transport. Increasing tree cover and improving green infrastructure in the plan area.	++	Air Quality	8
Promote recycling and waste minimisation. Ensure that all new development meets high standards in terms of sustainable design and construction.	+	Waste & Recycling	9
Focus development in Key Service Centres & Whitehaven – that support surrounding rural communities. Protect existing services and facilities in all settlements. Ensure that all settlements are sustainable. Promote the vitality and viability of town and local centres.	++	Services & Facilities	10
Increased opportunities for walking & cycling, ensure quality of design, good quality public realm and safety and security of development, improve access to services and good quality affordable housing. Protect and enhance natural and cultural environment.	+	Health & Wellbeing	11
Improve educational attainment and skills in the borough to meet business needs. Improve transport access to education/training facilities. Support the Nuclear Skills Academy and higher education at Westlakes.	++	Education & Skills	12
Diversified economic base, securing future renewable and low carbon energy generating capacity, provide good quality employment sites, direct high-end knowledge based employment to Westlakes, exploiting natural and heritage assets.	++	Sustainable Economy	13
Support the sustainability of rural communities, diversify rural and urban economic base, improve access to the countryside on foot and bicycle, protect and enhance places. Exploit natural and heritage assets.	+	Leisure & Tourism	14
Enable a balanced housing market, good quality, affordable, responds to differing needs from deprived industrial communities to the more prosperous rural areas.	++	Housing	15
Promote the vitality and viability of town and local centres, enable a prosperous mixed economy, ensure that settlements are able to meet the needs of their communities, ensure that all development enhances the public realm,	++	Retail	16
Accessibility – develop good links by cycling, walking, road, rail etc. Develop safe efficient modern and integrated transport networks. Reduce the need to travel by supporting improved telephone and rural broadband access.	++	Transport	17

Summary of Assessment:

Comprehensive coverage of key sustainability issues by strategic objectives set out in the Core Strategy DPD, with all considered to have a positive impact in the future sustainability of the borough.

Policy ST1 – Strategic Development Principles

This is supported by all Development Management Policies 1-29.

This policy sets out the development principles that underpin the whole development strategy. These aim to move the borough towards greater sustainability in environmental, economic and social terms.

1	++	Biodiversity	Encourage development that reduces carbon emissions, protect and enhance biodiversity. Encourage new areas of green infrastructure. Remain mindful of biodiversity objectives when reclaiming or redeveloping derelict sites.
2	++	Landscape & Conservation	Protect landscapes and the undeveloped coast, protect and enhance historic features and their settings. Reuse exiting buildings wherever possible (this could impact positively on listed buildings at risk). Remain mindful of landscape and historic environment objectives when reclaiming or restoring derelict sites
3	+	Water Resources	Ensure development minimises water pollution, protects features of biodiversity value. Ensure new development addresses land contamination (which in turn will have a positive impact on water quality).
4	++	Climate Change	Encourage development that reduces emissions, ensure that buildings in their development and use maximise energy efficiency, minimise the need to travel, ensure development minimises air pollution. Encourage development that helps us to adapt to the effects of climate change. Focus development on sites that are at least risk of flooding.
5	++	Flood Risk	Focus development on sites that are at least risk of flooding, or with design measures that minimise or mitigate that risk.
6	++	Energy	Encourage development which reduces carbon emissions, maximises energy efficiency, ensure development minimises air pollution.
7	++	Land Quality	Reuse of previously developed land and protection of the countryside. Ensure development minimises ground pollution and addresses contamination with appropriate remediation measures.
8	+	Air Quality	Ensure development minimises air pollution, minimise the need to travel, protect enhance and create areas of green infrastructure.
9	++	Waste & Recycling	Re-use of buildings, minimising waste and maximising opportunities for recycling.
10	+	Services & Facilities	Minimise the need to travel, enable everyone to have good access to services. Support development which contributes to the borough's social and community infrastructure.
11	+	Health & Wellbeing	Provide good access to jobs, shops, services and recreational facilities. Ensure development provides good levels of residential amenity and security, provision of recreational activities for communities and visitors. Encourage the creation of new areas of green infrastructure. Make it safe for pedestrians and cyclists to move around.
12	++	Education & Skills	Investment in education and training which creates and attracts business, support diversity in jobs.
13	++	Sustainable Economy	Support the development of energy infrastructure and related economic clusters. Support diversity in jobs and training which creates and attracts business. Enable everyone to have good access to jobs.
14	+	Leisure & Tourism	Support the development of rural diversification and tourism. Protect sites of landscape and biodiversity value, provide and enhance recreational opportunities for visitors.
15	++	Housing	Creation of a residential offer that meets the needs and aspirations of the borough's housing markets. Ensure that development provides good levels of residential amenity and security.
16	+	Retail	Support development that provides good access to shops, support diversity in jobs. Make it safer for pedestrians to move about. Support development that enhances community infrastructure.
17	++	Transport	Minimise the need to travel and provide sustainable transport modes, encouraging shift in travel behaviour. Accommodate traffic in a way that makes it safe for pedestrians and cyclists to move about.

Summary of Assessment:

This policy is all encompassing and is considered to be highly sustainable in a number of areas. Where areas are assessed as merely 'positive' instead of 'strongly positive', this reflects the assessor's perception of how influential land use planning is in dealing with the particular area. For example, whilst it is clear to see land use planning has a part to play in health and well-being, this is a complex area with many factors and the main responsibility for health has to lie with the Health Service. Land use planning can only complement other targeted actions taken by various authorities working in partnership with the NHS.

Policy ST2 – Spatial Development Strategy

This policy sets out the preferred option for the borough's settlement hierarchy and the preferred location of future development as well as low carbon and renewable energy development. It directs other development outside the Principal Town and Key Service Centres to the most sustainable locations, whilst indicating the scale of development that will be encouraged in other areas of the borough.

All development on a significant scale is likely to have a negative impact on biodiversity that can only be mitigated against and/or compensated for.	'	Biodiversity	1
Large nuclear and renewable energy developments outside settlement boundaries are likely to have a significant negative impact on the landscape.	!	Landscape & Conservation	2
Growth will involve higher demand on resources and waste water treatment plants.	'	Water Resources	3
Provision for low carbon/renewable energy development	++	Climate Change	4
Limiting development to areas largely to that within settlement boundaries of Whitehaven and other service centres could put additional development pressure on sites at risk of flooding.	'	Flood Risk	5
Support for renewable energy generating capacity at sites outside the settlement boundaries that best maximise renewable resources and minimise environmental and amenity impacts.	+	Energy	6
Directing growth and development to key settlements	+	Land Quality	7
Depends on scale and type of development. Significant developments may cause a lot of air pollution in their construction but be clean in their operation i.e. nuclear. However transport of workers and freight will be significant throughout the life of major developments and this has to be taken into account.	'	Air Quality	8
Growth will involve increased waste generation.	'	Waste & Recycling	9
Focussing development in areas where infrastructure and services already exist at levels that can accommodate this growth. Permitting appropriately scaled development in defined Local Centres to sustain services and facilities for local communities.	+	Services & Facilities	10
Focussing development where healthcare and other important community facilities already exist.	+	Health & Wellbeing	11
No anticipated impact.	?	Education & Skills	12
Making allowances for development outside the settlement boundary that will support the growth in the energy industry. Support for nuclear new build and willingness to discuss a potential HLW repository in the borough.	++	Sustainable Economy	13
Tourism activities which have a proven requirement to be sited outside of settlement boundaries will be considered. Improving and expanding on tourism facilities to varying degrees in all part of the borough.	++	Leisure & Tourism	14
There is an acknowledgement that there will be a requirement for more housing. Housing that meets certain local specific needs will be permitted outside settlement boundaries.	++	Housing	15
Focussing the majority of housing development in existing towns and villages will help to support the existing retail offer and attract more retailers to these locations.	+	Retail	16
Could increase pressure on transport network but also could reduce car dependency with new development will be in centres where services will be more accessible to those who choose to walk or cycle.	+	Transport	17

Summary of Assessment:

This policy is sustainable in that it directs most development to key settlements that have adequate infrastructure and can accommodate such growth. There are negative impacts from development with regards to the environment and resource use. These issues are dealt with by other policies within the Core Strategy and Development Management Policies DPD. It is not possible to restrict development as this would potentially have a strong negative impact this would have on the local economy.

Policy ST3 – Strategic Development Priorities

ST3 sets out the Council's policy for delivering its spatial objective, which is to prioritise development on sites within the identified nuclear generation site at Sellafield, Whitehaven, the Key Service Centres (Cleator Moor, Egremont and Millom) and other sites identified within the Energy Coast Masterplan.

1	Biodiversity	'	Development of an additional site at Sellafield is likely to have a negative impact on biodiversity in the area.
2	Landscape & Conservation	'	Development of an additional site at Sellafield is likely to have a significant negative impact on the landscape.
3	Water Resources	'	Increased requirement for cooling water at Sellafield will have a negative impact on water resources.
4	Climate Change	++	Development of Sellafield site will increase the amount of low carbon energy production significantly therefore impacting positively on climate change.
5	Flood Risk	'	Focussing some development on Pow Beck Valley, a known flood risk site, will have a negative impact if insufficient flood defence measures are installed. If development to a few key areas increases the development pressure on sites that may be subject to a higher risk of flooding.
6	Energy	?	No anticipated impact.
7	Land Quality	?	Directing growth and development to key regeneration sites is positive for land quality. However the large land take required for a new nuclear power station will have a negative impact on land quality. Overall the effect could be considered to be neutral.
8	Air Quality	'	Difficult to assess without knowledge of detailed proposals but generally development has a negative impact on air quality.
9	Waste & Recycling	'	Increased amount of development will lead to increased amount of waste.
10	Services & Facilities	?	Potential impact is difficult to assess.
11	Health & Wellbeing	+	Pow Beck Valley is one of the key regeneration sites mentioned in this policy option. If this site were to be regenerated successfully it would provide improved sports facilities within Whitehaven.
12	Education & Skills	+	Potential impact is difficult to assess. However, all of the named developments are likely to create a demand for people of varying skill sets and therefore the policy could potentially have a positive effect on education and skills if local people are trained to fill these roles rather than trained people brought into the area.
13	Sustainable Economy	++	Potential to attract new business to the area, obvious economic benefits of supporting nuclear new build and supply industries.
14	Leisure & Tourism	?	Nuclear new build and associated infrastructure will have a negative impact but the regeneration of urban areas should have a positive effect. Therefore the overall effect could be neutral.
15	Housing	+	Identifying the regeneration of the Woodhouse/ Kells Housing Market Renewal Area.
16	Retail	+	Regeneration of the town centres should attract a wider range and greater number of retailers.
17	Transport	'	Significant development at Sellafield and other potential NNB sites could put additional pressure on the road network. However, if non-nuclear development is taking place in sustainable areas this should mitigate the impact.

