

Have your say

Mid and East Antrim Borough Council is consulting on the Mid and East Antrim Local Development Plan - Draft Plan Strategy 2030.

Formal Consultation

The draft Plan Strategy will be open for formal public consultation for a period of eight weeks, **commencing on 16 October 2019 and closing at 5pm on 11 December 2019.**

Please note that representations received after the closing date on 11 December will not be considered.

The draft Plan Strategy is published along with a range of assessments which are also open for public consultation over this period. These include a Sustainability Appraisal (incorporating a Strategic Environmental Assessment), a draft Habitats Regulations Assessment, a draft Equality (Section 75) Screening Report and a Rural Needs Impact Assessment.

We welcome comments on the proposals and policies within our draft Plan Strategy from everyone with an interest in Mid and East Antrim and its continuing development over the Plan period to 2030. This includes individuals and families who live or work in our Borough. It is also important that we hear from a wide spectrum of stakeholder groups who have particular interests in Mid and East Antrim. Accordingly, while acknowledging that the list below is not exhaustive, we welcome the engagement of the following groups:

- Voluntary groups
- Residents groups
- Community forums and groups
- Environmental groups
- Business groups
- Developers/landowners
- Professional bodies
- Academic institutions

Availability of the Draft Plan Strategy

A copy of the draft Plan Strategy and all supporting documentation, including the Sustainability Appraisal Report, is available on the Mid and East Antrim Borough Council website:
www.midandeastantrim.gov.uk/LDP

The draft Plan Strategy and supporting documentation is also available in hard copy or to view during office hours, 9.30am - 4.30pm at the following Council offices:

- **Planning Department, County Hall**, 182 Galgorm Road, Ballymena, BT42 1QF
- **The Braid**, 1-29 Bridge Street, Ballymena, BT43 5EJ
- **Carrickfergus Museum and Civic Centre**, 11 Antrim Street, Carrickfergus, BT38 7DG
- **Smiley Buildings**, Victoria Road, Larne, BT40 1RU

The draft Plan Strategy and supporting documentation can be made available in different formats upon request.

Contact Details

All responses to this public consultation should be submitted to the Planning Team via the following options:

By the online consultation portal: consult.midandeastantrim.gov.uk

By Email: planning@midandeastantrim.gov.uk

By Post:

Local Development Plan Team
County Hall
182 Galgorm Road
Ballymena
BT42 1QF

When making a response to the consultation on the draft plan Strategy, we would encourage you to use the online consultation portal and to read carefully the guidance that accompanies it before completing it. Using the online consultation portal will help the Independent Examiner to understand what part of the plan you consider to be unsound and what suggested change you wish to make to it.

Aims of the Public Consultation

The public consultation on the Draft Plan Strategy aims to:

- Encourage full public participation in this stage of the Local Development Plan process and to stimulate ongoing interest and involvement in the Plan process;
- Promote a sense of ownership of the Local Development Plan;
- Facilitate the Independent Examination of the draft Plan Strategy to ensure its soundness; and
- Provide a robust foundation for work on the Local Policies Plan, the next stage in the Plan process.

How will the Council deal with your comments?

Subsequent to the eight week consultation period, there will be a further eight week period allowed for counter-representations.

All representations and counter-representations will be analysed by our Local Development Plan team and a Public Consultation Report will be prepared and presented to Elected Members. This may result in amendments to the draft Plan Strategy, before its formal submission to the Department for Infrastructure, in advance of the Independent Examination.

It should be noted that your responses are public documents that will be made available for public inspection and Independent Examination. All responses will therefore be held on a database in accordance with the provisions of the General Data Protection Regulation (EU) 2016/679 (GDPR).

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List of Abbreviations

ACMD	Area of Constraint on Minerals Development
ANBC	Antrim and Newtownabbey Borough Council
AONB	Area of Outstanding Natural Beauty
ASSI	Area of Special Scientific Interest
BMAP	Belfast Metropolitan Area Plan
BRCD	Belfast Region City Deal
DA	Drainage Assessment
DAERA	Department of Agriculture, Environment and Rural Affairs
DCAN	Development Control Advice Note
DfC	Department for Communities
DfI	Department for Infrastructure
DOE	Department of the Environment
dPS	Draft Plan Strategy
EAPP	Environmental Assessment of Plans and Programmes
HGI	Housing Growth Indicator
HGV	Heavy Goods Vehicle(s)
HNA	Housing Needs Assessment
HRA	Habitats Regulations Assessment
KSR	Key Site Requirement(s)
LAP	Local Area Plan
LDP	Local Development Plan
LLPA	Local Landscape Policy Area
LPP	Local Policies Plan
MCAA	Marine and Coastal Access Act
MEA	Mid and East Antrim
MPS	Marine Policy Statement
MRA	Mineral Reserve Area
NI	Northern Ireland
NIW	Northern Ireland Water
PfG	Programme for Government
POP	Preferred Options Paper
PPS	Planning Policy Statement
PSRNI	Planning Strategy for Rural Northern Ireland
RA	Reasonable Alternative(s)
RDS	Regional Development Strategy
RIA	Retail Impact Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCA	Special Countryside Area
SEA	Strategic Environmental Assessment
SFA	Strategic Focus Area
SPA	Special Protection Area
SPPS	Strategic Planning Policy Statement
SuDS	Sustainable Drainage Systems
TCB	Town Centre Boundary
UK	United Kingdom

1 Introduction

1.1 Purpose of this Sustainability Appraisal Report

This Sustainability Appraisal Report is part of the Sustainability Appraisal (SA) process for the Mid and East Antrim Borough Council Local Development Plan (LDP). It documents the appraisal of Options and alternatives against a sustainability framework consisting of fourteen objectives. These objectives relate to social, economic and environmental themes, and have helped to determine our preferred options. The process identifies where a preferred option may have significant effects and, where these are negative effects, identifies how they may be mitigated.

The SA Scoping Report which has been published alongside this SA Report documents the first stage in undertaking SA / SEA. It sets out the evidence base and framework of Sustainability Objectives against which the social, economic and environmental effects of implementing the draft Plan Strategy have been appraised.

1.2 The Mid and East Antrim Borough Council Local Development Plan

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

The new LDP will be prepared within the context of the Council's Corporate Plan and will take account of the Council's Community Plan 2017-2032, *'Putting People First'*, to enable us to plan positively for the future of the Borough. It will ensure that lands are appropriately zoned and that infrastructure is enhanced to develop the Borough for future generations.

The draft Plan Strategy for Mid and East Antrim Borough Council LDP sets out how the area will change and grow over the period up to 2030. It:

- Sets out the strategic objectives of Mid and East Antrim Borough Council in relation to accommodating growth in the form of new homes and economic development activities to improve the quality of life and meet the needs of our growing population, whilst also protecting the environment;
- Informs the general public, statutory authorities and developers of the policy framework against which all proposals will be assessed;
- Provides certainty for developers by indicating what sort of development will (and will not) conform with the Plan; and
- Provides information on how the Council will monitor the Plan objectives to ensure that they are being achieved.

The LDP for Mid and East Antrim Borough Council supports and spatially represents our Community Plan vision: *"Mid and East Antrim will be a strong, vibrant, safe and inclusive community, where people work together to improve the quality of life for all"*.

This will be achieved through the following priority themes:

- Sustainable jobs and developing our tourism potential;
- Good health and wellbeing;
- Progress in education and improving aspirations for all;
- Improving community safety and cohesion; and
- Our environment.

The Plan Strategy is the first stage of a two stage LDP for the Borough. The LDP will also consist of the Local Policies Plan (LPP), which is the second stage of the plan making process. The Local Policies Plan will provide site specific policies and proposals, including settlement limits, land use zonings and environmental designations.

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

- Ballymena Area Plan 1986-2001, adopted in 1989
- Larne Area Plan 2010, adopted in 1998
- Carrickfergus Area Plan 2001, adopted in March 2000

The Carrickfergus Area Plan 2001 was formerly superseded by the Belfast Metropolitan Area Plan 2015 (BMAP) in September 2014. However, on 18 May 2017 a judgement in the Court of Appeal ruled that the process in relation to the final adoption of BMAP was unlawful. As a result, the Carrickfergus Area Plan remains the statutory development plan for Carrickfergus, Greenisland and Whitehead.

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

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

The Marine Act (Northern Ireland) 2013 includes duties to protect and enhance the marine area. This includes provisions to prepare and adopt a Marine Plan for the Northern Ireland inshore region; and provision to improve marine conservation and protection. The draft Marine Plan for Northern Ireland was consulted on for an eight week period beginning 18 April 2018. Once adopted, it will inform and guide the regulation, management, use and protection of the marine area through a strategic framework with spatial elements.

Section 58 of the MCAA and Section 8 of the Marine Act (Northern Ireland) 2013, require a public authority to have regard to the appropriate marine policy documents. This means that Councils are legislatively required to have regard to the UK MPS and, when published, the Marine Plan for NI in the preparation of the LDP and all associated documents.

1.2.1. Preparation - the process and progress

The draft Plan Strategy is underpinned by an extensive evidence base combined with community engagement undertaken as part of the Preferred Options Paper (POP) consultation process. The LDP Preferred Options Paper was published in June 2017 and was subject to 12 weeks of public consultation. Consideration and analysis of the representations received to the POP are set out in the Preferred Options Paper - Public Consultation Report, November 2017¹. In light of the consultation process, revisions have been made to the approach to some of the preferred options contained in the POP. In addition, the preparation of the draft Plan Strategy has been informed by a

¹ Mid And East Antrim Borough Council Local Development Plan Preferred Options Paper, POP Public Consultation Report (found at <https://www.midandeantrim.gov.uk/business/planning/local-development-plan/preferred-options-paper>)

suite of 13 Technical Supplements which set out the detail of further evidence gathering which included detailed engagement with statutory consultees and neighbouring Councils.

The LDP is informed by the iterative SA which runs parallel to the preparation of the Preferred Options Paper, Plan Strategy and Local Policies Plan. Strategic Environmental Assessment (SEA), which examines the environmental effects of the LDP proposals is an integral part of SA.

1.2.2. Spatial Scope and Profile of the Plan Area

Mid and East Antrim Borough Council covers 1,045 square kilometres and is bordered by the North Channel and Belfast Lough in the east and the Lower Bann in the west. It encompasses some 370 square kilometres of the Antrim Coast and Glens Area of Outstanding Beauty (AONB) which includes areas of extensive upland moorland, secluded glens, rugged coastline and the iconic landmark of Slemish Mountain. Sites of nature conservation importance are spread throughout the Borough and are designated for protection according to their status as international, national and local sites.

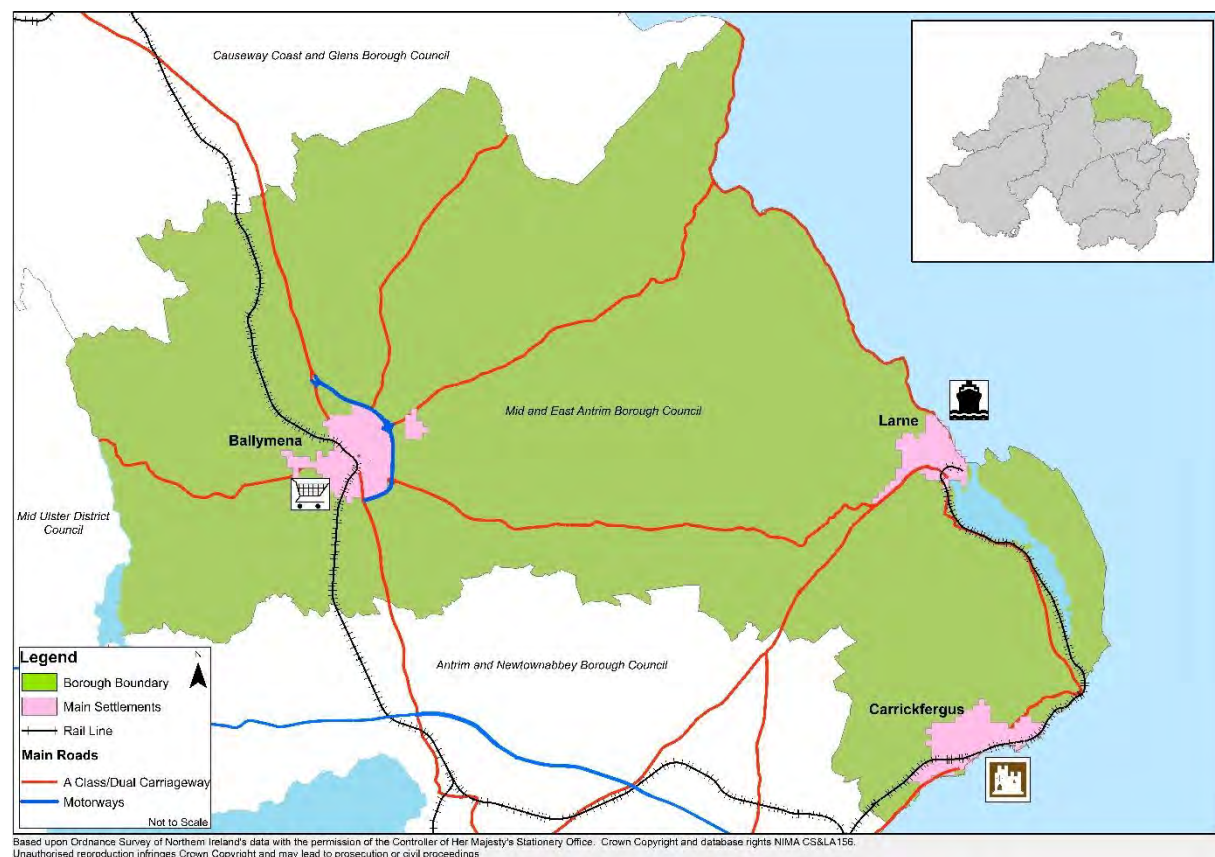
According to census figures, our population increased by 6.5% between 2001 and 2011 from 127,101 to 135,338. The total estimated population currently stands at 139,070 with projections of an increase of 2.2% by 2030 to a total of 142,114.