Summary of Assessment:

This policy should provide a generally positive impact on the borough in terms of economic development and climate change. However, there may be implications on the landscape and environmental quality of the area resulting from this if mitigation measures are not in place. Protection and enhancement of the borough's natural resources are dealt with in other areas of the Core Strategy and again in the Development Management DPD.

Policy ST4 – Providing Infrastructure

This presents the Council's preferred option for delivering the infrastructure needed for the borough's development. It includes the need to seek planning obligations and 'off-set packages', the development of an Infrastructure Plan to establish the priority needs in addition to principles for securing infrastructure contributions.

Developments should provide or contribute to environmental requirements on or off as is reasonable to mitigate the impact of the development. Scored as neutral as activity is around mitigation only and not enhancement.	?	Biodiversity	1
Policy will allow LPA to ask for green infrastructure to be provided as part of developer contributions.	+	Landscape & Conservation	2
Policy should allow LPA to seek improved physical infrastructure including water supply, foul and surface drainage, waste processing etc. where this is necessary	++	Water Resources	3
Policy will allow green infrastructure to be sought. Additional green infrastructure will act as a carbon sink.	+	Climate Change	4
Policy will allow LPA to seek flood risk mitigation measures where necessary.	++	Flood Risk	5
Impact difficult to anticipate from the text of this policy.	?	Energy	6
Policy should allow LPA to ask that land remediation takes place if necessary.	+	Land Quality	7
Policy should allow LPA to ask for measures to be put in place to protect air quality where this might be compromised in the operation of the development.	+	Air Quality	8
Could seek waste recycling facilities	+	Waste & Recycling	9
Development proposals should provide or contribute to the provision of facilities and services – and their running costs where appropriate.	+	Services & Facilities	10
Policy should allow LPA to ask for social infrastructure such as health centres	+	Health & Wellbeing	11
Could seek education/skills related infrastructure contributions	+	Education & Skills	12
Improved infrastructure could attract new employers to the area widening the economic base.	+	Sustainable Economy	13
Policy will allow planners to ask for green infrastructure and other facilities and social infrastructure.	+	Leisure & Tourism	14
Improvements in infrastructure e.g. sewerage, schools could enable the area to accommodate more housing. The policy also allows the LPA to ask for a proportion of affordable housing which will have a strong positive impact in terms of meeting housing need. It is important to note that overly onerous requirements may make some housing developments unviable.	+	Housing	15
Impact difficult to assess.	?	Retail	16
Could seek to improve physical infrastructure including those required to road, rail etc	++	Transport	17

Summary of Assessment:

This policy is flexible in what it will allow planners to ask for in terms of developer contributions and therefore should prove to be sustainable with regards to most of the sustainability objectives. There are no sustainability objectives for which this policy scores negatively.

Policy ER1 – Planning for the Nuclear Sector

This is supported by Development Management policies 'DM1: Nuclear Energy Generation' and 'DM5: Nuclear Reprocessing'.

This policy aims to support and facilitate nuclear production in the borough, with the DM policies setting out detailed requirements for new nuclear development and reprocessing at existing sites. This policy aims to provide a positive planning framework to allocate appropriate sites, a safe nuclear repository required for future growth and decommissioning and to develop the knowledge and skills base to support this.

1	Biodiversity	'	Nuclear energy production and renewables are likely to have a negative impact on habitats (although the Council will work with the developers to ensure that contributions are made to mitigate any detrimental impacts.
2	Landscape & Conservation	'	Visual impacts on the landscape – could be mitigated through careful siting and adequate planting. Council will work with the developers to ensure that contributions are made to mitigate any detrimental impacts. It will be hard to mitigate such a significant impact but the local community are accustomed to seeing large development in this landscape.
3	Water Resources	'	Water consumption and cooling/treatment of effluent from Nuclear power stations
4	Climate Change	++	New nuclear power station(s) will significantly reduce nation's reliance on fossil fuels.
5	Flood Risk	'	There are parts of the site adjacent to Sellafield that are vulnerable to flooding.
6	Energy	?	Limited impact anticipated
7	Land Quality	'	Potential for significant ground contamination if normal safety procedures are not carried out. This aspect has scored negatively for sustainability because of the seriousness of any contamination but not strongly negative due to the levels of care taken to avoid such issues.
8	Air Quality	'	Construction phase will produce emissions but the operating phase will only involve very limited emissions.
9	Waste & Recycling	'	Issue of nuclear waste disposal - there are significant risks around this issue and a great amount of care needs to be taken to minimise these.
10	Services & Facilities	++	Offset packages of community benefits, if managed well, could have a significantly positive impact on services and facilities in the borough.
11	Health & Wellbeing	+	Offset package could include recreational and healthcare facilities. All development should be subject to full and satisfactory safety case. Reprocessing will not take place outside the boundaries of current nuclear sites.
12	Education & Skills	++	Knowledge and skills development – additional businesses attracted
13	Sustainable Economy	++	Should offset potential job losses from the decommissioning of Sellafield. Attracting new business to the area. Also intend to relocate some Sellafield workers with non essential plant operations to new development sites in main urban areas.
14	Leisure & Tourism	?	Potential increase in business tourism – increase in demand for hotel and services. However increased nuclear activity may have a negative impact on tourism generally and therefore overall score is estimated as neutral. Tourism may suffer during the construction phase as hotels and B&B house temporary construction workers.
15	Housing	'	Pressure on housing during the construction phase. Housing built for construction workers could be turned into homes for local people after construction is finished.
16	Retail	+	Increase spending from temporary construction workers and if the population ultimately grows in the longer term. If some Sellafield workers are in offices located in the town centres this will obviously have a longer term positive impact.
17	Transport	'	The nature of the site means that there is an issue with the use of public transport and the possible need to evacuate the site in an emergency. The development of any nuclear facility is likely to result in a larger amount of car use.

Summary of Assessment:

Planning for nuclear power development is a controversial issue and is likely to have a number of impacts on the environmental quality of the borough including biodiversity, landscapes, water resources, land quality etc. The impacts of these may however be mitigated against and compensated for. The positive attributes of pursuing additional nuclear power development in the borough relate to improved education and skills, economic development, and combating climate change.

Policy ER2 – Planning for the Renewable Energy Sector

This is supported by policies DM2: Renewable Energy Generation in the Borough and DM11: Sustainable Development Standards

ER2 sets out the Council's preferred policy to support and facilitate new renewable energy generating and production, aiming to locate this in areas which best maximise renewable sources and minimise environmental and amenity impacts within acceptable limits. Policy DM 2 sets out specific criteria to ensure that the potential impacts associated with this renewable energy generation are minimised, whilst DM11 sets out sustainability requirements for new development.

1	Biodiversity	?	The construction and operation of large renewable power generating plant is likely to have a negative impact on habitats.
2	Landscape & Conservation	?	Visual Impacts on the landscape could be significant with regards to larger developments. Policy DM2 states that there should be no adverse visual effects but this is a controversial issue and subjectivity is involved when considering the aesthetics of development.
3	Water Resources	?	Hydro power plants will make good use of the water resources available. No water abstraction should take place but disturbing the flow of the water is likely to change the hydrology of the body of water.
4	Climate Change	++	Reduce reliance on non-renewable resources & sources that generate lower carbon emissions to offset demand for using fossil fuels elsewhere. Embodied carbon should be remembered.
5	Flood Risk	?	Difficult to assess without knowing where renewable energy plant is going to be located.
6	Energy	++	Generates long-term renewable energy and low carbon developments
7	Land Quality	?	Potential contamination and use of Greenfield sites
8	Air Quality	?	Negligible if any carbon emissions in the operating phase. Embodied carbon should be remembered.
9	Waste & Recycling	?	Any waste produced would be during installation phase and decommissioning phase. Generally large wind turbines last for 20 years so waste is minimal.
10	Services & Facilities	?	No significant impact anticipated
11	Health & Wellbeing	?	No significant impact anticipated
12	Education & Skills	++	Knowledge and skills based industry development – additional businesses attracted
13	Sustainable Economy	++	Development of renewables industry in Copeland could attract new businesses and widen economic base.
14	Leisure & Tourism	?	Potential negative impacts on landscape could impact on tourism but increased use of renewables if marketed properly in terms of Copeland's image could lead to an increase in eco-tourism. Overall could be considered to be neutral.
15	Housing	+	If more jobs are created in the borough then it is likely to put increased pressure on the housing market to meet a demand for extra housing.
16	Retail	?	No significant impact anticipated
17	Transport	?	No significant impact anticipated

Summary of Assessment:

ER2 and the associated DM policies are likely to facilitate some of the Council's key sustainability aims i.e. environmentally friendly and long term sustainable energy production and the improvement/diversification of skills and education, which would be associated with the growing renewables industry that would be attracted to Copeland. However, these positives could be offset by potential negative impacts on the local landscape and biodiversity. Any renewable energy developments will need to be carefully planned and managed – an issue dealt with in policy DM2.

Policy ER3 – The Support Infrastructure for the Energy Coast

This is supported by Policy DM1: Nuclear Energy Generation

ER3 sets out the Council's policy for ensuring the development of support infrastructure for the Energy Coast, e.g. encouraging investment in training and education, identifying possible temporary accommodation for nuclear new build construction workers, providing associated infrastructure and ensuring that this minimises impacts on the borough's biodiversity, landscapes, health and amenity of residents and visitors. Policy DM1 supports this by outlining the detailed planning matters and considerations that will need to be taken into account both by the Council and the Infrastructure Planning Commission.

1	Biodiversity	'	Development will harm biodiversity to some extent. Policy DM1 states that an EIA will be carried out in as part of the preparation for the development. This should minimise any impact and mitigate it also. However, the overall effect will still be negative albeit to a lesser extent. (See policy DM24 also)
2	Landscape & Conservation	'	There is likely to be a very substantial visual impact on the landscape especially with regards to energy transmission infrastructure -- could be mitigated through careful siting and design. Policy DM26 requires landscaping schemes to be in place. However due to the sheer scale of the development this is not likely to be very effective.
3	Water Resources	'	More development will use more water.
4	Climate Change	?	Construction of transmission infrastructure, new training facilities and temporary accommodation will generate carbon emissions. The low carbon project that this will facilitate in the longer term will more than offset this impact.
5	Flood Risk	?	Assuming new facilities are located in areas of low flood risk.
6	Energy	?	No significant impact anticipated
7	Land Quality	?	Part A states that any impacts from development of transmission infrastructure will be minimised
8	Air Quality	'	Increased development and related transport will have a negative effect on air quality.
9	Waste & Recycling	?	Increased development will lead to an increase in waste generation.
10	Services & Facilities	?	Dependent on locality of temporary housing. If it is in sustainable locations there should be no negative impacts.
11	Health & Wellbeing	+	The policy states that it aims to minimise potential impacts of transmission infrastructure on residents and visitors. Increased access to jobs and training opportunities should have a positive impact on health and well-being
12	Education & Skills	++	Encouraging investment in training and education both at existing and new facilities
13	Sustainable Economy	++	Sustainable development - ensuring infrastructure in place for growth
14	Leisure & Tourism	'	Negative impacts on landscape could damage leisure and tourism industry
15	Housing	+	Temporary accommodation associated with the construction workforce could be made available for resident population after construction phase is over.
16	Retail	+	Supporting NNB related infrastructure will bring construction workers to the borough and this could have a positive impact on retail.
17	Transport	?	Dependent on location of temporary housing -- sustainable locations would minimise an increase in car usage

Summary of Assessment:

This policy is likely to have negative effects with regards to the natural environment. It is therefore very important that other policies in both the Core Strategy and Development Management Policies DPDs deal with this and seek mitigation and protection/enhancement measures. However, it aims to ensure that growth and development in the economy is matched and coordinated with that in services, housing and infrastructure which are required to ensure long term sustainability.

Policy ER4 – Land and Premises for Economic Development

This is supported by Policy DM3: Safeguarded Employment Areas;

This preferred policy aims to ensure an adequate supply of land and floorspace for economic development, both by site allocation and by control of development on existing employment sites. It also allows for the identification and de-allocation of employment sites that would be more suited to non-employment uses. Policy DM3, which supports ER4, sets out the detailed criteria for considering non-employment related development in safeguarded employment areas.

1	Biodiversity	'	Any development is likely to have a negative impact on biodiversity. Protecting biodiversity is picked up elsewhere in the Preferred Options Report (Policy DM25).
2	Landscape & Conservation	'	Any development is likely to have a negative effect on the landscape. Policy DM26 seeks to mitigate this.
3	Water Resources	'	Increased development will mean increased water consumption. Impact will depend on location of development and type of operation being carried out. Hard to assess at present but impact is more likely to be negative than positive.
4	Climate Change	?/-	Development should involve some form of landscaping which will add to the green infrastructure of the borough. However, if the additional employers are engaged in energy intensive operations the overall effect of this policy will be negative. Without knowing the details of any particular developments it is difficult to assess.
5	Flood Risk	?	Assuming new facilities are located in areas of low flood risk. Risk of increased surface run-off – could be managed through SUDS
6	Energy	'	Increased development will lead to increased energy consumption. Energy efficiency measures are dealt with in policy DM11
7	Land Quality	'	There is potential for ground contamination if land uses include manufacturing and general industrial employers.
8	Air Quality	'	There is potential for air pollution if land uses include manufacturing and general industrial employers. Greater numbers of jobs will result in an increased amount of traffic impacting negatively on air quality.
9	Waste & Recycling	'	Depending on the uses proposed on employment land there may be a significant increase in the amount of waste produced. Impact is difficult to assess but one must assume that it will be negative to some degree.
10	Services & Facilities	?	De-allocation of employment land could free up development land for services and facilities but no other impacts are anticipated.
11	Health & Wellbeing	'	Negative impacts could include increased noise and dust nuisance etc.
12	Education & Skills	++	Employment and potential skills training from new businesses
13	Sustainable Economy	++	Potential for diversification & increased number of businesses
14	Leisure & Tourism	+	Depends on nature of development but if employment development is not located near tourist attractions impact should be negligible. Increased number of businesses could increase amount of business tourism in Copeland.
15	Housing	+	If more jobs are created in the borough then it is likely to put increased pressure on the housing market to meet a demand for extra housing.
16	Retail	+	New jobs and new residents moving into Copeland will help to support a diversity of retail establishments.
17	Transport	'	Difficult to assess without knowing where the sites are in terms of ease of access via public transport. More employment will mean in the short term at least that, more vehicular traffic.

Summary of Assessment:

Predictably, ER4 scores highly on 'sustainable economy' and 'education and skills'. The allocation of existing employment sites and key identified sites enables the Council to have a direct influence over the sustainable direction of future development. Greater business development and employment is likely to have a positive impact on the sustainability of the wider economy, helping to support the local housing and retail markets. Negative impacts are focussed around the environment. Although most of the development will likely take place on 'brownfield' land, it is important to remember that this may have significant biodiversity value.

Policy ER5 – Improving the Quality of Employment Space

This is supported by Policy DM4: West Lakes Science and Technology Park

This preferred policy aims to provide better quality premises and better environmental quality in employment areas as these are considered to be important factors in supporting economic restructuring in Copeland, especially where the aim is to attract higher value occupiers from outside Cumbria. West Lakes Science and Technology Park is considered to be a strategic employment area and important in achieving this wider strategy.

1	+	Biodiversity	Could introduce/conserves habitats through landscaping.
2	+	Landscape & Conservation	Landscaping will improve the aesthetic quality of employment sites
3	-	Water Resources	More offices in Whitehaven and the three key service centres mean more use of water resources.
4	+	Climate Change	High quality, modern office buildings are likely to be constructed in a way that minimises greenhouse gas emissions and increased green infrastructure will have a positive impact on climate change. Increased number of office workers may mean increased car traffic but being in sustainable locations should mitigate this if public transport is made into a more attractive alternative.
5	+	Flood Risk	Increasing the amount of green infrastructure generally has the effect of mitigating flood risk by reducing run-off. As the policy only talks about new development within the town centre, negative impacts are not anticipated.
6	+	Energy	High quality new build office buildings are likely to be built to a high standard of energy efficiency so this policy should have a positive impact.
7	+	Land Quality	Redevelopment of key town centre sites is likely to involve some land remediation and the creation of landscaping in existing industrial estates will have a positive impact on land quality too.
8	+	Air Quality	Additional planting around existing industrial estates is likely to have a positive impact on air quality.
9	?	Waste & Recycling	No significant impact anticipated.
10	+	Services & Facilities	No significant impact anticipated.
11	+	Health & Wellbeing	Creating landscaped areas in existing industrial estates is likely to encourage workers to go for a walk during lunch breaks etc.
12	+	Education & Skills	New businesses attracted by more pleasant employment sites will create more training opportunities for local people and attract more highly skilled workers to the area from elsewhere.
13	++	Sustainable Economy	Creating areas of landscaping in existing industrial estates is a relatively cheap way of increasing take up of development plots.
14	+	Leisure & Tourism	The positive impact that high quality development in Whitehaven town centre and increased landscaping in existing employment areas will have on the landscape is likely to have a positive effect on leisure and tourism.
15	+	Housing	More high quality employment is likely to draw more people to the borough and therefore more housing will be required.
16	+	Retail	More high quality employment is likely to draw more people to the borough and this will support local retailers.
17	++	Transport	Prioritising high quality office provision in Whitehaven and other Key Service Centres is a highly sustainable policy as all locations will be accessible by public transport.

Summary of Assessment:

Better quality premises imply sustainable design and construction standards and a built environment with green infrastructure that will minimise the impacts on residents and the environment. This will also ultimately improve the sustainability of the local economy through encouraging businesses to locate in the area, facilitating economic growth and prosperity for other sectors such as local retail and housing markets. Policies DM10 and DM11 give more detail regarding the quality of building design and public realm.

Policy ER6 – Location of Employment

This is supported by Policy DM3: Safeguarding Employment Areas; Policy DM4: West Lakes Science and Technology Park.

ER6 sets out the Council's policy for the location of employment across the borough. Its principal aim is to direct activity to centres where there are shared services, transport alternatives and the potential for synergy and mutually-reinforcing growth. West Lakes Science and Technology Park is considered to be a strategic employment area and appropriate knowledge based business development is required here.

1	?	Biodiversity	Unlikely to have a significant impact on biodiversity if new employment is located in already developed locations on brownfield sites of low biodiversity value. Policies ENV3 and DM24 deal with impacts on biodiversity.
2	+	Landscape & Conservation	Depending on location i.e. concentration within settlement boundaries and respect for local heritage are important to protect the landscape and conservation areas. This policy direction is likely to help regenerate some key sites in Whitehaven and the Key Service Centres
3	+	Water Resources	Locating employment in existing service centres is the most sustainable choice in terms of water resources. More positive benefits can be delivered through design of the development (dealt with in DM11).
4	+	Climate Change	Minimising need to travel. Focus on sustainable locations and supporting proposals for working from home.
5	?	Flood Risk	Assuming new facilities are located in areas of low flood risk. Risk of increased surface run-off – could be managed through SUDS
6	?	Energy	Difficult to assess. Building design requirements are covered in DM11.
7	+	Land Quality	Regenerating key town centre sites will involve some land remediation.
8	?	Air Quality	There is unlikely to be a significant impact on air quality.
9	?	Waste & Recycling	Amount of waste and recycling will not be affected by the location of the employment sites.
10	?	Services & Facilities	No anticipated impact
11	?	Health & Wellbeing	No anticipated impact
12	++	Education & Skills	The location of a group of related knowledge based industries at Westlakes Science and Technology Park will increase the likelihood of collaboration and enhanced learning opportunities for local employees. Additionally a cluster of related businesses will attract skilled workers into the area.
13	++	Sustainable Economy	A cluster of related businesses at West Lakes Science and Technology Park will attract skilled workers and other knowledge based companies to the area.
14	?	Leisure & Tourism	No anticipated impact.
15	+	Housing	Requires coordination of housing supply with growth in employment opportunities in the borough.
16	+	Retail	New employment development in the towns will support a lunchtime and evening economy.
17	++	Transport	Minimising need to travel. Focus on sustainable locations and supporting proposals for working from home.