Our population is ageing. In 2015 18.1% of the population in Mid and East Antrim was aged 65 and over. By 2030 it is projected that this figure will have increased to 24%. The growing number of elderly is a key factor in a declining average household size. The average household size is expected to fall from 2.47 in 2011 to 2.37 by 2030. The LDP will take account of the implications of these trends, for example in the delivery of appropriate housing in areas accessible to health and community services.

The number of citizens aged between 0-15 years is expected to fall by 7% between 2016 and 2030. This reduction may have implications for the provision of education facilities in some areas.

The number of households within the Borough has increased by 10.6% from 49,095 in 2001 to 54,314 in 2011. There has been a slight decrease (1.7%) in the number of households within the main towns and a slight increase in the number of households within villages (1.1%) and the countryside (0.8%).

Mid and East Antrim's economy is focused on the three main towns. Ballymena has a large town centre and benefits from a diverse range of retail units, formats and sizes and has good representation from independent retailers as well as national multiples. Larne is renowned as a premier port, and is recognised by the RDS as a 'Regional Gateway'. It also has a relatively good retail sector having a high concentration of small units comprising independent retailers and service uses. Carrickfergus town centre is distinctive in terms of its historic environment including the castle, St. Nicholas' Church and town walls. This, combined with its coastal location and marina offers significant tourism potential.

Figure 1: Spatial Context of Mid and East Antrim

1.3 Sustainability Appraisal Context

1.3.1. Strategic Environmental Assessment

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

1.3.2. Integrated Sustainability Appraisal

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

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

The approach in this report is informed by Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment (DOE, 2015)². SA therefore refers to an integrated approach which fully incorporates Strategic Environmental Assessment and fulfils the requirements for both SA and SEA.

1.3.3. Habitats Regulations Assessment

Habitats Regulations Assessment is a provision of The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The regulations require assessment of possible adverse effects on the integrity of European sites (Special Areas of Conservation and Special Protection Areas) as a result of plans and policies in the LDP. An assessment is also carried out for Ramsar sites (wetlands of international importance identified under the provisions of the Ramsar Convention).

A draft Habitats Regulations Assessment (HRA) has been published for consultation with the Draft Plan Strategy.

The draft HRA records the assessment of the proposals and policies in the draft Plan Strategy and its potential impacts on international sites. A total of 22 sites that have the potential to be connected to the plan area were identified. These included sites within the Council area, sites with an ecological connection to it and sites within 10km of the plan area:

- Antrim Hills SPA
- Belfast Lough Open Water SPA
- Belfast Lough Ramsar Site
- Belfast Lough SPA
- Copeland Islands SPA
- Dead Island Bog SAC
- East Coast (Northern Ireland) Marine pSPA
- Lough Neagh and Lough Beg Ramsar Site
- Lough Neagh and Lough Beg SPA
- Main Valley Bogs SAC
- North Channel SAC
- Outer Ards Ramsar Site
- Outer Ards SPA
- Rea's Wood and Farr's Bay SAC

² Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

- Garron Plateau Ramsar Site
- Garron Plateau SAC
- Larne Lough Ramsar Site
- Larne Lough SPA
- Red Bay SAC
- Skerries and Causeway SAC
- The Maidens SAC
- Wolf Island Bog SAC

All of the Plan Strategy proposals were reviewed, from the Plan Vision and Strategic Objectives, through the Spatial Growth Strategy and Countryside Strategy, to the General Policy for all Development and Strategic Subject Policies. Following the screening of plan proposals it was found that there is potential for likely significant effects to arise from 14 policies: SGS8, TOU2 to TOU8, MIN1 to MIN4, OSL5, TR7 and these were screened in for appropriate assessment.

Those policies screened in were assessed under six groups: Tourism Opportunity Zones; Vulnerable Areas, Wider Impacts of Tourism; Minerals Development; Sport and Outdoor; and Transport Infrastructure. Measures were identified to strengthen the protection afforded by the policy through amendments to the policy and clarification in the Justification and Amplification.

Findings of draft HRA for draft Plan Strategy

Assuming the recommended mitigation measures are all accepted and the Plan amended accordingly, it is possible to ascertain that the LDP will have no adverse effect on the integrity of any international sites. No further assessment is necessary. The HRA will be added to and finalised following public consultation and independent examination of the draft Plan Strategy, then published alongside the adopted Plan Strategy.

1.3.4. Rural Needs Assessment

The Rural Needs Act (Northern Ireland) 2016, which applies to NI Government Departments and Councils and came into operation on 1 June 2017, states that ‘A public authority must have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans.’ Public authorities must report annually on how they have implemented this requirement. Further information on rural needs is contained within the Department of Agriculture and Rural Affairs (DAERA) document entitled, ‘A Guide to Rural Needs Act (Northern Ireland) 2016 for Public Authorities (Revised).’

The approach to considering rural needs is called ‘rural proofing’ and DAERA has provided advice on carrying it out in ‘Thinking Rural: The Essential Guide to Rural Proofing’³. Rural proofing is the process by which all major policies and strategies are assessed to determine whether they have a differential impact on rural areas and, where appropriate, adjustments are made to take account of particular rural circumstances. The Council has reported on rural proofing in their Rural Needs Impact Assessment of the draft Plan Strategy, which has been published alongside the draft Plan Strategy.

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

1.3.5. Sustainability Appraisal Report Structure

Section 2 of this report presents our approach to carrying out and documenting the SA of the draft Plan Strategy, including how we assessed the significance of effects and any limitations and difficulties that were encountered. Section 3 summarises the appraisal findings and Section 4 describes the cumulative impact of the preferred options and summarises the outcome and the next

³ Department of Agriculture, Environment and Rural Affairs (2015) *Thinking Rural: The essential guide to rural proofing*.

steps for the appraisal process for the LDP. The detailed record of the SA is included under Appendix 4.

2 Sustainability Appraisal: The Approach

2.1 Introduction

This Section describes the approach taken to carry out SA for the draft Plan Strategy. The Strategic Context for SA and the preparation of LDPs is discussed below.

2.2 Strategic Context

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

2.2.1. Draft Northern Ireland Programme for Government

The draft Northern Ireland Programme for Government (PfG) was published by The Executive Office in May 2016. The Planning (Northern Ireland) Act 2011 specifically requires the LDP to take account of the PfG. The purpose of the PfG is to improve the wellbeing of all citizens in Northern Ireland by tackling disadvantage, and driving economic growth. The framework is focused on the achievement of 14 high level strategic outcomes which are supported by a range of indicators in order to measure their success. Local Development Plans are a key delivery tool for the achievement of a number of these outcomes. Accordingly, the draft PfG has been taken into account in preparing the draft Plan Strategy. The ongoing development of the LDP will be informed by any final version of the PfG that may be published by the government.

2.2.2. Regional Development Strategy 2035

The Regional Development Strategy (RDS) 'Building a Better Future' was published by the former Department for Regional Development in March 2012. It is the government's overarching spatial strategy for Northern Ireland up to 2035. The RDS seeks to influence the future distribution of development throughout the Region with a view to achieving sustainable development and social cohesion. It does this by setting out:

- Strategic Regional Guidance relating to society, the economy and the environment;
- A Spatial Framework which divides the Region into five components;
- Specific guidance for each of the five regional components;
- Regionally Significant Economic Infrastructure considerations; and
- Implementation.

The Planning (Northern Ireland) Act 2011 specifically requires the LDP to take account of the RDS. Chapter 5.0 of the draft Plan Strategy demonstrates how our LDP Spatial Growth Strategy takes account of the RDS Spatial Framework Guidance.

2.2.3. Strategic Planning Policy Statement

The Strategic Planning Policy Statement (SPPS) was published by the former Department for Environment in September 2015. It is in general conformity with the RDS and aims to further sustainable development and improve wellbeing through the planning system. In pursuit of these aims, the SPPS sets out five core planning principles to underpin the reformed planning system, as follows:

- Improving health and wellbeing.
- Creating and enhancing shared space.
- Supporting the economy.

- Supporting good design and place shaping.
- Preserving and improving the built and natural environment.

In addition, the SPPS incorporates a regional planning policy framework which sets out the strategic direction for all Councils in bringing forward detailed operational policies through their LDPs. This framework sets out regional strategic objectives and associated strategic policy covering 16 subject areas (such as housing, transportation, economic development).

Given the direction that the SPPS provides in relation to the preparation of LDPs in order to meet its regional strategic objectives, this document has been one of the most important aspects of the regional policy context that has been taken into account by Council in preparing the draft Plan Strategy.

2.2.4. Sustainable Development Strategy

The Northern Ireland Sustainable Development Strategy (SDS) - 'Everyone's Involved', published in May 2010, stated that sustainability policy *"is driven by intergenerational equity; to secure a quality of life for present and future generations that is positive and rewarding."*

The Planning Act requires that LDPs are prepared with the objective of furthering sustainable development. Accordingly the draft Plan Strategy has taken account of 'Everyone's Involved'. The aim of the SDS is to identify and develop actions on the part of government and all other stakeholders that will help to grow the economy, promote equality and social cohesion, and utilise natural resources in an environmentally sustainable manner. The SDS sets out six guiding principles of sustainable development which together are intended to deliver the Strategy. These are:

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

In addition to this, the LDP will also have regard to furthering sustainable development through a Sustainability Appraisal (incorporating Strategic Environmental Assessment or SEA) for both the Plan Strategy and the Local Policies Plan. This is to ensure the integration of social, economic and environmental considerations into the Plan preparation process.

2.2.5. Regional Transportation Strategy - Ensuring a Sustainable Transport Future

Ensuring a Sustainable Transport Future 'A New Approach to Regional Transportation' was published by the Department for Infrastructure (DfI) in June 2011. It complements the RDS and contains high level aims and strategic objectives to:

- Support the growth of the economy through transportation;
- Enhance the quality of life for all; and
- Reduce the environmental impact of transport.

The Strategy sets out the Department for Infrastructure's approach to regional transportation and is intended to be used to guide strategic investment decisions beyond 2015.

2.2.6. Regional Water Strategy - Sustainable Water

'Sustainable Water - a Long Term Water Strategy for Northern Ireland (2015 -2040)' was published by the DfI in March 2016. It sets out a range of initiatives to deliver the Executive's long term goal of a sustainable water sector. The strategy identifies how planning can impact on flood risk and water quality and aims to ensure that such matters as well as existing water and wastewater infrastructure capacity and future investment proposals inform the preparation of the LDP.

2.2.7. UK Marine Policy Statement

The UK Marine Policy Statement (MPS) was published in September 2011 and was prepared and adopted under the Marine and Coastal Access Act 2009. The statement provides the policy framework for the Marine Planning system and for taking decisions that have the potential to impact on the marine environment. The policy framework will contribute to the achievement of sustainable development in the UK's marine area which includes both offshore and inshore regions including all tidal rivers and sea loughs. As Mid and East Antrim includes a significant part of the Antrim coast, the draft Plan Strategy has had regard to the MPS.

2.2.8. Draft Marine Plan for Northern Ireland

The draft Marine Plan for Northern Ireland was published in April 2018 by DAERA. The draft Marine Plan has been developed within the framework of the UK MPS in order to protect and sustainably manage the marine environment in Northern Ireland and facilitate sustainable development including coastal areas. The draft Marine Plan will inform and guide the regulation, management, use and protection of our marine area, both the offshore and inshore regions. The draft Marine Plan for Northern Ireland (2018) was taken into account in preparing the draft Plan Strategy and will continue to inform the LDP process, until such time as a future Marine Plan is adopted.

2.2.9. Planning Policy Statements

A suite of retained Planning Policy Statements (mostly published by the former DOE) currently provide operational planning policy across a range of subject areas and apply to the whole of Northern Ireland. The SPPS states that the existing suite of retained PPSs as they apply to Mid and East Antrim, will cease to have effect when we adopt our new Plan Strategy. Until that time, a transitional period will operate when the PPSs will continue to be applied (along with other material considerations) in the determination of planning applications.

In preparing the draft Plan Strategy, the operational policies contained in all the PPS documents have been reviewed, taking due account of the SPPS and other relevant aspects of the regional and local policy context.