Summary of Assessment:

Locating employment across the borough enables the Council to have influence over the sustainable direction of future development. Greater business development and employment in Whitehaven and the Key Service Centres will have a positive impact on the sustainability of the wider economy, maintaining and enhancing local housing and retail markets, offering potential for mutually reinforcing, sustainable growth. It will also ensure that employment is in the most accessible locations, reducing the need for workers to commute by car to more remote locations.

Policy ER7 – Principal Town Centre, Key Service Centre and Local Centres

This is supported by policies DM6: Managing non-retail development in Town Centres, DM7: Food, Drink, Betting Shops, Pawnbrokers and Amusement Arcades in town and smaller settlement centres and DM 21: Protecting Community Facilities

Preferred Option Policy ER7 sets out the role and function of Whitehaven town centre and other centres within Copeland. This is supported by policies DM6, DM7 and DM21 which support the implementation of this strategic policy by setting out criteria for development and protection of certain uses within the town centre and smaller local centres.

1	Biodiversity	-	Risk of harm through redevelopment disturbing existing habitats
2	Landscape & Conservation	+	Potential for enhancements to the town centre including buildings, public realm, landscaping and historic features.
3	Water Resources	?	No significant impacts anticipated
4	Climate Change	+	Ensures that development is in sustainable locations minimising need to travel by car. Some services and facilities are available in smaller centres, reducing the need to travel.
5	Flood Risk	?	Assuming new facilities are located in areas of low flood risk. Risk of increased surface run-off – could be managed through SUDS
6	Energy	?	Higher energy demands of new town centre development potentially offset through energy efficient construction and on-site renewables generation.
7	Land Quality	+	Development of previously developed sites with land remediation taking place where needed. Public realm enhancements and landscaping.
8	Air Quality	?	More people working in and using the towns could mean more cars in town centres and therefore a drop in air quality.
9	Waste & Recycling	?	Increase in waste possible through retail operations and from businesses, mitigated to some degree through recycling.
10	Services & Facilities	++	Consolidation creates focal points for the provision of and accessibility of services and facilities. Development of sites in Whitehaven increasing range and quality of provision.
11	Health & Wellbeing	+	Protection and enhancement of services in Key Service Centres and maintenance of essential services in Local Centres.
12	Education & Skills	?	No significant impacts anticipated
13	Sustainable Economy	++	Consolidation and improvement – creation of new business and jobs.
14	Leisure & Tourism	+	Supporting Whitehaven's role as a tourist destination.
15	Housing	+	Investment in retail and services in sustainable locations will prepare settlements for potential future residential development
16	Retail	+	Protection and enhancement of shopping provision in Key Service Centres and maintenance of essential shops in Local Centres.
17	Transport	+	Ensuring that all retail and services development takes place in sustainable locations minimises the need to travel by car.

Summary of Assessment:

Through setting out the strategic role and function of the key town centres, along with the key challenges for each, the aim is to ensure that they meet the needs of their communities and do not adversely impact on the viability or vitality of each other and other nearby centres. The policy includes a number of elements which are likely to improve the provision of services and facilities, leisure and tourism opportunities, retail offer and environmental quality of the key centres.

Policy ER8 – Whitehaven Town Centre

This is supported by policies DM6: Managing no-retail development in Town Centres, DM7: Food, Drink, Betting Shops, Pawnbrokers and Amusement Arcades in town and smaller settlement centres and DM 21: Protecting Community Facilities

This preferred policy sets out the potential future development priorities within the Principal Town of Whitehaven. This is supported by policies DM6, DM7 and DM21 which support the implementation of this strategic policy by setting out criteria for development and protection of certain uses within the town centre.

1	Biodiversity	+	Risk of harm through redevelopment disturbing existing habitats
2	Landscape & Conservation	++	Potential for enhancements to the town centre including buildings, public realm, landscaping and historic features. Protection of Conservation Area and enhancement of key gateway sites.
3	Water Resources	+	More activity in the town centre leading to greater demand on water resources
4	Climate Change	+	Encourages development in a very sustainable location minimising car travel.
5	Flood Risk	?	Assuming new facilities are located in areas of low flood risk.
6	Energy	?	Higher energy demands of new town centre development potentially offset through sustainable design and construction methods.
7	Land Quality	++	Development of previously developed sites at the gateways to the town meaning that some contaminated sites may be cleaned up. If improvements are made to green infrastructure in the town centre this will also improve land quality.
8	Air Quality	+	Development providing car parking could encourage increased car use in town centre and therefore more exhaust fumes.
9	Waste & Recycling	+	Increase in waste possible through more retail operations and pubs, clubs etc. This should be mitigated to some degree by increased rates of recycling, mitigated to some degree through recycling.
10	Services & Facilities	++	Consolidation creates focal point for the provision of and accessibility of services and facilities. Development of sites in Whitehaven increasing range and quality of provision.
11	Health & Wellbeing	+	Enhancing links between town and harbour area will encourage residents and visitors to engage in recreational activities at the harbour and coastal areas. Making the town centre safer for pedestrians will encourage visitors and residents to walk around more.
12	Education & Skills	?	No significant impact anticipated.
13	Sustainable Economy	++	Improving retail, evening and night time economy in the town centre. Improving the tourism offer (especially serviced accommodation). Redrawing the boundary of the town centre to make it larger could encourage more businesses to start up in Whitehaven, especially retail businesses.
14	Leisure & Tourism	+	Encouraging diversity of attractions, serviced accommodation, better connections with the harbour, enhancing the gateways of the town will tidy up some of the worst areas, improving the evening economy.
15	Housing	++	Diversifying range of residential accommodation in town centre including conversion of vacant floors over shops
16	Retail	++	Diversifies the offer within town centre improving the ground floor premises and night time economy, improving the public realm.
17	Transport	+	Improving integration of public transport in sustainable location - offset to some degree by encouraging developers to provide car parking within the curtilages of their development.

Summary of Assessment:

In terms of economic objectives, the proposals to improve the physical fabric of Whitehaven are sustainable as they will help to deliver Council objectives for the rejuvenation of the Principal Town Centre. They also satisfy some environmental objectives by making better use of existing resources such as the harbour side and key brownfield sites. Sustainability is likely to be improved as the proposed developments may include mixed uses including leisure, cultural and recreational facilities and landscaped pedestrian routes to benefit the local community as well as visitors. The only potential negative impacts that may arise are those relating to waste, air quality and biodiversity.

Policy ER9 – The Key Service Centres and Other Smaller Centres

This is supported by policies DM6: Managing no-retail development in Town Centres, DM7: Food, Drink, Betting Shops, Pawnbrokers and Amusement Arcades in town and smaller settlement centres and DM 21: Protecting Community Facilities

This preferred policy sets out the Councils proposals for the development of the Key Service Centres and other smaller centres within the borough. This is supported by policies DM6, DM7 and DM21 which support the implementation of this strategic policy by setting out criteria for development and protection of certain uses within the key service centres and other small centres.

1	Biodiversity	-	Risk of harm through redevelopment disturbing existing habitats
2	Landscape & Conservation	+	Potential for enhancements to the town centres including buildings, public realm, landscaping and historic features.
3	Water Resources	-	Increased demand on water resources
4	Climate Change	+	Development in sustainable locations minimises the need to travel by car. Services provided in rural areas minimise the need to travel to larger centres.
5	Flood Risk	?	Assuming new facilities are located in areas of low flood risk. Risk of increased surface run-off – could be managed through SUDS
6	Energy	?	Higher energy demands of new town centre development potentially offset through more energy efficient construction.
7	Land Quality	++	Development of previously developed sites. Public realm enhancements and landscaping. Physical regeneration involving site remediation.
8	Air Quality	?	No significant impacts anticipated
9	Waste & Recycling	?	Increase in waste possible through retail operations and from businesses, mitigated to some degree through recycling.
10	Services & Facilities	++	Consolidation creates focal points for the provision of and accessibility of services and facilities. Maintenance of essential shops and services in Local Centres.
11	Health & Wellbeing	?	Maintenance of essential services (including medical centres) in Local Centres and smaller centres.
12	Education & Skills	?	No significant impacts anticipated.
13	Sustainable Economy	++	Creation of new business and jobs. Allowing development that facilitates small scale tourism in Key service Centres.
14	Leisure & Tourism	++	Physical improvements to town centres and allowing development that facilitates small scale tourism in Key service Centres. Support for an evening economy and leisure uses where they meet criteria in ER7 E.
15	Housing	+	Improved town centres making key Service Centres more attractive to developers and potential residents. Could lead to increase in house building activity in Key Service Centres.
16	Retail	++	Protection of shops in Local Centres and smaller centres. Reduction in levels of vacancy in key Service Centres. Physical improvements to town centres to attract more resident and visitor shoppers.
17	Transport	+	Location of retail and service development in Key Service Centres is sustainable and maximises opportunity for travel by public transport.

Summary of Assessment:

The policy is sustainable as it recognises that appropriate retail and service provision should be allowed in the smaller Key Service Centres to meet the needs of local residents and small scale tourism. It recognises that the long term sustainability of some of these centres may require the redrafting of town centre boundaries and the consolidation of the centre, acknowledging that the functions of these centres is shrinking and that maintaining and enhancing the retail and service provision is more appropriate than seeking expansion and growth. Negative impacts are likely to be on biodiversity, waste and water resources.

Policy ER10 – Renaissance through Tourism

This is supported by policies DM8: Tourism Development in Rural Areas and DM9 Holiday Accommodation and Camp Sites

This policy sets out the approach towards the expansion of tourism outside the National Park. It outlines improvements that should enhance the tourism offering, the preferred location of tourist activities and a number of key Opportunity Sites to ensure sustainable development. ER10 also covers other 'place-bound' natural, cultural and heritage assets i.e. those that cannot be provided at alternative locations, which could be promoted to improve the tourism offer. Policy DM8 sets out the detailed criteria that aim to ensure that an appropriate balance can be struck between raising the profile of the borough through its assets and avoiding damage to those assets. Policy DM9 also sets out the detailed approach towards the provision of holiday accommodation and camp sites.

1	Biodiversity	+	Impacts dependent on the type of tourism facilities and location but development generally tends to have a negative impact on biodiversity. Policy DM8 seeks to protect the assets that the development is seeking to promote. In some cases this asset will be biodiversity.
2	Landscape & Conservation	?	Depends on the type of tourism facilities and location but policy DM8 aims to protect key rural locations
3	Water Resources	+	Impact dependent on the type of tourism facilities and location. Increased development will ultimately mean increased demand on water resources.
4	Climate Change	+	Focussing large scale tourist attractions in sustainable areas will maximise opportunities for use of sustainable transport
5	Flood Risk	?	Hard to assess without knowing the exact locations of future developments
6	Energy	?	Depends on the type of tourism facilities. Policy DM11 asks that developers build to high level of energy efficiency.
7	Land Quality	?	Depends on the type of tourism facilities and location but policy DM8 aims to protect key rural locations
8	Air Quality	+	Depends on the type of tourism facilities and location. More tourists will potentially bring more vehicles and this could lead to lower air quality.
9	Waste & Recycling	+	Likely to be an increase in levels of waste produced but this should be offset by higher rates of recycling.
10	Services & Facilities	++	Likely to improve the range and quality of services and facilities within the Borough
11	Health & Wellbeing	++	Improving opportunities for recreational activity.
12	Education & Skills	?	No significant impacts anticipated.
13	Sustainable Economy	++	Encouraging growth and diversity in the economy
14	Leisure & Tourism	++	Encouraging growth and diversity in tourism facilities and attractions. The Council will work with other authorities to make sure that the Copeland maximises the benefits of the 'Lake District' brand.
15	Housing	?	Policy likely to deliver holiday accommodation only.
16	Retail	+	Tourism facilities could include improved retail element
17	Transport	+	Larger scale tourism will be focussed in the most sustainable locations and those developers providing tourism opportunities are being asked to ensure that their development is well connected to other destinations by public transport and walking and cycling routes.

Summary of Assessment:

The policy recognises the need to balance tourism growth and development with the protection of the local environment. Although there may be some negative impacts on the landscape and conservation, biodiversity and air and water resources, these may be negligible if the Council encourages the use of natural and cultural features but only within their environmental limits, as outlined in ER10B.

Policy ER11 – Developing Enterprise & Skills

Policy ER11 sets out how the Council and its partners will promote and develop the skills and employment opportunities of local people.

Policy aims to encourage employment development by creating clusters of knowledge based employers. Development generally has a negative effect on biodiversity to a greater or lesser extent dependent on size, type and location.	'	Biodiversity	1
Policy aims to encourage employment development by creating clusters of knowledge based employers. Development generally has a negative effect on the landscape to a greater or lesser extent dependent on size, type and location.	'	Landscape & Conservation	2
More development will mean a greater demand on water resources.	'	Water Resources	3
Policy aims to capitalise on some of the knowledge existing at Sellafield. It follows that growth will be in the low carbon energy generation field and therefore growth of knowledge and experience will lead to significant benefits with regards to meeting the UK's carbon targets.	++	Climate Change	4
No significant impacts anticipated	?	Flood Risk	5
Expanding employment sectors - environmental and innovative energy technologies, such as tidal, off shore wind and microgeneration	++	Energy	6
Risk of some issues around disposal of nuclear waste generated in training facilities.	'	Land Quality	7
No significant impacts anticipated	?	Air Quality	8
May be some issues around disposal of nuclear waste generated in training facilities.	'	Waste & Recycling	9
Increase in the number of training facilities available.	+	Services & Facilities	10
Supporting commercial development will give people access to more jobs and therefore improvement in wellbeing.	+	Health & Wellbeing	11
Various approaches to improve education, skills and employment across the borough.	++	Education & Skills	12
Capitalising on the knowledge and experience already present in the borough to maximise opportunities for employment in the local nuclear and renewables industries. Enhancing entrepreneurship in schools to ultimately widen the economic base.	++	Sustainable Economy	13
Opportunities for growth and diversification through training	+	Leisure & Tourism	14
Focussing on enhancing the employment opportunities in the borough will attract new high earners to the borough and this will make the area more attractive to house builders.	+	Housing	15
Investment in developing enterprise and skills in the area should create more employment and attract newcomers to the borough. This will ultimately help to support retailers.	+	Retail	16
Part F of the policy states that employment training and initiatives should be focussed in areas with good access to public transport.	+	Transport	17

Summary of Assessment:

This policy will have a positive impact on the community within the borough, not only through providing opportunities to improve education, skills and qualifications, but through the secondary impacts this will have on the housing market and retail. Negative impacts are generally environmental so there will be some reliance on criteria-based development management policies to ensure that these are minimised and mitigated for.

Policy SS1 - Improving the Housing Offer

Supported by Policies DM10: Achieving Quality of Place, DM 11: Sustainable Development Standards, DM12: Standards for new Development and DM policies 13 to 20 which address conversion of buildings, residential institutions, conversion of rural buildings, removal of occupancy conditions, domestic extensions and alterations, residential caravans etc and travellers.

SS1 sets out the policy for improving the housing offer. It seeks to ensure that all new developments are designed and built to a high standard. It also aims to renovate and improve the existing housing stock and enhance the residential environment, with the option for demolition and redevelopment in some areas.

1	Biodiversity	'	The development of sites allocated for housing could impact negatively on existing habitats. Improving the residential environment may include increasing the quantity and quality of green infrastructure which could benefit biodiversity.
2	Landscape & Conservation	+	Enhance surrounding environment and require new development to be designed and built to a high standard.
3	Water Resources	'	Increasing the number of dwellings in the borough will inevitably increase water consumption although this could be mitigated by sustainable design of dwellings.
4	Climate Change	++	Policy DM11 will require on-site renewable energy generation and developers will be encouraged to achieve high energy efficiency standards in relation to the Code for Sustainable Homes.
5	Flood Risk	+	Dependent on siting housing in areas of low flood risk. Development will have to manage surface water appropriately with the inclusion of SUDS where possible.
6	Energy	++	Policy DM11 will require on site renewable energy generation and developers will be encouraged to achieve high energy efficiency standards in relation to the Code for Sustainable Homes.
7	Land Quality	++	Housing development taking place on contaminated land will involve remediation of the site before construction begins.
8	Air Quality	'	Increased number of households could result is likely to result in an increased number of cars in the borough which will impact on air quality. This could be offset by a greater proportion of household energy being generated by on-site renewable technology.
9	Waste & Recycling	'	Large amount of renovation of the borough's existing housing stock will involve the generation of a significant amount of construction waste. However this approach is less wasteful than demolition and replacement.
10	Services & Facilities	++	New housing will be located mainly in Whitehaven and the three Key Service Centres and therefore will be located close to services and facilities helping to support them.
11	Health & Wellbeing	+	New housing should be located in attractive and sustainable locations and be designed and built to a high standard. The surrounding environment should be improved. This will have a positive impact on the health and wellbeing of residents.
12	Education & Skills	?	No significant impact anticipated
13	Sustainable Economy	+	Good quality housing and residential environments could attract inward investment
14	Leisure & Tourism	+	Improving the appearance of housing stock will generally improve the appearance of the borough and could have a positive impact on tourism.
15	Housing	++	Improvement to existing housing and high design standards in new housing developments
16	Retail	+	Increased number of households will help to support retail establishments in the borough.
17	Transport	+	Constructing new homes and renovating and improving existing housing stock in sustainable locations maximises the opportunities for travel via public transport.

Summary of Assessment:

Improving the housing offer is likely to have potentially negative effects on biodiversity due to possible destruction of habitat. Other negative impacts will be increases in the amount of waste produced and damage to air quality and water resources due to additional households and the construction of the dwellings. For most of the other sustainability objectives the impacts will be positive or neutral.

Policy SS2 – Sustainable Housing Growth

Supported by Policies DM10: Achieving Quality of Place, DM 11: Sustainable Development Standards, DM12: Standards for new Development and DM policies 13 to 20 addressing conversion of buildings, residential institutions, removal of occupancy conditions, domestic extensions and alterations, residential caravans etc and travellers.

SS2 sets out the approach to planning for future housing growth and the allocation of land for new housing development. The DM policies provide detail of how this should be achieved by setting out development standards and principles for the mix and layout of development. DM13-DM20 set out specifics relating to conditions for occupancy and details for conversions, extensions, new developments etc.

1	Biodiversity	'	The aspiration to achieve 50% development on 'brownfield' land will go some way to protecting biodiversity. Some brownfield sites do have biodiversity value - there needs to be reference to policies ENV3 and DM25. House building on greenfield sites will have a negative impact on biodiversity.
2	Landscape & Conservation	+	Some housing developments will take place on sites in Whitehaven and other Key Service Centres which have been vacant and are currently seen as unattractive. Redevelopment, if done to a high standard of design and construction will improve the visual impact of these sites.
3	Water Resources	'	Increasing the number of dwellings in the borough will inevitably increase water consumption although this should be mitigated by the sustainable design of dwellings.
4	Climate Change	++	Policy DM11 will require on site renewable energy generation and developers will be encouraged to achieve high energy efficiency standards in relation to the Code for Sustainable Homes.
5	Flood Risk	+	Dependent on siting housing in areas of low flood risk. Development will manage surface water appropriately with the inclusion of SUDS where possible.
6	Energy	++	Policy DM11 will require on site renewable energy generation and developers will be encouraged to achieve high energy efficiency standards.
7	Land Quality	+	Housing development taking place on contaminated land will involve remediation of the site before construction begins.
8	Air Quality	?	An increased number of households could result in an increased number of cars in the borough which will impact on air quality. This could be offset by a greater proportion of household energy being generated by on-site renewable technology.
9	Waste & Recycling	'	Construction activities will generate waste. Additional households will increase the amount of waste generated. This could be mitigated by increased recycling rates.
10	Services & Facilities	?	No significant impact anticipated.
11	Health & Wellbeing	+	Policy DM12 states that public space should be provided at a rate of 0.4ha per 200 dwellings provided. This will provide opportunities for outdoor recreation.
12	Education & Skills	?	No significant impact anticipated.
13	Sustainable Economy	+	Sustainable housing growth will support and potentially boost local construction industry.
14	Leisure & Tourism	?	No significant impact anticipated.
15	Housing	++	Targets set for future growth
16	Retail	+	Increased number of households will help to support retail in the borough.
17	Transport	+	Additional housing in Whitehaven and the Key Service Centres will make an improved public transport system more viable.