2.2.10. A Planning Strategy for Rural Northern Ireland

A Planning Strategy for Rural Northern Ireland (PSRNI) was published in 1993 by the former DOE. It provided a compendium of policies that have gradually been replaced by the subsequent PPSs and SPPS. However, a small number of residual policies remain in operation. As with the PPSs, these residual policies will cease to have effect once the Plan Strategy is adopted for the whole of the Borough.

2.2.11. Supplementary Planning Guidance

A range of supplementary planning guidance supports the regional policies contained in various PPSs and the SPPS. As indicated in the SPPS, these are to be retained as material planning considerations. More detail as to how this guidance has been taken account in preparing associated strategic subject policies is included in Part 2 of the draft Plan Strategy.

2.2.12. Other Strategies and Plans

In preparing the draft Plan Strategy, regard has also been had to the following:

- The EU Biodiversity Strategy to 2020 (May 2011)
- The Biodiversity Strategy for Northern Ireland to 2020 (July 2015)
- Northern Ireland Waste Management Strategy 'Delivering Resource Efficiency' (Oct 2013)
- 'Lifetime Opportunities - Government's Anti-Poverty and Social Inclusion Strategy for Northern Ireland' (Nov 2006)

- Thinking Rural - The Essential Guide to Rural Proofing (March 2011)
- Northern Ireland Landscape Character Assessment 2000 (1999)
- Northern Ireland Regional Seascape Character Assessment (Jan 2014)

2.2.13. Transport Plans

The Department for Infrastructure is currently preparing a new Local Transport Plan which will cover our Borough. The draft Mid and East Antrim Local Transport Study is included within the Belfast Metropolitan Transport Plan (BMTP). The Council is represented on the BMTP Project Board and is working closely with DfI to ensure that the transport needs of our Borough are addressed through the emerging Local Transport Plans which will align closely with the Council's LDP.

2.2.14. Belfast Region City Deal 2018

The Belfast Region City Deal (BRCD) signals a new approach to collaborative working. Six Councils are part of the BRCD: Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, Belfast City Council, Lisburn and Castlereagh City Council, Mid and East Antrim Borough Council and Newry, Mourne and Down District Council. The BRCD Councils will work in partnership with Queen's University Belfast, Ulster University, the Further Education colleges across the Belfast Region, the Northern Ireland Departments and the private sector.

The BRCD Councils have agreed an integrated set of projects to transform the Region's economy. The agreed programme seeks to address a number of key barriers to growth by taking measures to improve productivity, invest in innovation, tackle economic inactivity and deprivation, address skills gaps and inequalities, invest in additional world-class visitor experiences and develop the physical and digital infrastructure.

The economic opportunity includes plans for around £80m of investment in Mid and East Antrim, including the St Patrick's Barracks site in Ballymena, The Gobbins and Carrickfergus.

2.2.15. Mid and East Antrim Borough Council Corporate Plan 2019-2023

The Council's Corporate Plan sets out the Council's vision, themes and objectives that will shape our work and the services that we provide up until 2023. The aim of the Corporate Plan is to deliver the same long term vision and outcomes for the Borough that are set out in the Community Plan. The key objectives of the Plan are identified under five main themes, all of which fall under the wider strategic theme to be a high performing Council:

- Sustainable jobs and tourism.
- Good health and wellbeing.
- Learning for life.
- Community safety and cohesion.
- Our environment.

The Corporate Plan acknowledges that the LDP, along with the Community Plan and other Council Strategies, will be key mechanisms to assist in meeting our Council's objectives.

2.2.16. Mid and East Antrim Borough Council Community Plan 2017-2032, 'Putting People First'

The new duty of Community Planning came into operation on 1st April 2015 and requires Councils to act as the lead for community planning in their areas, in partnership with the community and service providers. The Council's Community Plan - 'Putting People First' was published in April 2017 and covers the period from 2017 to 2032. The vision of the Community Plan is that: *"Mid and East Antrim will be a strong, safe and inclusive community, where people work together to improve the quality of life for all"*. The strategic priorities set out in the Community Plan have been identified through joint working with 12 statutory partner organisations and informed by extensive

consultation with the public and community and stakeholder groups. The strategic priorities are developed around the five key themes that now inform the Corporate Plan.

The Local Government Act (Northern Ireland) 2014 sets out a statutory link between the Community Plan and the LDP, in that the preparation of the LDP must take account of the Community Plan. The strategic priorities of our Community Plan have therefore been taken into consideration in the preparation of the draft Plan Strategy. As work on the LDP progresses, we will seek to deliver on any community planning outcomes where there is an identified spatial land use or local planning policy solution.

2.2.17. Mid and East Antrim Borough Council Integrated Economic Development Strategy, 'Amplify'.

The Council's Integrated Economic Development Strategy - 'Amplify' was published in May 2018 and covers the period from 2018-2030. Amplify's strategic framework is intended to catalyse and guide the work of all stakeholders as they strive to improve the prospects of the area's people, businesses and communities. Amplify will be delivered through five strategic economic priorities which complement the objectives of the Community Plan and include: Enterprise and Entrepreneurship; Innovation; Employment and Skills; Infrastructure; and Inclusion and Wellbeing.

Amplify recognises that building economic capacity and capability within our Borough is crucial to the creation of an attractive place where people want to live and work. It places specific focus on five priority sectors: Advanced Manufacturing; Agri-foods; Tourism; Financial and Business; and Digital. As an 'integrated' strategy it will ensure an integrated approach to economic development in the Borough and dovetail with the NI Executive's PfG and Northern Ireland Economic Strategy when these have been finalised. Amplify also includes details of strategic economic development projects to be advanced during the period in order to deliver on the Strategy. The draft Plan Strategy has taken account of these strategic priorities that can be addressed through the planning system.

2.3 Other Local Development Plans

Mid and East Antrim Borough Council shares a land boundary with three neighbouring Councils: Mid Ulster District Council, Antrim and Newtownabbey Borough Council and Causeway Coast and Glens Borough Council. It is also acknowledged that Mid and East Antrim Borough has direct connectivity along its coastline to the marine area and indirect connectivity through its watercourses and river systems.

In order for cross-boundary issues to be effectively addressed, Mid and East Antrim Borough Council will continue to liaise with these neighbouring Councils and DAERA Marine Division throughout the LDP process to address cross-cutting issues and identify how these can be best taken forward as part of the plan process. This is particularly important in relation to the delivery of key elements of the Regional Development Strategy to ensure a holistic approach to strategic matters is pursued and for policies to be complementary.

2.4 Sustainability Appraisal and the LDP

The SEA Directive requires assessment of the likely significant effects of implementing the plan, and 'Reasonable Alternatives'. Developing Options and Alternatives is an important part of both the plan-making and SA process. For the draft Plan Strategy the Reasonable Alternatives are the different options put forward during the preparation of the spatial proposals and associated policies, and the strategic subject policies. The process for identifying these is discussed further in Section 2.4.4.

2.4.1. The Sustainability Appraisal Framework

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

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

2.4.2. The Sustainability Objectives

A total of fourteen social, economic and environmental sustainability objectives have been identified in the SA Scoping Report. These have been informed by the strategic and policy context, a review of baseline information for the Council and any evidence of trends and issues.

The objectives for sustainable development for Mid and East Antrim Borough Council are to:

1...improve health and wellbeing.

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

2...strengthen society.

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

3...provide good quality, sustainable housing.

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

4...enable access to high quality education.

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

5...enable sustainable economic growth.

Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business start-ups, facilitate innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and increase their income.

6...manage material assets sustainably.

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

7...protect physical resources and use sustainably.

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

8...encourage active and sustainable travel.

There is a common goal to reduce traffic emissions and congestion which means reducing single-occupancy car use and increasing other forms of transport, especially at peak times. The location of housing and key services can facilitate better access to public transport. Opportunities for active travel makes travel more affordable and may bring added health benefits, while also reducing greenhouse gas emissions. Measures to manage car demand, such as parking and re-allocation of roadscape, which encourage a shift from car to public transport, walking and cycling will contribute to this goal.

9...improve air quality

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

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

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

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

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

12...protect natural resources and enhance biodiversity.

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

13...maintain and enhance landscape character.

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

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

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

The Key Sustainability Issues relating to each sustainability objective, are found at the end of each topic chapter in sections 5.1.4 to 5.14.4 of the SA Scoping report and the prompts used to guide the SA can be found in the SA Guide included under Appendix 5 of the SA Scoping Report.

2.4.3. Assessment Method

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

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

Table 2.1: Outline Sustainability Appraisal Matrix

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

Table 2.2: Scoring and definitions for Sustainability Appraisal Matrix

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

Key:	++ Significant positive effect	+ Minor positive effect	0 No overall effect	- Minor negative effect	-- Significant negative effect	? Score uncertain
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2.4.4. Identifying Reasonable Alternatives

Reasonable Alternatives (RAs) are the different realistic options available to a Council for delivering the objectives of its LDP. They should also be consistent with other aspects of the plan as well higher level plans and policies and, in the case of the Local Policies Plan, the Plan Strategy.

The POP identified a number of key strategic planning issues arising in the Plan area. A total of 36 strategic planning issues were appraised in the Interim SA Report and were submitted for public consultation, which helped to shape the more specific policies brought forward in the draft Plan Strategy.

All of the spatial proposals and associated policies, and the strategic subject policies were examined and consideration was given to whether any reasonable alternatives to deliver the policy objective were available. Guidance used to evaluate RAs included Development Plan Practice Note 04⁴, the RTPI Practice Advice on SEA⁵, and 'Developing and Assessing Alternatives in Strategic Environmental Assessment'⁶. Out of the 104 Strategic and Detailed Policies comprising the dPS, RAs were identified for three of these. Reasons why RAs were scoped out include (one or more may apply):

- Option required to uphold the aims of current legislation, regulations, or directives.
- Option required to uphold the aims or policy approach of RDS, SPPS or other regional or local plans or strategies.
- POP identified inclusion of specific policy in LDP as the only realistic option.

⁴ Department of the Environment (2015) Development Plan Practice Note 04: Sustainability Appraisal incorporating Strategic Environmental Assessment

⁵ RTPI, Levett-Therivel Practice Advice on Strategic Environmental Assessment Improving the effectiveness and efficiency of SEA/SA for land use plans (Published January 2018)

⁶ EPA Research Report No. 157 Developing and Assessing Alternatives in Strategic Environmental Assessment (2013-SL-DS-1)

- POP identified inclusion of specific policy in LDP as the preferred option.
- dPS identified inclusion of specific policy in LDP as the only realistic option.
- No reasonable alternatives were identified on the basis of scoping evidence or other evidence-based assessment.
- Only one realistic option identified for high-level criteria based policy.
- No other option could achieve objective/s.
- No realistic and deliverable objective.
- No sufficiently distinct objective.

An explanation of whether a RA is identified or has been scoped out is included for each policy in Section 3.

2.4.5. The Appraisal Meeting and Write-Up

Appraisal of the various options for the draft Plan Strategy was carried out over six days in July and August 2019. The appraisal panel comprised of members of the Mid and East Antrim Borough Council Development Planning team and the Sustainable Development team from Shared Environmental Service.

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

2.4.6. Assessing the Significance of Effects and Consideration of Potential Mitigation Measures

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

Sustainable development is an underlying principle of plan preparation, therefore for the majority of issues the positive effects of all options already outweigh the negative effects. The SEA Directive requires consideration of '*measures envisaged to prevent, reduce and as fully as possible offset any significant negative effects on the environment of implementing the plan or programme*'. These are referred to as mitigation measures, and can include recommendations for improving beneficial effects.

No options have been put forward which are considered to have a significant negative effect on any of the sustainability objectives at this draft Plan Strategy stage. While appraising the options, some ways in which negative effects could be reduced or offset and positive effects could be enhanced have been identified. These are included in Section 3 and Appendix 4 where applicable.

2.4.7. Appraisal Limitations and Assumptions

The assessment reflects baseline information from the LDP Position Papers and the SA Scoping Report, information provided by consultees and the experience and judgement of the panel carrying out the appraisal meeting. In some cases, there is uncertainty about how a given approach or proposal would be implemented, due to insufficient detail about the type or location of development that could come forward. These effects may remain uncertain until detailed supplementary planning guidance and/or specific site proposals are known. This is a consequence of this strategic stage of plan preparation. Where necessary 'uncertain' was recorded and a note made of further information that could inform future appraisal. For some options, the approach may have an uncertain relationship with the sustainability objective if it could have both positive and negative effects. In these situations 'uncertain' was also recorded and potential impacts noted in the

explanation. On occasion the same score has been recorded for the effects of different options, however more subtle differences may be described in the explanation.

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

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

2.4.8. Cumulative Effects

Consideration is given to any cumulative effects of proposals at each stage of plan preparation. These will include potential cumulative effects within the plan and in combination with other relevant plans and strategies. Section 4 describes the total and cumulative effects of the preferred options for the draft Plan Strategy on the sustainability objectives.