Summary of Assessment:

Allocating land for housing is likely to have negative effects on biodiversity due to possible destruction of habitat. Other negative impacts will be an increase in the amount of waste produced due to additional households and the construction of the dwellings and additional strain on water resources. Other impacts will be positive or neutral.

Policy SS3 – Housing Needs Mix and Affordability

Supported by Policies DM10: Achieving Quality of Place, DM 11: Sustainable Development Standards, DM12: Standards for new Development and DM policies 13 to 20 addressing conversion of buildings, residential institutions, conversion of rural buildings, removal of occupancy conditions, domestic extensions and alterations, residential caravans etc and travellers.

SS3 sets out the policy for delivering a range and choice of good quality and affordable homes for all. It aims to create a more balanced mix of housing types and tenures and sets an affordable housing target. It aims to ensure that housing meets the requirements of special needs groups. Policies DM11, 12 and 20 support this policy, setting out density and development standards for new dwellings and outlines the criteria for identifying sites to accommodate travelling people.

Housing development and gypsy and traveller sites outside the towns and Local centres could impact negatively on existing habitats and protected species.	-	Biodiversity	1
No significant impacts anticipated If new development is sensitive to landscape and conservation areas. However, housing and gypsy and traveller sites outside of the towns and Local Centres could have a negative impact.	-	Landscape & Conservation	2
Housing in unsustainable locations may put increased pressure on local water resources. However this is unlikely to be significant given the amount of development that will be allowed in these locations.	?	Water Resources	3
New housing will be built to higher standards of energy efficiency therefore promoting adaptation to climate change.	+	Climate Change	4
This policy only suggests a small amount of development over and above policy SS2 and this will largely be in the open countryside. As long as development is not in the flood plain and incorporates SUDS where necessary there should not be a significant negative impact.	?	Flood Risk	5
Policy DM11 will require on site renewable energy generation and developers will be encouraged to achieve high energy efficiency standards in relation to the Code for Sustainable Homes.	+	Energy	6
Housing development taking place on contaminated land will involve remediation of the site before construction begins.	+	Land Quality	7
A small number of additional homes in the open countryside should not impact significantly on air quality.	?	Air Quality	8
Construction activities will generate waste. Additional households will increase the amount of waste generated. This could be mitigated by increased recycling rates and the sustainable construction methods mentioned in DM11.	-	Waste & Recycling	9
Small amount of additional housing will be built in unsustainable locations with little or no access to services or facilities	-	Services & Facilities	10
Policy DM12 states that public space should be provided at a rate of 0.4ha per 200 dwellings provided. This will provide opportunities for outdoor recreation. People having access to appropriate housing will be beneficial to their health and wellbeing.	++	Health & Wellbeing	11
No significant impact anticipated.	+	Education & Skills	12
Good mix of housing types and tenures will attract skilled employees into the area.	+	Sustainable Economy	13
No significant impact anticipated.	?	Leisure & Tourism	14
Wider range and choice of housing available across the Borough. Affordable housing that meets local need – target will be set.	++	Housing	15
Increased number of households will help to support retail establishments in the borough.	+	Retail	16
Most housing is likely to be provided in areas that are considered to be sustainable and therefore opportunities for walking, cycling and using public transport should be available.	+	Transport	17

Summary of Assessment:

The positive impacts of this policy mainly centre on housing and health and wellbeing as a result of having access to good housing. The potentially negative impacts are around biodiversity due to the possible destruction of areas of habitat and around waste arising of the construction process.

Policy SS4 – Community Facilities and Services

This is supported by Policy DM21: Protecting Community Facilities and DM7: Food, Drink, Betting Shops, Pawnbrokers and Amusement Arcades in Town and smaller settlement centres

The Council's policy describes the means by which we will guard against the loss of land or buildings and allow for expansion/enhancement of facilities as well as indicating the quality, scale and type of facilities expected in the various centres. Policies DM7 and DM21 reinforce the support given to the provision of essential shops, services and community facilities.

1	Biodiversity	?/+	Creation of open space facilities could benefit biodiversity dependent on the status of the site before development/redevelopment.
2	Landscape & Conservation	+	Creation of good quality open space facilities could enhance the landscape
3	Water Resources	?/-	Dependent on nature of facilities provided i.e. swimming pools would consume a lot of water but other types of recreational activities are not water resource intensive.
4	Climate Change	?	The creation of open space i.e. green infrastructure is generally beneficial in terms of climate change. This is likely to be offset by the development of additional community centres, sports facilities etc. in terms of increased energy consumption.
5	Flood Risk	?	Will only impact if developments are located in areas of high flood risk.
6	Energy	?	Policy is encouraging development to take place. It does not mention energy efficiency or renewable energy production – this is covered in policy DM11
7	Land Quality	+	This policy has the potential to enhance land quality if some of the sites that are redeveloped for community use are previously developed land that has been contaminated in the past and remediation works are therefore carried out.
8	Air Quality	?	No significant impacts anticipated.
9	Waste & Recycling	+	Increased development is likely to lead to generation of more waste. This should be offset by higher levels of waste recycling.
10	Services & Facilities	++	Ensuring the best quality facilities in the most accessible locations. Protection of existing facilities.
11	Health & Wellbeing	++	Services that benefit the less mobile and more deprived members of the community will be encouraged. Opportunities for people to improve health and well-being will be maximised. Local sport and open space facilities will be provided in Local Centres and villages.
12	Education & Skills	+	Opportunities for enhanced sports education
13	Sustainable Economy	+	Provision of employment opportunities in new community facilities.
14	Leisure & Tourism	++	Enhanced facilities can be used by visitors to the area as well as local community.
15	Housing	+	Enhanced community facilities mean that an area can support more housing development.
16	Retail	+	Existing retail will be protected. Increased provision of local facilities will be supported.
17	Transport	+	Providing good quality services and facilities that are accessible by public transport, cycling and on foot.

Summary of Assessment:

This policy contributes to a number of key sustainability objectives including ensuring good quality, accessible and inclusive services and facilities and enhancing health and wellbeing of local residents. Negative impacts in this case are likely to be minimal.

Policy SS5 – Provision and Access to Open Space and Green Infrastructure

This is supported by Policy DM12: Standards for New Residential Developments, DM21: Protecting Community Facilities and Services

SS5 is a new policy, introduced during the preparation of the Submission Draft of the Core Strategy and brings the principle of ensuring access to open space and the countryside into the Sustainable Settlements Chapter of the document (from the Environmental Protection Chapter). It aims to protect and enhance green infrastructure networks so that all communities have access to open space and the wider countryside on foot. Policies DM12 and DM21 support SS5.

1	Creation of open space facilities could benefit biodiversity dependent on the status of the site before development/redevelopment.	+	Biodiversity
2	Creation of good quality open space facilities could enhance the landscape	+	Landscape & Conservation
3	No significant impact anticipated.	?	Water Resources
4	The creation of open space i.e. green infrastructure is generally beneficial in terms of climate change.	++	Climate Change
5	An increase in the amount of green infrastructure will lessen the risk of flooding as trees and plants will soak up at least some of the excess water.	+	Flood Risk
6	No significant impact anticipated.	?	Energy
7	This policy has the potential to enhance land quality if some of the sites that are turned into open space have been contaminated in the past and remediation works are therefore carried out.	++	Land Quality
8	An increase in the amount of green infrastructure will have a positive impact on air quality.	++	Air Quality
9	No significant impact anticipated.	?	Waste & Recycling
10	Open space is considered to be a facility and therefore increased provision will have a positive impact.	+	Services & Facilities
11	Increased provision of open space and access to the countryside will encourage residents and visitors to take part in more active pursuits, there impacting positively on health and wellbeing.	++	Health & Wellbeing
12	Opportunities for enhanced sports/ nature education.	+	Education & Skills
13	More open space and access to the countryside will create a high quality living and working environment and could encourage more high-end businesses to relocate to the area, creating a more diverse economy and more jobs.	++	Sustainable Economy
14	Enhanced facilities can be used by visitors to the area as well as local community. Facilitating easy access to our world class landscape will make Copeland a more attractive destination to tourists that would normally restrict themselves to destinations within the Lake District.	++	Leisure & Tourism
15	Enhanced community facilities mean that an area can support more housing development. Increased open space will make the residential environment more attractive and provide better amenity.	+	Housing
16	An increased amount of open space can make settlements more attractive places to be and could attract more shoppers.	+	Retail
17	Providing footpaths and cycleways that cut through green spaces can make walking and cycling more attractive and preferred means of transport.	+	Transport

Summary of Assessment:

This policy contributes positively to many of the sustainability objectives. There are likely to be very few, if any, negative impacts.

Policy T1 – Improving Accessibility and Transport

This is supported by policy DM22: Accessible Developments

T1 sets out the Councils policy to support transport improvements and maximising accessibility and connections within the Borough and to its surrounding areas. Policy DM22 supports this by setting out the Councils approach towards managing development which has implications for the Borough's transport network.