2.4.9. Compatibility of Sustainability Objectives with Mid and East Antrim Borough Council's LDP Strategic Objectives.

Chapter 2 of the draft Plan Strategy describes the link between the LDP and the Council's Corporate and Community Plans. The vision for the LDP is that: *"Mid and East Antrim will be shaped by high quality, sustainable and connected places for people to live, work, enjoy, invest and visit, so as to improve the quality of life for all."*

A series of 25 interlinked Strategic Objectives have been developed for the draft Plan Strategy to help deliver this Vision. The Strategic Objectives are designed to assist in the delivery of the complementary Visions of the Community Plan and the LDP whilst taking full account of the regional direction set out in the RDS, the SPPS and a range of other government strategies, including the Sustainable Development Strategy. The LDP Strategic Objectives encompass the three 'pillars' of sustainable development which embrace economic, social and environmental priorities.

The LDP vision and the Strategic Objectives have been reviewed in the context of the sustainability objectives individually and cumulatively to examine their compatibility with the sustainability objectives and identify any potential conflicts. This comparison is presented in Appendix 2.

None of the Strategic Objectives were considered to be incompatible with the SA Framework. Some of the LDP objectives could potentially conflict with sustainability objectives, if implemented in isolation and without the balance of other LDP objectives and policies. These may be shown in Appendix 2 as having an uncertain relationship with one or more sustainability objectives. This reflects uncertainties about, for example, economic objectives for job creation and facilitating economic growth which, without mitigation or protective policies, could potentially have adverse effects on natural heritage or water resources. The draft Plan Strategy includes specific policies to ensure a balanced approach and therefore should be read as a whole, as it will be applied in its entirety to all development proposals.

3 Summary of Sustainability Appraisal Findings

3.1 Introduction

The LDP's Strategic Objectives for the Borough are grouped under the three themes of Economic, Social and Environmental. The Countryside Strategy and the Strategic Subject Policies of the draft Plan Strategy are also aligned under these three themes:

ECONOMIC OBJECTIVES	SOCIAL OBJECTIVES	ENVIRONMENTAL OBJECTIVES
LDP Topic Area: <i>Sustainable Economic Growth</i> <i>Transportation, Infrastructure and Connectivity</i>	LDP Topic Area: <i>Building Sustainable Communities</i>	LDP Topic Areas: <i>Countryside Strategy</i> <i>Stewardship of our Built Environment and</i> <i>Creating Places</i> <i>Safeguarding our Natural Environment</i>

The draft Plan Strategy encompasses 18 Spatial Proposals and associated Policies and 86 Strategic Subject Policies.

Prior to commencing the appraisal of policies, members of the appraisal panel met to review the draft policies, discuss the RAs and verify the options being put forward. The review of policies and options identified that several policies act together to achieve the same aim. Therefore, to avoid duplication and repetition in the SA it was agreed that it would be appropriate to appraise certain policies with a high degree of similarity together as a group.

A table linking each Policy with their respective appraisal is included at the beginning of Appendix 4. In total, 68 appraisals were carried out to assess the draft Plan Strategy and these are presented in full in Appendix 4.

Up to three options were identified for each policy. For many policies, there were no reasonable alternatives and only one option was put forward. All options were appraised for their likely significant effects against the 14 sustainability objectives.

In this Section, for each policy appraised, the preferred option is presented first, followed by all alternatives that were considered. These are followed by a figure which summarises the long term effects (the full tables in Appendix 4 also include short and medium term effects). The key for scoring can be found in Table 2.2.

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

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

3.2 Spatial Proposals and associated Policies

3.2.1. SGS1 Spatial Growth Strategy

The overarching aim of the Spatial Growth Strategy is to manage growth to secure sustainable patterns of development across Mid and East Antrim. The Spatial Growth Strategy is the strategic growth framework for realising the vision and objectives of the LDP. It sets out where growth should be directed in terms of housing, employment and commercial development over the plan period. In line with the Regional Development Strategy (RDS) 2035 Spatial Framework Guidance a hierarchy has been established which aims to focus growth and economic development in the 3 main towns whilst facilitating appropriate growth in small towns and sustaining villages and small settlements. In the open countryside, the emphasis is on facilitating sustainable development opportunities taking into account the need to protect rural character and the environment, while sustaining a strong and vibrant rural community. Our Spatial Growth Strategy will be delivered by the strategic spatial proposals and policies relating to the various sectors and supported by appropriate strategic subject policies. Whilst the Spatial Growth Strategy and associated sectoral strategies are largely aimed at promoting sustainable housing and economic growth throughout our Borough, sustainable development must also pay due regard to environmental considerations.

Preferred Option:

To focus major population growth and economic development in the three main towns, facilitate appropriate growth in the small towns, sustain rural communities living in and around villages and small settlements and facilitate sustainable development in the open countryside.

What reasonable alternatives have been considered?

The Spatial Growth Strategy is required to uphold the RDS Spatial Framework. The RDS Spatial Framework seeks to promote growth and economic development opportunities in the Belfast Metropolitan Urban Area and the Main Hubs and to sustain the overall strength of the rural community living in small towns, villages, small rural settlements and the open countryside. Therefore no reasonable alternative has been identified.

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

Summary and comparison of options against the sustainability objectives

This strategic policy will direct the majority of growth towards the settlements that already have good provision of services and facilities but will also help to sustain an economically active population in the smaller settlements and countryside. In doing so, it has a positive impact on the social sustainability objectives, with significant positive effects identified for the objective to improve health and wellbeing. Positive impacts are also identified for all of the economic sustainability objectives, with significant positive impacts identified for the objective to manage material assets sustainably, as the growth is directed towards the areas which already have good infrastructure provision. The objective has a positive impact on most of the environmental sustainability objectives, with significant positive impacts on encouraging active and sustainable travel and maintaining and enhancing landscape character. Growth has the potential to act negatively on the

objectives to improve air quality and to reduce causes of and adapt to climate change, due to increased emissions. However, the plan can create the conditions to maximise opportunities for reducing emissions by encouraging new development to incorporate energy efficiency or renewable energy measures and enabling opportunities for active and sustainable travel. However, the overall effect is dependent on uptake and behavioural change and therefore an uncertain score is recorded.

What likely significant effects are envisaged with the preferred option?

There are likely significant positive effects identified for the objectives to improve health and wellbeing, to manage material assets sustainably, to encourage active and sustainable travel and to maintain and enhance landscape character. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

The Spatial Growth Strategy will be delivered through the strategic spatial proposals and policies (SGS) 2 - 9 as well as the strategic subject policies. Both these elements provide additional measures to ensure that growth is directed to appropriate locations where there is the population and infrastructure available to support it. The strategic spatial proposals and policies SGS 2, 3, 6, 7 and 8 will direct development to the most sustainable locations and SGS4 in particular seeks to prevent urban sprawl. The Countryside Strategy and the associated designations seek to provide additional landscape protection. The strategic subject policies will provide opportunities to reduce negative effects and promote positive effects for example by requiring biodiversity enhancement measures, active travel options, provision of green infrastructure, ensuring compatible adjacent land uses, no development in floodplains, design requirements, etc.

3.2.2. SGS2 Settlement Hierarchy

The purpose of this strategic policy is to designate the settlements within the plan area. This strategic policy sets out the new settlement hierarchy for the Borough which provides the spatial framework for the delivery of the Spatial Growth Strategy. A total of 36 settlements within the plan area have been designated and split into four tiers based on their role, facilities and services available and their potential for accommodating development in accordance with the RDS Spatial Framework Guidance. Our three main towns have been retained at the top tier of the hierarchy, based on their regional status set out in the RDS, as highlighted in the Spatial Growth Strategy they will be the focus for major population growth and economic development. Below this top tier, a detailed settlement evaluation was carried out to determine which settlements should be classified as small towns, as villages and as small settlements. Information on existing provision of education facilities, community facilities, retail provision and accessibility of all settlements were used as indicators to allow settlements to be ranked based on their sustainability. Account was also taken of other relevant factors such as population size and economic development, to refine the overall assessment. This study has resulted in five small towns being designated, the retention of Greenisland and Whitehead plus the former villages of Ahoghill, Broughshane and Cullybackey. The Settlement Hierarchy designates, 11 villages, including the former small settlement of Martinstown. They will continue to meet the daily needs of the rural area and provide a range of development opportunities appropriate to their location, size and scale. As part of the settlement evaluation process, it was concluded that 12 existing small settlements should be de-designated (Trooperslane to be subsumed into Carrickfergus) and eight new small settlements should be designated. The 17 small settlements will act as a focal point for the rural community and provide opportunities for small scale development.

Preferred Option:

Amend the existing hierarchy so there will be reclassification of existing settlements, addition of new settlements and de-designation of small settlements.

What reasonable alternatives have been considered?

No reasonable alternatives were identified for the draft Plan Strategy. Two alternative options were appraised in the Interim SA for the POP and these were found to be less sustainable.

The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP, with the exception that Portglenone has been returned to the village tier. Further to DfI feedback Portglenone has been retained as a village on account of its population (1,174) which falls well below the 5,000-10,000 NISRA definition of a small town. It was not considered necessary to appraise any other alternative options.

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

Summary and comparison of options against the sustainability objectives

This strategic policy has a positive impact on all of the social sustainability objectives, with a significant positive impact identified for the objective to provide good quality, sustainable housing. It also has a positive impact on all of the economic sustainability objectives, as it means that settlements are identified in accordance with their available land, facilities and infrastructure, which in turn informs their ability to accommodate types and scales of economic development sustainably. This leads to a significant positive impact being identified for the objective to enable sustainable economic growth. Minor positive impacts are identified for the majority of the environmental sustainability objectives, however the impacts on air quality and climate change tend towards the uncertain. It is unclear whether the positive influences that the hierarchy delivers in terms of accessibility and reducing reliance on the car can overcome the negative effects of transport and development emissions in towns. The impact of the strategic policy on the historic environment is negligible.

What likely significant effects are envisaged with the preferred option?

There are likely significant positive effects identified for the objectives to provide good quality, sustainable housing and to enable sustainable economic growth. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.2.3. SGS3 Strategic Allocation of Housing to Settlements

This strategic proposal sets out a notional allocation figure for settlements in the top three tiers of the settlement hierarchy and grouped figures for small settlements and the countryside. The draft Plan Strategy will make provision for 4,256 dwellings within our settlements for the period 2018-2030 and 350-400 new dwellings in the countryside over the same period. The proposed allocation is set out below:

Tier	Allocation to Tier (% of HGI)
Main Towns	62%
Small Towns	15%
Villages	8.5%
Small Settlements	2.5%
The Countryside	12%

Within the top three tiers, its allocation was split among individual settlements taking account of the distribution of households between those settlements at the time of the 2011 Census, followed by application of the RDS Housing Evaluation Framework.

It should be noted that the variation in housing numbers between the settlements within the same tiers is relatively minor between option 1 and option 2. However, this variation is greater under option 3, particularly as you move down the settlement hierarchy, and it could have a significant impact either increasing or decreasing a settlement's share.

Preferred Option:

Option 1: Proportionate allocation of housing for settlements within the same tier, according to population at Census 2011, but with some tailoring to reflect capacity of settlement and existing facilities. (Preferred Option).

It should be noted that in the appraisal all three options scored similarly, however the comments recorded for Option 1 indicate that it represents a slightly more sustainable approach than Option 2 and a substantially more sustainable approach than Option 3.

What reasonable alternatives have been considered?

Change to the allocation of housing between tiers was considered in the Interim SA for the POP in Key Issue 4. The preferred option put forward in the POP (Option 2 below) was 'to maintain the status quo in terms of housing allocation based on the proportion of households living in main towns and small towns at the time of the 2011 census and to increase the percentage of housing growth to villages and small settlements at the expense of the countryside'. Since the POP, the preferred option has been revised to take account of comments from DfI that the allocation to the top tier needed to be adjusted to ensure there would be appropriate growth in the top tier and to avoid disproportionate growth in the lower tiers.

No Reasonable Alternatives are being brought forward at draft Plan Strategy for the tiers, as the principle of directing greatest proportion of population to main towns is set by DfI and was tested in the Interim SA for the POP and found to be sustainable.

Three options are being appraised at draft Plan Strategy in respect of the allocation of housing within the same tier.

The preferred option (option1) is a proportionate allocation of housing for settlements within the same tier, according to population at Census 2011, but with some tailoring to reflect the capacity of a settlement and existing facilities as assessed in the Housing Evaluation Framework.

There are two Reasonable Alternatives for the housing distribution between settlements in the same tier:

Option 2: Proportionate allocation of housing for settlements within the same tier, according to population at Census 2011.

Option 3: Even distribution of housing for all settlements within the same tier.

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

Summary and comparison of options against the sustainability objectives

All three options received the same score in the appraisal, as the main influence on the sustainability objectives is the distribution of housing growth to each tier. However, the comments for each option reflect the subtle differences that would be generated through each approach.