Increased road building and developments to other the public transport network in the future could impact negatively on biodiversity in terms of increased air pollution and destruction and isolation of habitats.	?	Biodiversity	1
Negative Impact on quality of landscape. However, transport system improvements must include measures to upgrade the environment and its setting therefore providing some mitigation.	?	Landscape & Conservation	2
Unlikely to have any significant impact	?	Water Resources	3
Road Improvements could lead to an increase in the number of cars on the road but this would not be significant. Better road links would decrease the amount of standing traffic at peak times and in this sense may have a positive impact on climate change. Public transport would also benefit from better road links. Has been assessed as neutral.	?	Climate Change	4
Increased amount of hard surface could lead to greater rates of runoff and more risk of localised flooding incidents.	?	Flood Risk	5
No significant impact anticipated.	?	Energy	6
The use of additional land for transportation purposes could lead to some additional contamination from diesel, engine oil etc.	?	Land Quality	7
May have a negative impact if improved roads lead to increased car usage. However, air quality will improve if more people turn to the improved public transport network.	?	Air Quality	8
Development of transport network will lead to some construction waste being generated.	?	Waste & Recycling	9
Improvements to the public transport network and walking and cycling networks will have a positive impact on the accessibility of all public services and facilities for residents who do not have access to a car.	++	Services & Facilities	10
Increased opportunities to walk or cycle to chosen destinations will have a positive impact on residents' and visitors' health and wellbeing.	++	Health & Wellbeing	11
Improving access to education and training facilities for those who do not have access to a car will have a positive impact.	+	Education & Skills	12
Improved transport networks will help to sustain and possibly enhance the local economy and attract new businesses to the area. It will also help to facilitate nuclear developments within the plan period.	++	Sustainable Economy	13
Improved car and public transport network will increase accessibility of some tourist destinations, helping to sustain them.	++	Leisure & Tourism	14
Improving the public transport network will make more potential housing sites suitable for development in terms of accessibility of public services via public transport, walking and cycling i.e. more sites will be considered to be in sustainable locations.	+	Housing	15
Improvements to the road and public transport networks will encourage shoppers to come to Whitehaven and the other Key Service centres and ultimately attract more retailers to these areas.	+	Retail	16
Improving accessibility and transport across the Borough	++	Transport	17

Summary of Assessment:

There could be a number of negative impacts arising from this policy mainly around biodiversity and landscape issues. There is reference to 'measures to upgrade the environment' and this should help to mitigate these impacts. However it will be important that Development Management Officers and developers give due regard to policies ENV3 and DM25.

Policy T2 – Information and Communications Technology

This is supported by policy DM23: Information and Communications Technology

T2 sets out the Council's policy to support developments which seek to improve broadband speed into the plan area.

Broadband cables have to be laid across fields and along road verges and some of these areas may have biodiversity value. Therefore there is the potential for negative impacts arising from this policy.	-	Biodiversity	1
Unlikely to have any significant impact.	?	Landscape & Conservation	2
Unlikely to have any significant impact	?	Water Resources	3
Increased broadband speeds and improved telecommunications will prevent people having to travel to shop and will facilitate working from home.	+	Climate Change	4
No significant impact anticipated.	?	Flood Risk	5
No significant impact anticipated.	?	Energy	6
No significant impact anticipated.	?	Land Quality	7
More facilities available online will prevent the need for some travel leading to fewer cars on the road and hence less air pollution.	?	Air Quality	8
Purchasing items online could lead to a greater amount of postal packaging waste being delivered into the plan area.	±	Waste & Recycling	9
Increasing broadband speed could mean that more services are available online. Those that do not have access to transport will be able to receive these services.	+	Services & Facilities	10
Access to products and services obtained via the Internet can improve the quality of life for those who are housebound or who don't have access to transport.	+	Health & Wellbeing	11
The ability to access education and training facilities via the internet will allow residents to do distance learning and therefore have a positive impact on skills levels.	+	Education & Skills	12
Improved broadband speeds will allow businesses that are not place bound to relocate to more remote areas such as the plan area. Therefore this improvement will allow Copeland's economy to diversify. Also local businesses will be encouraged to have a greater online presence and perhaps gain business from outside the area.	++	Sustainable Economy	13
Improved broadband will allow local tourism businesses to better market themselves online and encourage them to have a greater online presence, attracting more visitors to the plan area.	++	Leisure & Tourism	14
Increased broadband speeds for residents will make Copeland a more desirable place to live. Increasingly, good broadband speeds are seen as an essential of modern life.	+	Housing	15
Increased broadband speeds will encourage local retailers to have a greater online presence and move to trading online, perhaps helping to sustain them during this and future economic downturns.	+	Retail	16
Reducing the need to travel will reduce the number of cars on the road.	+	Transport	17

Summary of Assessment:

Improving broadband speeds will have a positive impact on the economy of Copeland. There is the potential for negative impacts around waste and biodiversity. It will be important that Development Management Officers give due regard to policies ENV3 and DM25.

Policy ENV1 – Flood Risk and Risk Management

This policy is supported by DM Policy 24: Development Proposals and Flood Risk

ENV1 sets out the priorities and principles for ensuring that development in the borough is not prejudiced by flood risk. It aims to ensure that new development is located outside areas at risk from flooding and that development does not contribute to increased flooding elsewhere. ENV1 is supported by Policy DM24 which provides clarity with regards to development proposals in areas which are considered to be at risk of flooding or for those where development is likely to increase the risk of flooding elsewhere.

Ensuring that development does not contribute to flooding could help to protect some habitats and species from the effects of flooding	+	Biodiversity	1
Protecting heritage assets, especially buildings, from flood risk is especially important and this policy aims to do this.	+	Landscape & Conservation	2
This policy seeks to ensure that developments include measures such as sustainable drainage systems to reduce surface run-off of polluted water.	+	Water Resources	3
The policy supports new flood defence measures as part of adapting to the effects of climate change	+	Climate Change	4
Policy seeks to ensure that development in Whitehaven is designed to address levels of flood risk, incorporating measures that will reduce surface water run-off etc. Ensuring that development outside Whitehaven is located outside areas at risk of flooding.	++	Flood Risk	5
Significant impacts considered unlikely.	?	Energy	6
Reducing the risk of flooding will prevent land contamination that is present on some sites from spreading.	++	Land Quality	7
Significant impacts considered unlikely	?	Air Quality	8
Significant impacts considered unlikely	?	Waste & Recycling	9
No significant impact anticipated	?	Services & Facilities	10
Any measures that reduce the risk of flooding in vulnerable areas will contribute positively to health and well-being of residents in terms of safety and the perception of safety.	+	Health & Wellbeing	11
Significant impacts not anticipated.	?	Education & Skills	12
Reducing the risk of flooding will have a positive impact on the economy in terms of less working days lost due to flooding incidents etc. However, some potential development sites may be removed from the employment land supply for flood risk reasons.	?	Sustainable Economy	13
Reducing the risk of flooding will benefit the tourism industry as tourist activities will not be interrupted due to flooding incidents.	+	Leisure & Tourism	14
Residents will benefit from less risk of flooding. However, sites at risk that would otherwise be attractive to developers could be excluded from the housing land supply and that may make the area less attractive to developers on the whole. Installation of SUDS may be an onerous burden on some developers. Overall the effect on the housing market could be negative.	?	Housing	15
During the recent flooding events in Cumbria some retailers suffered a great deal. A reduction in the risk of flooding will have a positive impact.	+	Retail	16
Resilience to flooding incidents is critical for the transport network in Copeland. Any policy that seeks to reduce the risk of flooding will be of benefit to transport.	+	Transport	17

Summary of Assessment:

This policy is likely to have a positive impact on many of the sustainability objectives. The only negative impact might be that sites that could have previously been considered as attractive development land may not be judged suitable due to unacceptable levels of flood risk.

Policy ENV2 – Coastal Management

This policy sets out the Council's preferred policy for coastal management which seeks to promote the developed coast as a destination, maximise opportunities along the undeveloped coast and Heritage Coast and work with partners to reduce the risk of coastal erosion and flooding.

Policy 'DM25 – Protecting Nature Conservation Sites, Habitats and Protected Species' is relevant due to the presence of important biodiversity sites along the undeveloped coast.

1	Biodiversity	++	Protection of coastal natural assets including biodiversity sites of European importance. Working with partners to reduce the risk of coastal erosion and flooding in the future will also help to protect habitats
2	Landscape & Conservation	++	Protection of undeveloped coast and St bees Heritage Coast.
3	Water Resources	++	The cleanliness of coastal water will be critical to the aim of maximising opportunities for tourism along the undeveloped coast. So this policy should have a positive impact on water resources. Working with partners to reduce the risk of flooding will also help to prevent contamination of water bodies occurring during periods of flooding.
4	Climate Change	++	Maximising opportunities for energy generating development where appropriate along the undeveloped coast will have a positive impact on climate change, especially if that development is a large nuclear power station. More coastal attractions could bring more cars to the area and this would have a negative impact.
5	Flood Risk	++	The policy aims to work with partners to reduce the risk of flooding.
6	Energy	++	Renewable energy generating developments allowed on the undeveloped coast where this will not have an unacceptable negative impact on the landscape or biodiversity.
7	Land Quality	+	Working with partners to reduce the risk of flooding will help to prevent land contamination that is a direct result of flooding. Additionally the Council will work with partners to reduce the risk of coastal erosion
8	Air Quality	+	Allowing low carbon and renewable energy developments along the undeveloped coast will lead to cleaner air as less energy will have to be produced by more polluting methods. Attracting more visitors to the area could result in more car related pollution
9	Waste & Recycling	?	Unlikely to have any significant impacts
10	Services & Facilities	?	Unlikely to have any significant impacts
11	Health & Wellbeing	+	Opportunities for utilising the coastal areas for recreational activities.
12	Education & Skills	+	Opportunities for visiting the coast and learning about the different species and habitats that occur in that environment.
13	Sustainable Economy	+	Encouraging tourism along the developed and undeveloped coast will ultimately have a positive effect on the local economy.
14	Leisure & Tourism	++	This policy encourages tourism along the developed and undeveloped coastline and balances this with a need to protect the natural assets on the coast.
15	Housing	?	Unlikely to have any significant impact. Reducing the risk of coastal erosion may offer some protection to dwellings on the coast in the future.
16	Retail	+	An increase in tourist activity will have a positive impact on retail in the borough.
17	Transport	~/?	Encouraging more tourists into the area with attractions on the coast may help to sustain the public transport system but could lead to more cars on minor roads.

Summary of Assessment:

This policy has significant benefits in terms of protecting biodiversity and habitats, the undeveloped coast and areas of flood risk as well as providing potential improvements to the health and well being of local residents and visitors through developing further opportunities for healthy activities. No significant negative impacts are anticipated.