The strategic proposal has a positive impact on the social sustainability objectives, with a significant positive impact on the objective to provide good quality, sustainable housing. The approach of directing the majority of housing growth to the main towns and small towns also has a minor positive impact on all of the economic sustainability objectives. Impacts on the environmental sustainability objectives are split evenly between minor positive impacts and uncertain impacts. The sustainability objectives that are more influenced by spatial extents and location such as physical resources, active and sustainable travel, natural resources and landscape received minor positive impacts as the approach will lead to more efficient patterns of land use and accessibility to existing infrastructure. The sustainability objectives of air quality and climate change have effects that are strongly influenced by behavioural change and there is more uncertainty around how these will be impacted. Uncertainty is also recorded for water resources, as the effects are linked with external service provision for waste water treatment. However, the plan can help to deliver more sustainable management of stormwater. The effects on the historic environment are also uncertain, as the conversion of land to housing may adversely impact the setting of built heritage and may damage or destroy previously unrecorded archaeology, should it be present. These effects can be mitigated through operational policy.

Option 2, proportionate growth within tiers based on the 2011 Census, generally delivers housing growth that is in keeping with the size of a settlement and represents a broadly sustainable approach. However, the tailored approach offered by option 1 helps to direct growth to the settlements within tiers which are best suited to accommodate it, and reduces the rate of growth for settlements which have fewer facilities and services. This helps to make the growth more sustainable at the local scale. The even distribution approach of option 3 is the least sustainable of the three options, as it does not consider any of the facilities, services and constraints which may be present in individual settlements.

What likely significant effects are envisaged with the preferred option?

There are likely significant positive effects identified for the objective to provide good quality, sustainable housing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Wider adoption / use of SuDS would help to reduce pressure on sewerage / storm water drainage.

3.2.4. SGS4 Protection of Zoned Housing Land

This aim of SGS4 is to prevent the loss of residential land to other uses. Exceptions to this are proposals for ancillary development to major housing developments or in cases where there is an identified need and when no other sites are available. Land use zoning is one way the LDP can help provide the right amount of land for housing in the right location to meet housing need. Sites will be selected for zoning in the LPP because of their sustainability, including proximity to the town centre, and accessibility to community facilities/services and public transport. It is therefore important that these sustainable sites for housing are not lost to competing land uses.

Preferred Option:

Protect land zoned for housing in settlements against the development of non-residential uses.

What reasonable alternatives have been considered?

The policy is required to ensure an adequate and available supply of quality housing, and is in keeping with the LDP Plan, Monitor and Manage approach, as directed by the SPPS. No reasonable alternative has been identified.

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

Summary and comparison of options against the sustainability objectives

This policy has a positive impact on all of the social sustainability objectives, with significant positive impacts identified for the objective to provide good quality, sustainable housing. A minor positive impact is identified for the objective to enable access to high quality education but there are no other effects on the economic sustainability objectives. The policy has no impact on almost all of the environmental sustainability objectives, though a minor positive impact is identified for the objective to encourage active and sustainable travel.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to provide good quality, sustainable housing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.2.5. SGS5 Management of Housing Supply

This policy sets out the proposals for the managed release of housing land in settlements to ensure that the Council can meet its Spatial Growth Strategy and its Housing Allocation Strategy. The policy sets out a sequential approach for the phased release of housing land within the three main towns and Greenisland. Phase 1 land will include existing approvals and previously developed and undeveloped land within the urban footprint subject to a size threshold of 0.2 hectares or above or 10 dwelling units. Phase 2 land in the urban fringe will be zoned and held in reserve where the LDP

strategic housing allocation would be met by live planning permissions, urban capacity sites and windfall potential. In the remaining four smaller towns, Ahoghill, Broughshane, Cullybackey and Whitehead the policy approach will be to zone land for housing, using a sequential approach, but not to phase it. The policy allows for the provision of windfall housing.

Preferred Option:

Option 1: Phased approach to the release of land zoned for housing in the three main towns and Greenisland. Land to be zoned, but not phased, for housing in the remaining small towns (preferred option).

What reasonable alternatives have been considered?

The SPSS states that LDPs should provide for a managed release of housing land in line with a 'plan, monitor and manage' approach. Two options have been appraised.

Option 1: Within some settlements live permissions already exceed their notional housing allocation including Ballymena, Greenisland, Broughshane and Cullybackey, and this is likely soon to be the case in Larne and Carrickfergus. In addition an Urban Capacity Study revealed a high level of additional housing land in the 3 main towns and further substantial units in the urban fringe. The policy approach is a response to these circumstances. By phasing housing land this will promote sustainable housing development within the urban footprint of our largest towns to achieve compact urban form, through a sequential approach and will avoid urban sprawl. Phasing will also ensure an appropriate supply of quality housing land to meet the needs of everyone. This is in line with the RDS policy direction that aims to manage housing growth to achieve sustainable patterns of residential development by promoting more sustainable development within existing urban areas and ensuring an adequate and available supply of quality housing to meet the needs of everyone.

Option 2: Do not apply a phased approach to the release of land zoned for housing. The extant plans for the Borough do not include phased housing lands. This option would allow for housing land to be developed within the urban fringe, before the land within the urban footprint. This option would therefore not achieve a compact form or sustainable patterns of residential development, including maximising the use of existing infrastructure and services.

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

Summary and comparison of options against the sustainability objectives

Option 1 has a minor positive impact on all of the social sustainability objectives. It also has a positive influence on the economic sustainability objectives, with some benefits noted for education and a minor positive score on enabling sustainable economic growth. Significant positive impacts are identified for the objective to manage material assets sustainably as this option will enable infrastructure to be extended progressively according to need, which may also help to reduce overall costs. The phased approach of releasing land for development benefits the environmental sustainability objectives for physical resources, natural resources and landscape character, although there is some uncertainty over the long term impacts on the latter two. Impacts on air quality are also uncertain. The impact on the objective to encourage active and sustainable travel is significant

positive, as this approach has the best chance of enabling new housing to be developed in tandem with active and sustainable travel routes or linkages.

Option 2 has an uncertain impact on health and wellbeing, as this option may make it less feasible to deliver housing with active and sustainable transport infrastructure that links the development to other areas. It also has a less positive relationship with strengthening society than option 1 in the short and medium term, as it may lead to a greater tendency towards the establishment of isolated developments at edge of settlements which are not linked to shared space. The impact on delivering housing is minor positive, however the housing may be less sustainable in terms of its accessibility to services, facilities and infrastructure. This option also has weaker relationship with the economic sustainability objectives, with negligible effects predicted for all three objectives although these may develop into minor positive impacts in the long term for economic growth and material assets. This option has a positive impact on only one of the environmental sustainability objectives, for encouraging active and sustainable travel. With no restrictions on development in the urban fringe, there is potential for market forces to lead to isolated pockets of development occurring at edge of settlement, which may include avoidable losses of greenfield land, while brownfield land closed to the centre could remain undeveloped into the long term. This leads to uncertain impacts on air quality and natural resources and a minor negative impact on landscape character.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to manage material assets sustainably and to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Key Site Requirements (KSRs) for housing zonings will be reviewed at LPP in the context of more detailed spatial information. New KSRs may potentially be identified.

3.2.6. SGS6 Strategic Allocation of Land for Economic Development

This policy sets out the quantity of economic land to be allocated within the Borough.

Preferred Option:

Strategic policy proposal that seeks to focus economic growth in the main hubs of Ballymena, Carrickfergus and Larne.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the RDS and the SPPS to help focus economic growth in the main hubs.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to have a negligible effect on delivery of the social sustainability objectives. Significant positive effects were predicted for delivery of the enabling sustainable

economic growth objective based upon the policy making the best use of location by protecting land for the most appropriate economic development and help make the Borough a more attractive place for investment and employees.

Minor positive outcomes were predicted for the economic objective to deliver material assets sustainably. These positives were based upon the location of the land within the three main towns with better access to existing material assets although it was noted that some sites may be less sustainable because they are located on the edge of settlements. An adverse effect was predicted for delivery of the physical resources objective because the policy allocating economic land may potentially include greenfield sites within these settlements. Although these sites may be located well to existing infrastructure and transport routes, the loss of semi-natural land cover remains an adverse impact. Some sites are relatively large and any development would likely incur impacts on local biodiversity, which is recognised as a minor negative effect against one of the environmental objectives for delivery of protecting natural resources and enhancing biodiversity objective. A minor positive score was predicted for delivery of the environmental objective for active and sustainable travel. Positive effects were based upon the town location of sites to existing transport routes thus enabling people to choose more sustainable travel options more readily than the car, including active travel. It was also thought that the development of economic land might encourage new public transport routes to be provided. Uncertain outcomes were predicted for three of the environmental objectives including improving air quality, reducing causes of and adapting to climate change; and protecting, conserving and enhancing the historic environment and cultural resources. Uncertain outcomes were predicted because the use of land and related emissions from the economic use and related transport movements is not known. Much would depend on the type of business/industry and its location to sustainable travel links. Other uncertainties were predicted because some of the sites are greenfield land that may or may not be developed with the possible loss of habitat that can alleviate local flooding and/or reduce local temperatures. There is also the potential for historic features or remains to be evident in these greenfield sites that may only be discovered if works begin.

What likely significant effects are envisaged with the preferred option?

Likely significant effects were predicted for delivery of the enabling sustainable economic growth objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Landscaping and planting as adaptive measures for climate change as well as local biodiversity levels. Drainage assessment and flood risk assessment with application of SuDS as well as buffer zones to protect local water quality. Key Site Requirements to link areas to local green/blue infrastructure using planting, buffers and biodiversity measures. Local Policies Plan stage review of sustainability of sites with provision of adequate surveys including ecological surveys. Cross-reference to other relevant policies - historic environment.

3.2.7. SGS7 Retail Hierarchy

Development within the designated town centres will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Retail activity elsewhere should be focussed within lower tier centres, which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position in the retail hierarchy.

Preferred Option:

Align the retail hierarchy with the proposed settlement hierarchy, but reposition settlements if necessary to other tiers depending on their retail offer, also include potential local centres that may be designated through the LDP.

What reasonable alternatives have been considered?

No reasonable alternatives were identified for the draft Plan Strategy. Two alternative options were appraised in the Interim SA for the POP (Issue 5) but were found to be less sustainable. These were *5B: Align the Retail Hierarchy with the proposed Settlement Hierarchy for MEA* and *5C: Designate only Ballymena, Larne and Carrickfergus town centres as the main focus of retail development and have minimal intervention by the LDP below this level.*

The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP, with minor changes that have been informed by a retail study and representations made on the POP. Greenisland has changed tiers to a Local centre, as the retail offer/ retail services are very low in number and there is no real sense of 'centre, despite the population being in line with other small towns. Braidwater Retail Park and Carrickfergus Waterfront Marina and are not included as local centres/ district centres but instead were recommended by Consultants to be retained within their respective Town Centre Boundaries given their supporting function to the town centre. Redlands, Larne is not appropriate to identify as a proposed local/district centre, as its convenience retail and leisure offer serves a wider area rather than a local community. Land to south of the Harbour Highway (inside Larne TCB) is also not suitable for a local centre given the lack of retail/community facilities.

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

Summary and comparison of options against the sustainability objectives

This option has a minor positive impact on the majority of the social sustainability objectives with the exception of housing where it has no effect. It has a significant positive impact on the objective to enable sustainable economic growth by directing retail development towards the areas that are best suited for it and supporting vitality and vibrancy in town and village centres. It also creates the best opportunities for accessibility for workers, shoppers and deliveries. A minor positive impact is also identified for managing material assets sustainably. The option has a minor positive influence on the majority of the environmental sustainability objectives, by encouraging efficient use of land and directing development away from the wider countryside. Negligible effects are recorded for air quality, physical resources and water resources.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to enable sustainable economic growth. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

More detailed study to inform spatial designation of town centre boundaries at LPP.

3.2.8. SGS8 Tourism Strategy

The Tourism Strategy comprises the following elements:

1. Protection and Safeguarding of Key Tourism Assets
2. Promote a sustainable approach to tourism development
3. Identification of potential tourism growth areas

4. Environmental Considerations

5. Contribution of tourism to sustainable economic development, conservation and urban regeneration.

In order to provide broad direction on potential opportunities and constraints for tourism development, three categories have been set out - Vulnerable, Sensitive and Opportunity.

Preferred Option:

Retain the current strategic approach to tourism set out in PPS 16: Tourism (with minor amendments) for accommodating tourism development in both settlements and the countryside and provide broad direction on the potential opportunities and constraints for tourism development within areas listed under the following categories: Vulnerable, Sensitive and Opportunity.

What reasonable alternatives have been considered?

There is no reasonable alternative to the Tourism Strategy as it is required by the SPPS. This strategic policy is in line with the SPPS regional strategic objectives.

The principle of developing a bespoke policy for vulnerable, sensitive and opportunity areas which sought to balance tourism growth with the protection of the natural and historic environment was appraised in the Interim SA for the POP (Option 11A, Key Issue 11 'Accommodating Future Tourism Demand') alongside the alternative of retaining the current approach as set out in PPS 16 (Option 11B). This approach was found to be sustainable. Whilst the dPS replicates these three categories, a bespoke tourism policy has not been proposed for each of these. It was considered that a bespoke tourism policy was not required to protect these key tourism assets, as the majority of the vulnerable and sensitive areas are already designated and benefit from protection from natural and built environment policies.

The preferred option in the POP proposed three new tourism opportunity areas - Carnfunnock, Magheramorne and The Gobbins. After further consideration, The Gobbins is no longer being brought forward as an opportunity zone (please refer to TOU2 for detail in regard to the reasons for this). The dPS policy TOU2 (described in section 3.4.8 of this report) permits tourism development in settlements and tourism opportunity zones, subject to meeting certain criteria.

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

Summary and comparison of options against the sustainability objectives

The strategy is predicted to have a minor positive impact on two out of the three social sustainability objectives. The appraisal recognises that sustainable tourism can bring positives to local areas through the provision of facilities that can also benefit local communities. A significant positive impact is identified for the objective to enable sustainable economic growth, based upon the strategy protecting the area's key tourism assets, which directly support numerous associated economic ventures across different sectors including hospitality, recreation and leisure, and retail. A minor positive effect is also identified for the economic sustainability objective to manage material assets sustainably, as the strategic approach of encouraging the majority of tourist development to occur within settlements will help to ensure that there is sufficient infrastructure to support this type of development. The strategy was also predicted to deliver minor positives for physical

resources, natural resources, landscape character and the historic environment. Positives were based upon the strategy protecting key assets that may include areas of semi-natural land and /or natural features with a biodiversity value, and by directing development toward the settlements so avoiding visual intrusion into valued landscapes. In addition, the strategy further protects the historic environment when located within key asset areas, by avoiding inappropriate development within the wider setting of such assets.

What likely significant effects are envisaged with the preferred option?

No likely significant effects were predicted for delivery of the objectives. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policy mainly General Policy, landscape designations, coastal erosion and flooding policies.

3.2.9. SGS9 Open Space Strategy

Open Space Strategy comprises the following elements:

1. Protection of Open Space;
2. Facilitating development of regional and local community greenways;
3. Provision for and facilitating new public open space;
4. Provision for and facilitating of play space for children;
5. Provision for and facilitating of sport and outdoor recreation facilities;
6. Provision for and facilitating of community growing spaces and allotments; and
7. Provision for cemetery development.

Preferred Option:

Retain the current strategic approach to open space as set out in PPS8 'Open Space, Sport and Outdoor Recreation' for the protection, provision and facilitation of open space, sport and leisure facilities in both settlements and the countryside.

What reasonable alternatives have been considered?

No reasonable alternative to the Open Space Strategy was appraised, as the Open Space Strategy is required by the SPPS. This strategy is in line with the SPPS and regional strategic objectives.

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

Summary and comparison of options against the sustainability objectives

The strategy was predicted to deliver significant positive outcomes for several objectives across the social and environmental pillars whilst minor positive outcomes were predicted for social, economic and environmental objectives. The significant positive outcomes for improving health and wellbeing, and strengthening society were based upon the range of open space provided for sports, leisure, amenity and community needs including cemetery provision and across urban and rural areas. People can benefit both physically and mentally from these areas as well as socially interact at these shared resources that can help to reduce inequalities. The two other social sustainability objectives

for housing and education were predicted to have minor positive outcomes based on the facilitation of open space to housing areas which helps to deliver good quality, sustainable housing by adding to the quality of the local environment. The strategy will also link educational facilities to people using greenways thus enabling more people to access these facilities as a shared resource. The economic objective to enable sustainable economic growth was predicted to deliver minor positive outcomes because open space helps add to the attractiveness of an area and attracts visitors and investors. All of the environmental objectives scored positive with significant positive outcomes for encouraging active and sustainable travel, and protecting natural resources and enhancing biodiversity. Positive effects were based on the provision of new active travel routes and protection of existing routes, as well as the retention of areas of semi-natural land and protection of land with a local biodiversity value. All remaining environmental objectives for air quality, climate change, water resources, landscape character and the historic environment were predicted to deliver minor positive effects because of the function and role that the variety of open space uses can fulfil within spatial planning.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing, strengthening society, active and sustainable travel, and natural resources objectives over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Potential strengthening at Local Policies Plan stage through zonings for new open space and/or using Key Site Requirements. Cross over with other policies mainly General Policy and Housing Policies.

3.2.10. CS1 Sustainable Development in the Countryside

CS1 is a directional policy, it signposts the reader to relevant strategic subject policies for development in the countryside. As these strategic subject policies have been appraised. CS1 has been scoped out of requiring an appraisal.

3.2.11. CS2 Special Countryside Areas

The aim of this policy is to ensure that the visual amenity, local character and distinctiveness afforded by our Borough's landscape resources and its associated features are properly considered when assessing development proposals. It also aims to protect those exceptional landscape, their unique amenity value and the environmental assets associated with the natural and historic environment, which are particularly sensitive to change due to their quality, features and low capacity to absorb new development. This aim has taken account of and is consistent with the provisions of the SPPS. In the case of the Larne Coast, the Gobbins Coast, Lough Beg and Slemish SCAs, these landscapes and their associated environment and heritage assets are considered so special, that they warrant a strong level of policy protection from the potential adverse impacts of development. The SCAs at Larne Coast is carried forward from the Larne Area Plan with Slemish, Gobbins Coast and Lough Beg being new designations.

Preferred Option:

Bring forward legacy plan designations (Larne Area Plan) and identify new Special Countryside Areas.

What reasonable alternatives have been considered?

The principle of spatially defining areas that should be afforded specific protection for their landscape quality has been established through legacy Larne Plan. Removing the existing spatial designation for landscape character is therefore not considered to be a reasonable alternative. In the case of the Larne Coast, Gobbins Coast, Lough Beg and Slemish SCAs, these landscapes and their associated environment and heritage assets are considered so special, that they warrant a strong level of policy protection from the potential adverse impacts of development.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to deliver positive outcomes for the majority of the social, economic and environmental sustainability objectives. Minor positives were predicted for the social objectives to improve health and wellbeing, and strengthening society. These positives were based on the policy ensuring areas of shared/open space where people can enjoy physical activity but also benefit from the tranquility of these areas with positives for mental health and well-being as well as physical health. There would be provision of active travel routes and the opportunity for people to meet and interact with others. Minor positive outcomes were also predicted for delivery of the enabling sustainable economic growth objective because the policy would help to make the Borough a more attractive place for visitors and investors, with potential for an increase in tourism related opportunities. It would also help to direct development to the settlements and align with Tourism Opportunity Zones. Significant positive outcomes were predicted for the economic objective to protect physical resources and use sustainably. These positives were based on the policy further protecting earth science sites and semi-natural land. Significant positive outcomes were predicted for the majority of the environmental objectives including the objectives for climate change, water resources, natural resources and landscape character. These positives were based on the location of the areas protected under the policy and the multiple functions they provide including climate change adaptation. The habitats act as carbon/water stores and help to maintain natural resilience in the environment that can combat erosion, reduce flood risk, conserve local biodiversity as part of the green/blue infrastructure network as well as provide areas that provide significant landscape value and visual amenity. The most distinctive landscapes within the Borough, which are particularly sensitive to change, will be protected. Minor positives were predicted for two other environmental objectives, including encouraging active and sustainable travel, and protecting the historic environment and cultural resources. These positives were based upon the retention and enhancement of walking and cycling routes so that people would be able to access the designated areas easily. Positives were also predicted because of the further protection awarded to the historic environment, including archaeological assets, which would help to protect sense of place and local distinctiveness. Targeted protection and conservation of local historic and cultural features and settings, which should enable opportunities for cultural initiatives.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of protecting physical resources and using sustainably, reducing the causes of and adapting to climate change; protecting, managing and using water resources sustainably; protecting natural resources and enhancing biodiversity; and maintaining and enhancing landscape character. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with Policies TOU3, MIN1, MIN2, RE1 and TOC2 and use of planning conditions. Landscape Character Assessments and Candidate Sensitive Landscapes Report.

3.2.12. CS3 Areas of Constraint on High Structures

Within the rural area of Mid and East Antrim, some areas can adequately accommodate the development of public utilities and high structures without unduly compromising visual amenity and local character. However, in line with the SPPS it is important to identify those landscapes which are distinctive and vulnerable to this particular form of development, and to apply a cautionary approach in the determination of such proposals. The policy allows for smaller wind turbines up to 15m in height that serve local farms and remote rural communities.

Development within these parameters will be considered acceptable provided all other policy tests are met and the visual impact of the development is minimised through mitigation measures that ensure the satisfactory integration of the development into the landscape. The protection of key views of landscape or heritage assets and their settings within the ACHS will be particularly important. Structures that exceed 25 metres in height will only be granted permission in exceptional circumstances where it can be demonstrated that they are of such regional significance as to outweigh any adverse impact within the designated area.

Preferred Option:

New Policy - Spatially define and protect areas of high landscape value from the potential negative impacts of high structures

What reasonable alternatives have been considered?

These designated areas and their associated environment and heritage assets are considered so sensitive to the adverse impacts of visually prominent development, that they warrant a strong level of policy protection that seeks to exclude such development from these areas, except in exceptional circumstances.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to have negligible or no effects on all of the social sustainability objectives but uncertain and negative outcomes were predicted for most of the economic objectives however, positive outcomes were predicted for some of the environmental objectives. Uncertain outcomes were predicted for delivery of the enabling sustainable economic growth objective based upon possible restrictions on some landowners in the areas of constraint, which could affect their income but likewise the policy could support local tourism/hospitality services by protecting landscape as a resource. Adverse outcomes were predicted for delivery of the managing material assets sustainably objective based upon the policy restricting wind energy in certain areas. Adverse effects were also predicted for delivery of the environmental objective to reduce causes of and adapt to climate change based upon the restriction of wind energy across a substantial area of the Borough. This could affect attempts to reduce greenhouse gas emissions. Three other environmental objectives were predicted to deliver much more positive outcomes with minor positives for delivery of the natural resources objective, and the historic environment and cultural resources objective. These positives were based upon the policy further protecting semi-natural areas with local biodiversity present including designated sites. The approach of the policy with its spatial restriction on certain

types of high structure would also help to conserve a sense of place and local distinctiveness in locations where historic features and settings are evident. Significant positive outcomes were predicted for delivery of the landscape objective based upon the policy managing potential for visual intrusion within the constraint areas and creating a buffer for the most important landscapes in the Borough (SCAs). The constraint areas would increase protection of landscape quality within the Borough and help to maintain views characteristic of the Borough.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the maintaining and enhancing landscape character objective. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policy (in particular Policy RE1 Renewable Energy Development and Policy TOC1 Telecommunications and Overhead Cables) and use of planning conditions. Landscape Character Assessments and Candidate Sensitive Landscapes Report.

3.2.13. CS4 Rural Landscape Wedges and CS7 Local Landscape Policy Areas

These policies have a strategic function to prevent coalescence and to protect the open nature of land between settlements and protect those areas within or adjoining settlements which are considered to be of greatest amenity value, landscape quality or local significance. They offer protection to the following features - archaeological sites and monuments and their settings; listed and other locally important buildings and their settings; riverbanks and shorelines and associated public access; attractive vistas, localised hills and other areas of local amenity importance; and areas of local nature conservation importance including areas of woodland and important tree groups.

Preferred Option:

Bring forward legacy plan designations (BMAP).

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option required to uphold the aims of the SPPS.

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

Summary and comparison of options against the sustainability objectives

The policies were predicted to deliver negligible or no effects for the majority of the sustainability objectives but positive outcomes were predicted for delivery of the social sustainability objective for improving health and wellbeing. Positives were predicted based upon the policies protecting local areas for walking and cycling as well as their amenity value so able to provide positives for people's quality of life and well-being as well as their physical health. Minor positive outcomes were also predicted for delivery of the active travel objective. There were also minor positive outcomes predicted for delivery of the natural resources objective based upon the policies helping to protect local biodiversity located in these areas by maintaining and enhancing the natural features and land cover present and protecting the areas from development. Significant positive outcomes were predicted for delivery of the maintaining and enhancing landscape character objective, and the historic environment and cultural resources objective. These positives were based upon the policies

helping to protect areas free from development, so maintaining local distinctiveness as well as avoiding merging of settlements. Importantly the policies would provide potential for more Local Landscape Policy Areas to be designated across the Borough, which should increase the amount and quality of landscape protection. The policies would also help to retain, protect and conserve the settings of historic and culturally important features and buildings or archaeological sites, both in towns and on the edge of settlements. This approach could support cultural initiatives by helping to conserve the cultural/historic assets and providing settings for related events to take place.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the maintaining and enhancing landscape character in the medium and long-term timeframes; and for the protecting, conserving and enhancing the historic environment and cultural resources objective. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over to other relevant policies including the greenways policy.

3.2.14. CS5 Antrim Coast and Glens Area of Outstanding Natural Beauty

The Antrim Coast and Glens AONB was designated for its high quality landscape, importance for wildlife and rich cultural and architectural heritage. The special character of some parts of the AONB is threatened by the cumulative impacts of development, the steady loss of distinctive features of built and natural heritage, and the degradation of important habitats. Therefore, a policy is required that seeks to protect this special area from the adverse impacts of development, and which is commensurate with the exceptional natural heritage assets and high scenic quality of this area.

Additional policy criteria have been introduced that now requiring:

- a) the nature and intensity of the proposed use is compatible with the landscape and distinctive character of the AONB;
- b) public views of key features, ridge lines and coastal headlands within the AONB are protected, and
- c) development proposals that are outside but closely interlinked with the AONB must have regard to the sensitivity of the setting and the visual relationship with the designated area.

Preferred Option:

Take forward the direction of policy including the SPPS and NH6 of PPS2 Natural Heritage

What reasonable alternatives have been considered?

No other Reasonable Alternatives have been identified through either policy development or consultation. Given the specific requirements of the SPPS in relation to AONBs and as the thrust of the existing policy framework was considered fit-for-purpose, it has been broadly carried forward subject to normal policy refinement with additional criteria introduced.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to deliver positive outcomes for some of the social, economic and environmental sustainability objectives. Minor positive outcomes were predicted for delivery of the social objectives for improving health and wellbeing, and strengthening society. These positives were based upon the policy protecting a large area of land that people can access for recreation, leisure and amenity with positive benefits their physical and mental health and wellbeing. The area can be used as a shared space - shared resource that people can visit, enjoy and use together. Minor positive outcomes were also predicted for delivery of the economic objective to enable sustainable economic growth. The policy helps to identify an area that people can visit and adds to the attractiveness of the Borough for visitors and investors. There could be multiple businesses linked to the AONB designation. Minor positive outcomes were also predicted for delivery of the environmental objective for protecting natural resources and enhancing biodiversity based upon the retention and protection of a relatively large area of green/blue infrastructure with local biodiversity evident and where wildlife corridors are encouraged to be retained. Significant positive effects were predicted for delivery of two of the environmental objectives for delivery of maintaining and enhancing landscape character, and the historic environment. These positives were based upon the policy adopting a specific approach to design within the AONB that would help to maintain local distinctiveness and minimise visual intrusion by retaining local features and considering local materials and designs within any new proposals. A high quality of design sympathetic to the area would be expected.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross reference with other relevant policy and Management Plans including the AONB Management Plan. Design guides for sustainable building design with reference to natural resilience.

3.2.15. CS6 Developed Coast (Belfast Lough Shore)

The aim of this policy is to protect, and where possible, enhance the developed coastal area of our Borough. This aim has taken account of and is consistent with the provisions of the SPPS and policy provisions of legacy plan designations. The invaluable contribution that Belfast Lough makes to the seascape and coastal shoreline between the shared Council boundary with ANBC and Whitehead is recognised by the RDS. The RDS contains direction to protect and enhance the quality of the setting of the Belfast Metropolitan Area and its environmental and historic environment assets located within or adjacent to the developed coastline of Belfast Lough. Given the importance of this coastline and its built and natural heritage assets and the high development pressure in this area, it is imperative to provide a robust policy to protect the intertidal area and the shoreline.

Preferred Option:

Take forward the direction of policy including the SPPS and Policies COU2 & COU4 of BMAP.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS and the SPPS. Retaining BMAP policy to protect this coastal strip.

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

Summary and comparison of options against the sustainability objectives

The policy has a relatively narrow spatial scope and negligible or no effects were predicted for all of the social and some of the economic and environmental sustainability objectives. Minor positive outcomes were predicted for delivery of the economic sustainability objective for protecting physical resources and using sustainably. Positive effects were based upon the policy adding additional protection to coastal areas already protected for their earth science value. Any development with potential adverse impacts, including erosion, would not be allowed. Minor positive outcomes were also predicted for delivery of the environmental objectives for climate change, landscape character and the historic environment. These positives were based upon the policy further protecting an area of land important for climate change adaptation in terms of combating rising sea levels and storm events. Protecting these areas from inappropriate development would help to retain local landscape character and its sense of place with protection of marine archaeology also likely. Significant positive outcomes were predicted for delivery of the natural resources objective because the policy would further help to protect an area with several nature conservation designations present. The policy approach to avoid inappropriate development would help to protect the intertidal habitat and its biodiversity as part of the local green/blue infrastructure network.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the protecting natural resources and enhancing biodiversity objective. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policies including flooding and coastal. Partnership working with DfI and consideration of future coastal studies from key statutory consultees.

3.2.16. CS8 Protection of Main River Corridors

This policy aims to ensure high quality development along the identified river corridors, is appropriate to the location and that the impacts of development are effectively understood from the outset. It also encourages developments which positively respond to rivers and their settings, and safeguards and increases the role of the river corridors in the public realm, contributing to the open space network in the Borough. It will assist in the promotion of opportunities for sport, leisure, education, investment and employment in order that these corridors can be used to further amenity and biodiversity through integrating these areas into a network of blue and green infrastructure.

Preferred Option:

New Policy - This policy applies to the following main rivers: Lower River Bann (east bank), River Maine, River Braid and Kellswater River and seeks to protect, conserve and enhance river corridors as significant environmental assets, in ways which bring benefits to local communities.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The policy has been developed through an evidence-based assessment (the Landscape Character Assessment, see LDP draft Plan Strategy Technical Supplement 10 Countryside Assessment) and no other option could achieve the objective.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to deliver positive outcomes for some of the social and economic sustainability objectives and for the majority of the environmental objectives. Minor positive outcomes were predicted for the social objective to improve health and wellbeing. These positives were based upon the policy protecting habitat that would help to reduce water pollution and provide areas of open space with potential for links to active travel. The policy could help develop new recreational opportunities near to watercourses. Minor positives were predicted for the economic objective for protecting physical resources because the policy would help protect green/blue infrastructure, which would also help reduce soil erosion. The policy scored positive for nearly all of the environmental sustainability objectives with significant positives for delivering the water resources, natural resources and historic environment objectives. These positives were based upon the policy retaining natural riparian habitat as a buffer along watercourses, which would help to manage run off and support healthy aquatic ecosystems. The policy approach would also support delivery of the Water Framework Directive. The policy would also help protect and enhance the local green/blue infrastructure network and local biodiversity levels by protecting wildlife corridors. Historic features associated to the watercourses would also be protected, adding to a sense of place and protecting settings. Overall, the policy would support delivery of ecosystems services by helping to protect and conserve semi-natural land that can deliver several functions. Minor positive outcomes were also predicted for delivery of the environmental objectives for encouraging active and sustainable travel, reducing causes of and adapting to climate change, and maintaining and enhancing landscape character. These positives were based upon the retention of semi-natural land and the functions that it can provide including links to local active travel routes and natural resilience to flooding. The policy would also help to protect the setting of watercourses as landscape features helping to protect local settings and identity.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of protecting, managing and using water resources sustainably, protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policies including flooding policies. Landscape Character Assessments.

3.2.17. CS9 Development at Risk from Land Instability or Coastal Erosion

There is a general presumption against any type of development in known areas of land instability and/or coastal erosion unless it can be demonstrated that there are no risks to health and safety by submitting a report showing the extent of the unstable land and remedial measures that would be adequate to permit development. Where health and safety cannot be sufficiently addressed, where there is insufficient information re the level of risk, where measures could trigger land instability elsewhere or where remedial measures have a significant impact on biodiversity, landscape character or archaeology - Planning permission will be refused.

Preferred Option:

Take forward the broad thrust of PSRNI Development At Risk Policy insofar as it refers to land instability and coastal erosion and tailor policy to take into account SPPS reference to same.

What reasonable alternatives have been considered?

Three options were appraised in the Interim SA for the POP (Key Issue 13, *Safeguard against potential subsidence and the effects of land instability*). Option 13A was the preferred option and had 3 parts. The first part is addressed in policy MIN 6 re retaining the BMAP policy CE06 - Areas of potential Subsidence within the Carrickfergus area. The second part, which suggests assessing whether there are any other areas of known subsidence in the Borough and identifying them and the third part which suggests also relying on the PSRNI Policy PSU 10 to prevent development in areas known to be at risk from land instability, both refer to this Policy option which has been carried forward to the draft Plan Strategy. A new criterion ensuring that remedial measures do not have a significant impact on biodiversity, landscape character or archaeology has been included as a consequence of stakeholder consultation with HED. It was not considered necessary to appraise any other alternative options for the draft Plan Strategy.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to deliver significant positive outcomes for delivery of the social sustainability objective for health and wellbeing. These positives were based upon the policy seeking to protect people's health and safety by avoiding the likelihood of any risk by preventing development in such areas. Minor positives were also predicted for delivery of some of the environmental objectives including reducing the causes of and adapting to climate change, protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources. Positive outcomes were based upon the policy helping to maintain natural resilience within the local environment and local landscape character without any visual intrusion by retaining vulnerable areas that are also semi-natural areas and avoiding any development within them.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the improving health and wellbeing objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policy and designations such as the SCAs. Partnership working with GSNI.

3.3 Strategic Subject Policies - General Policy

3.3.1. Policy GP1 General Policy for all Development

New policy wording developed following the amalgamation of general policy criteria from across a number of existing policies such as PPS 3 AMP 1 and AMP 6, PPS 4 PED 9, PPS 7 QD1, PPS 16 TSM 7, PPS21 CTY 13, 14 &15, PPS 18 RE 2 as well as policies DES 2 and DES 10 in the PSRNI. The policy also takes account of planning principles included within PPS 12 and PPS 13.

The proposed General Policy for all Development seeks to ensure that all development (except minor proposals) is sustainable, accords with the LDP and will not result in demonstrable harm to interests of acknowledge importance. This policy also provides operational policy for specific forms of development e.g. schools, which are not specifically catered for through other subject policies. The policy set out criteria under five headings that all development (except minor proposals) must meet, where relevant. Development within the countryside must also meet a number of additional criteria.

Preferred Option:

Bring forward a general policy for all development to avoid repetition of criteria throughout the strategic policies and to provide operational policy for those forms of development not specifically catered for through the strategic subject policies.

What reasonable alternatives have been considered?

No reasonable alternatives were offered in regard to the General Policy for all Development for two main reasons. Firstly, the criteria seek to uphold the aims and policy approach of the SPPS, and particularly the five core planning principles set out in the document. Secondly, as these are general criteria many of which reflect a broad range of established planning principles (for example the safeguarding of residential amenity, respect for local character and distinctiveness, and safety / wellbeing of people), there is no sufficiently distinct objective.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to deliver positive outcomes for most of the social, economic and environmental sustainability objectives with significant positive effects predicted for some of the social and environmental objectives. The significant positives for the improving health and wellbeing objective was based upon the policy's overall aim to provide positive benefits for people's health and wellbeing based upon the policy promoting active travel and recreational opportunities for everyone. Safety is another aim of the policy through criteria focused on avoiding any risks to human life including using design to help deter crime and create quality environments, with positives for people's mental health and wellbeing as well as their physical health. Minor positives were also

predicted for delivery of the strengthening society objective, and the provision of good quality, sustainable housing. These positives were based on the provision of active travel and recreational opportunities that would lead to social interaction and cohesion amongst people. Shared spaces would also be designed to encourage positive wellbeing. Likewise, the policy would contribute to quality residential environments, particularly through criteria in relation to design and layout supporting residential amenity. Significant positive outcomes were also predicted for delivery of the environmental objective to maintain and enhance landscape character based upon the policy's approach to protecting the environment, landscape and townscape by ensuring compatible land uses and integration of local landscape features. Minor positive outcomes were predicted for delivery of all the remaining environmental objectives. Positives were based upon the promotion of active travel routes, legislative requirements, adequate consideration of ecosystem services, integration of SuDS, adequate consideration of local biodiversity, and retention and consideration of the local character and distinctiveness of an area through its historic environment.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the health and wellbeing objective, and maintaining and enhancing landscape character over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross-over to other relevant policies including a SuDS policy. The positive effects of this policy will be further promoted through more specific strategic subject policies such as those in relation to Transportation, Flood Risk and Drainage.

3.4 Strategic Subject Policies - Sustainable Economic Growth

3.4.1. Policy ECD1 Economic Development in Settlements

Class B1 business uses permitted in town centre and LDP specified locations, elsewhere sequential test applied. Industrial uses land zoned for such, or in an existing industrial area. In other settlements, both uses permitted if criteria met. In addition, General Policy applies to all.

The wording of PPS4 PED 1 has been carried forward with some changes. Policy wording has been simplified in relation to B1 business uses with sequential approach for all. All Industrial uses (B2-B4) now permitted on land zoned for such purposes or in an existing industrial area. In lower tier settlements, wording simplified with criteria to be applied to ensure proposal is appropriate for that settlement.

Preferred Option:

Policy that carries through PED 1 of PPS 4 with amended wording and allows for business uses and industrial uses in appropriate locations in settlements.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to have a negligible or no effect on delivery of most of the social sustainability objectives but a minor positive outcome was predicted for strengthening society. The positives were based upon the policy sustaining footfall within town centres helping to maintain a level of vibrancy with positives for those local communities. Positive effects were predicted for all of the economic sustainability objectives with significant positives predicted for delivery of the enabling sustainable economic growth objective because the policy could increase flexibility for new business users to locate in the centres or in other undeveloped sites. The approach would help to make a more vibrant location, which would be attractive to investors. Minor positive outcomes were predicted for the other remaining economic objectives for delivery of material assets and physical resources. Positive effects were based upon the sequential approach of the policy helping to ensure the best use of location and land with adequate consideration of existing infrastructure and development phase of sites. Minor positive effects were also predicted for delivery of the environmental objective for active and sustainable travel because of the policy's town centre first approach, which would enable access to more sustainable modes of travel. However, uncertain outcomes were predicted for three other environmental objectives including improving air quality, reducing causes of and adapting to climate change; and to protect, conserve and enhance the historic environment and cultural resources. Uncertainties for delivery of these objectives were based upon the potential variety of economic development uses and their related emissions, as well as their potential locations which could enable appropriate reuse of buildings but it may not be feasible particularly with the additional industrial aspect of this policy.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Landscape measures to integrate sites with local landscape character. Cross-reference with other relevant policy.

3.4.2. Policy ECD2 Retention of Economic Development Land

No loss of zoned land unless it has been substantially developed for alternative uses, or for a compatible sui generis use if the policy criteria met. More flexible approach for land currently or last used for economic development with criteria to be met. Policy ensures economic land retained for business and industrial uses. The wording of PPS4 PED 7 has been carried forward with some changes. Zoned land section now set out as criteria. Unzoned land criteria simplified to apply to all B use classes. Criteria simplified and reworded.

Preferred Option:

Policy that carries through PED 7 of PPS 4 with amended wording, criteria simplified and reworded.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.

Summary and comparison of options against the sustainability objectives

The policy option was predicted to have no effect on most of the social sustainability objectives but minor positive effects were predicted for delivery of the health and wellbeing objective. Positive effects were predicted for all of the economic objectives with significant positive outcomes predicted for the enabling sustainable economic growth objective. Positives were based upon the policy's approach to ensuring compatible land uses that would help make the best use of location. Minor positives were predicted for delivery of the material assets and physical resources objectives due to the best use of location helping to ensure compatibility of land uses and possibly helping to avoid development across the wider countryside. Minor positives were also predicted for the environmental objective to encourage active and sustainable travel because of the location of sites in town centres where access to more sustainable modes of transport is feasible. Several of the environmental objectives had uncertain outcomes predicted. These were improving air quality, reducing causes and adapting to climate change; and protecting, conserving and enhancing the historic environment and cultural resources. Uncertainties were based upon unknowns regarding the type of business/industry likely to come forward, the quantity and type of emissions due from daily routine and associated transport movements, and the location of land, as it could be greenfield or in town centres. An adverse effect was also recorded against the protecting natural resources and enhancing biodiversity objective because the policy would likely develop greenfield sites and/or sites with only partial development with potential losses of semi-natural habitat and impacts on associated species.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Soft SuDS and other measures to help reduce local flooding and protect water quality. Cross over with other relevant policy. Archaeological site surveys.

3.4.3. Policy ECD3 Development incompatible with Economic Development Uses

Incompatible development which would prejudice existing economic development use in the vicinity not permitted.

Preferred Option:

Policy that carries through PED 8 of PPS 4, with amended wording.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy has a narrow scope and a negligible or no effect on most of the sustainability objectives. However, minor positive effects were predicted for delivery of the social sustainability objective to improve health and wellbeing and significant positive effects were predicted for delivery of the economic objective to enable sustainable economic growth. At the same time the policy would help to ensure expansions of businesses or industries would not be compromised from incompatible land uses which would make the Borough more attractive to investors and help to futureproof the local economy.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.4. Policy ECD4 Economic Development in the Countryside

Policy that offers numerous opportunities for economic development in the countryside, including:

- Expansion of an established economic development use in the countryside
- Redevelopment of an established economic development use in the countryside
- Major Industrial Development in the Countryside
- Small Rural Start-up Projects
- Farm/Forestry Diversification
- Agricultural and Forestry Development
- The Conversion and Re-use of an Existing Building.

Preferred Option:

Policy that offers opportunities for sustainable economic development in the countryside and carries through policies PED 2 - 6 of PPS4 as well as policies CTY 4, CTY 11 and CTY 12 of PPS21 - all with amended wording..

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to have a positive effect on some of the social sustainability objectives and a significant positive on one of the economic sustainability objectives. However, adverse effects were predicted for the remaining economic objectives as well as some of the environmental objectives with uncertain outcomes also likely. Minor positive effects for delivery of improving health and wellbeing, and strengthening society were based upon the policy enabling economic opportunities for rurally located people and their families, as well as communities to benefit from and all the positive mental benefits that this approach facilitates. The facilitation of local economic opportunities could go some way to help rural people stay in their local area so maintaining the community. Significant positive effects were predicted for delivery of the economic objective to enable sustainable economic growth. These positives were based upon the approach of the policy that would consider the most sustainable opportunities for growth with positive spin-offs for the wider economy through an increased/strengthened skills base, disposable incomes and secure jobs. Given the rural nature of the Borough, the policy would be able to contribute to the wider economy. Adverse effects were predicted for the rest of the economic objectives, with minor negatives predicted for delivery of material assets and physical resources. These negatives were based upon likely increases in demand for material assets such as adequate telecommunications and provision of waste management services across a much wider distribution. Negatives were also predicted from the likely development of greenfield land. The policy was also predicted to have minor negative effects for the environmental sustainability objectives for active and sustainable travel, and protecting natural resources and enhancing biodiversity. These negative outcomes were based upon the lack of access to active and sustainable travel within rural localities. It was noted that there may be more opportunities for local employment and people to work from home but it is likely that reliance on the car would remain for workers and customers. Much would depend on the type of economic development and its location as to how it may affect local biodiversity. Uncertain outcomes were predicted for some of the environmental objectives including improving air quality, and reducing causes of and adapting to climate change. These uncertainties were based upon the type of economic use, its location with regards to existing transport infrastructure and existing air quality and background levels of pollutants. However, minor positive effects were predicted for the environmental objective to protect the historic environment and cultural resources. These positives were based upon the potential of the policy to enable new sites to be found by enabling new developments/proposals. There would also be the potential to reuse old buildings, structures and associated features, for new economic uses thus helping to conserve locally important buildings with cultural links.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Landscape planting and site design as well as inclusion of biodiversity measures such as bat boxes or replacement planting.

3.4.5. Policy RET1 Retail in Town Centres, Policy RET3 Retail in Villages, Small Settlements and Local Centres and Policy RET4 Rural Shops and Roadside Service Facilities.

RET1 Retail in Town Centres: Proposals for retail development will be permitted within the town centre (where defined). For other locations, a sequential approach to site selection will be applied. Proposals for other town centre uses (cultural and community facilities, leisure, entertainment and businesses) are also required to follow an identified sequential order. There will be a presumption to refuse a retail application outside of these locations unless it can be demonstrated that alternative sites within these locations are either not suitable, not viable or not available, that there is a need for the retail provision and that there will be no significant adverse impact on the existing centre.

RET3 Retail in Villages, Small Settlements and Local Centres: A proposal for retail development within a village, small settlement or local centre will be permitted provided that it is to meet a local need and which helps to sustain local communities; and it is keeping with the scale nature and design appropriate to the character of the settlement or centre.

RET4 Rural Shops and Roadside Service Facilities: There will be a general presumption against the development of retail facilities in the countryside. However, a proposal for a new or extended shop in the countryside (outside settlement limits) may be considered on its merits where it is of modest floorspace, is largely incorporated within an existing building and falls under one of the indicated retail types. Development of roadside service facilities in the open countryside will only be accepted if it meets the identified criteria.

Policies RET1, RET3 and RET4 have been appraised together as a group as they all seek to achieve the same aim, sustainable retail development.

Preferred Option:

Take forward the broad thrust and direction of retail policy in the SPPS.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified, the inclusion of these policies is the only realistic option to meet the regional strategic objectives of the SPPS.

RET1 draft Plan Strategy policy ensures a sequential approach to site selection that is consistent with regional policy, i.e. Town centre, edge of centre, out of centre with refusal outside these areas unless alternative sites can be proven to be not suitable, not viable or not available.

RET3 draft Plan Strategy policy ensures that retail proposals in these areas are consistent with the 'town centre first policy approach' of the SPPS, by curtailing development to local need and appropriate scale, nature and design for the settlement. The SPPS says LDPs should set out appropriate policies that make clear which uses will be permitted in the hierarchy of centres and other locations, and the factors that will be taken into account for decision taking.

RET4 draft Plan Strategy policy is in keeping with 'Town Centre First Approach' of the SPPS, in that inappropriate retail development in the Countryside will be resisted. Roadside Service Facilities are

also controlled to ensure there is no unacceptable adverse impact on the vitality and viability of an existing town centre in the catchment.

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

Summary and comparison of options against the sustainability objectives

This option has a minor positive impact on the majority of the social sustainability objectives with the exception of housing where it has no effect. It has a significant positive impact on the objective to enable sustainable economic growth by directing retail development towards the areas that are best suited for it and supporting vitality and viability in town centres, villages and rural settlements. A minor positive impact is also identified for managing material assets sustainably. The option has a minor positive influence on the majority of the environmental sustainability objectives by directing development into settlements and away from the wider countryside and creating the best opportunities for accessing retail by active or sustainable travel. Negligible effects are recorded for air quality, climate change and water resources.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to enable sustainable economic growth. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.6. Policy RET2 Retail Impact Assessment

All applications for retail development and town centre uses above an identified threshold, including extensions, must be accompanied by a Retail Impact Assessment (RIA) where the proposal is located outside the town centre. Outside town centres, permission may be granted for a small scale convenience shop which does not exceed 100sq. m gross external area, subject to it meeting the identified criteria.

Preferred Option:

Take forward the broad thrust and direction of retail policy in the SPPS which refers to RIAs and tailor policy to take into account findings identified by the Council's Retail and Commercial Leisure Study 2018.

What reasonable alternatives have been considered?

No reasonable alternative has been identified, the option is required to uphold the policy approach of the SPPS. The draft Plan Strategy policy ensures retail proposals over a certain floorspace size assess the Retail Impact to the town centre if location is proposed outside town centre boundary. The identified thresholds have been adjusted downward from the SPPS default of 1,000sq.m to align with average unit sizes in each town centre as identified through a retail study undertaken by independent consultants to inform the draft Plan Strategy. The SPPS permits councils to adjust thresholds taking into account local circumstances.

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

Summary and comparison of options against the sustainability objectives

This policy has a narrow scope and thus has limited impact on almost all of the sustainability objectives. Its main aim is to ensure that that larger projects are directed towards the most suitable sites to sustain the viability and vitality of town centres and also to support neighbourhoods within settlement limits but outside town centre boundaries by enabling small, locally accessible shops for everyday shopping needs. This approach has a significant positive impact on the objective to enable sustainable economic growth. A minor positive effect is also identified for the objective to encourage active and sustainable travel. No other impacts are identified.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to enable sustainable economic growth. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.7. Policy TOU1 Safeguarding of Tourism Assets

Planning permission will not be granted for development that would in itself or in combination with existing development have an adverse impact on a tourism asset. The policy provides safeguarding for any feature associated with the built or natural environment, which is of intrinsic interest to tourists.

Preferred Option:

Bring forward existing PPS 16 policy TSM 8 with minor amendments.

What reasonable alternatives have been considered?

Policy is required to uphold the aims of the SPPS. A more prescriptive approach to the protection of all tourism assets was considered as a reasonable alternative. However, it is not considered appropriate to provide a prescriptive list of Tourism Assets within the Borough as the resources are not available to compile a fully comprehensive list. It is considered that the Council's Tourism Strategy provides a solid foundation for establishing what the Borough's key tourism assets are. Furthermore, there is concern that providing such a list could result in assets being missed. It could also be restrictive as it would fail to take account of any new assets which may emerge over the plan period. Many of the vulnerable and sensitive areas are already protected through designations. The reasonable alternative was consequently scoped out.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to have a negligible or no effect on all of the social sustainability objectives and several of the environmental objectives. Significant positive outcomes were predicted for delivery of the enabling sustainable economic growth objective based on the protection of tourism assets that so many people come to visit and so many other businesses benefit from. Minor positives were predicted for delivery of the economic objective for physical resources because earth science sites and areas of semi-natural land could all feasibly be protected. Significant positive outcomes were predicted for natural resources, landscape character and the historic environment based upon the protection awarded to tourism assets where areas of semi natural land with a local biodiversity value are likely to be present. Assets are likely to be part of a green/blue infrastructure network and part of the local landscape character, which should help avoid any visual intrusion. The policy aims to protect tourism assets and their settings, which should enable further protection of buildings, structures or open spaces where the historic environment is evident. The approach of the policy should help with the preservation and conservation of assets through access to them and their use.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for the delivery of enabling sustainable economic growth, protecting natural resources and enhancing biodiversity, maintaining and enhancing landscape; and protecting, conserving and enhancing the historic environment and cultural resources over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policy, mainly General Policy.

3.4.8. Policy TOU2 Tourism Development in Settlements and Tourism Opportunity Zones

Tourism development will be permitted within a settlement where it is of a high quality design, meets General Policy, accords with other provisions of the LDP and provided it is of a nature appropriate to the settlement. This policy also applies within the designated Tourism Opportunity Zones at Carnfunnock Country Park and the former Magheramorne Quarry subject to meeting any key site requirements that may be introduced at Local Policies Plan stage.

Preferred Option:

Bring forward existing PPS16 policy TSM 1 with amendments to include Tourism