Policy ENV3 – Biodiversity & Geodiversity

This is supported by Policy DM25: Protecting Nature Conservation Sites, Habitats and Protected Species

This is the policy that will protect and enhance the diverse habitats and landscapes across the borough whilst also recognising the value and potential these may offer to the local economy. It supports the implementation of the Cumbria BAP and tackle habitat fragmentation. It is supported by Policy DM25 which outlines the detailed approach towards managing development proposals that are likely to impact on nature conservation sites, habitats and protected species.

Protect and enhance biodiversity securing designated sites, priority habitats /wildlife corridors	++	Biodiversity	1
The protection of sites of biodiversity importance will mean that parts of the landscape are protected also. There could be some potential conflict in that traditional landscape features could be negatively impacted by the creation of new areas of habitat.	+	Landscape & Conservation	2
Protecting biodiversity sites will in some instances mean improving aquatic habitats and therefore Copeland's inland and coastal waters will benefit from the contents of this policy.	+	Water Resources	3
Protection of habitats will mean that green infrastructure will be protected and enhanced. This will help in terms of the mitigation of climate change.	+	Climate Change	4
Natural flood plains are important habitats and can help to reduce flooding in urban areas. Protection of these areas will have a positive impact on flood risk in the future.	++	Flood Risk	5
No significant impact anticipated	?	Energy	6
Protecting and extending habitats will mean dealing with areas of significant ground contamination where they arise.	+	Land Quality	7
Protecting and extending woodland habitat will have a positive impact on air quality.	++	Air Quality	8
No significant impact anticipated	?	Waste & Recycling	9
No significant impact anticipated	?	Services & Facilities	10
Preserving and extending habitats will provide locations where residents and visitors can engage in healthy activities. However, some areas previously accessible may become restricted to prevent harm to the species/habitats on the site. Overall the combined impact is likely to still be positive.	+	Health & Wellbeing	11
Accessible sites of biodiversity importance will provide opportunities for education regarding conservation of species/habitats.	+	Education & Skills	12
Tourism industry will benefit if biodiversity and geological assets attract more visitors. However, sites that are identified as being important are unlikely to be made available for employment development. Overall the impact could be considered to still be positive.	+	Sustainable Economy	13
Biodiversity and geological sites that are protected, enhanced and extended will attract more visitors to the area.	+	Leisure & Tourism	14
Protected sites will not be available to be developed for housing and where protected species and habitats are found, mitigation measures will have to be taken at the expense of the developer. This might make some developments unviable.	?	Housing	15
Unlikely to have a significant impact.	?	Retail	16
Unlikely to have a significant impact.	?	Transport	17

Summary of Assessment:

This policy is likely to have a positive impact on biodiversity, local landscape and many other areas. The only negative impact anticipated is that some sites that may have otherwise been considered suitable for development will be excluded from the development land supply. Alternatively the requirements on developers proposing to develop such sites may be so onerous as to render their developments unviable.

Policy ENV4 – Built Environment and Heritage

This is supported by Policy DM127: Built Heritage and Archaeology.

ENV4 sets out the Council's policy to maximise the value of the borough's built environment and heritage assets. It is supported by Policy DM27 which outlines the detailed criteria that development proposals will have to satisfy in order to protect, preserve and enhance the historic and architectural character and heritage. This policy also refers to the visual appearance and contextual importance of the borough as well as its historic sites, conservation areas and listed buildings.

1	Biodiversity	+	DM27 makes reference to the protection of significant trees which will benefit biodiversity.
2	Landscape & Conservation	++	Protect and enhance features and landscapes of historical and archaeological importance. Strengthening the distinctive character of the borough's settlements. Putting heritage assets to a viable and sustainable use.
3	Water Resources	?	No significant impact anticipated
4	Climate Change	?	No significant impact anticipated
5	Flood Risk	?	No significant impact anticipated
6	Energy	?	No significant impact anticipated
7	Land Quality	?	Protecting buildings, landscape and townscapes of heritage importance may prevent remediation action being taken on contaminated sites. On the other hand protecting these sites may prevent contaminating activities from taking place on or near them. Overall a neutral impact.
8	Air Quality	?	No significant impact anticipated
9	Waste & Recycling	+	Preserving and re-using old buildings will generate less waste than redeveloping the sites.
10	Services & Facilities	?	No significant impact anticipated
11	Health & Wellbeing	+	Preserving important heritage sites will include protecting sites where residents and visitors can enjoy healthy outdoor activities.
12	Education & Skills	+	Preserving important heritage features will help residents and visitors to learn about the history of the area.
13	Sustainable Economy	+	Preserving heritage assets will help significantly in terms of providing tourist attractions.
14	Leisure & Tourism	++	Contributes to the offer of the borough and attractiveness of the area
15	Housing	?/+	Preserving heritage assets will prevent these sites being redeveloped for housing. If developers are asked to improve their designs and build quality in order that they might build close to a heritage asset, this may make their development unviable and housing may not be built. However, an improved built environment will make the borough more attractive to newcomers and therefore housing developers. Additionally, conversion of older buildings to dwellings will provide additional homes, many in sustainable locations.
16	Retail	+	Exploiting urban heritage assets will enhance the shopping environment in each of the town centres, helping to support existing retail facilities and reduce the number of vacant retail units.
17	Transport	?	No significant impact anticipated.

Summary of Assessment:

This policy is likely to have a positive impact on biodiversity, local landscapes and leisure and tourism, with few negative impacts on other aspects of sustainability.

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

This is supported by Policy DM26: Landscaping

ENV5 sets out the Council’s policy for ensuring that the borough’s valuable landscapes are protected and enhanced by carrying out landscape character assessments and using these to ensure that development will not threaten or detract from the distinctive character of the area in question. Additionally the policy aims to support proposals which enhance the landscape e.g. proposals submitted with good landscaping schemes. This is supported by Policy DM26 which sets out the requirement for new developments to consider features and improvements.

1	Biodiversity	++	Protection of the landscape means protection of the habitats that support biodiversity.
2	Landscape & Conservation	++	Protecting and enhancing features and landscapes of historical and archaeological importance.
3	Water Resources	+	Water resources can be an integral part of the landscape especially in the vicinity of the LDNP and on the coast. Protection of the landscape therefore means protection of some of these aquatic features.
4	Climate Change	~/-	Protection of the landscape means protection of the green infrastructure that surrounds us and this will mitigate climate change. However, protecting the landscape could mean that sites that would be good for e.g. wind turbines are discounted for development and an opportunity to further mitigate climate change is lost.
5	Flood Risk	+	Natural flood plains are an important part of the landscape and can help to reduce flooding in urban areas. Protection of these areas will have a positive impact on flood risk in the future.
6	Energy	?	Domestic renewable energy technologies may not be permitted in some areas of the borough if there is a need to protect a landscape containing dwellings from inappropriate development. Opportunities for renewable energy generation will be lost.
7	Land Quality	?	Protecting the landscape from inappropriate development will prevent contamination in some of the most sensitive areas. However this will put development pressure on other sites.
8	Air Quality	+	Protecting green infrastructure will improve air quality.
9	Waste & Recycling	?	No significant impact anticipated
10	Services & Facilities	?	No significant impact anticipated
11	Health & Wellbeing	++	Protecting the landscape and providing residents and visitors with high quality environments to engage in recreational activities.
12	Education & Skills	+	Access to a high quality environment could inspire young people to learn about the environment and biodiversity.
13	Sustainable Economy	+	Contributes to the tourism offer of the Borough.
14	Leisure & Tourism	++	Contributes to the offer of the borough and attractiveness of the area.
15	Housing	?	No significant impact anticipated.
16	Retail	?	No significant impact anticipated.
17	Transport	?	No significant impact anticipated.

Summary of Assessment:

This policy is likely to have a positive impact on biodiversity, local landscapes and leisure and tourism. The only negative impact may be that sites that would be otherwise good sites for wind turbines or other renewable energy installations, may be protected from this for landscape quality reasons and the opportunity to generate a significant amount of renewable energy would be lost.

Policy ENV6 – Provision and Access to Open Space and the Countryside

ENV6 sets out the Council's policy for improving access to the countryside for residents and visitors.

Increased access onto ecologically sensitive sites could have a negative impact if increased number of visitors in areas of countryside. However, policy ENV3 does state that access will be restricted to sites where appropriate and necessary to conserve biodiversity assets.	?	Biodiversity	1
Providing improved access to these areas will help the local community to better enjoy the landscape.	+	Landscape & Conservation	2
No significant impacts anticipated.	?	Water Resources	3
Identifying potential for a community forest is a positive step towards mitigating climate change.	+	Climate Change	4
No significant impacts anticipated. The large number of trees that would be planted as part of the creation of the community forest would soak up a large amount of water and could help to prevent flooding in the vicinity of the forest.	+	Flood Risk	5
The community forest could be used as a source of fuel and increase the amount of renewable energy generated in the borough.	+	Energy	6
More visitors to the countryside could negatively impact the land quality due to more vehicles and littering etc. This may not be a significant worry.	2/-	Land Quality	7
The planting of a community forest would positively impact on the air quality in Copeland.	++	Air Quality	8
Possibility of increased littering in the countryside locations where access is provided.	'	Waste & Recycling	9
No significant impact anticipated.	?	Services & Facilities	10
Providing more access routes to the countryside and the creation of a community forest should maximise opportunities for outdoor recreation which in turn should improve residents health and wellbeing.	++	Health & Wellbeing	11
Increased access to the countryside will present opportunities for learning about nature.	+	Education & Skills	12
Access to the countryside for residents and visitors will make Copeland a more attractive and interesting place to visit – contributing to the tourism industry.	+	Sustainable Economy	13
Contributes to the offer of the Borough and attractiveness of the area	++	Leisure & Tourism	14
Makes Copeland a more attractive place to live, attracting new residents and housebuilders.	+	Housing	15
No significant impacts anticipated.	?	Retail	16
Create more routes for walking	+	Transport	17

Summary of Assessment:

This policy could have a negative impact on biodiversity but will be positive for local landscapes, leisure and tourism. There is a danger of increased littering in the countryside. However, this sort of issue can be managed and should not prevent residents and visitors from gaining access to open space and the countryside

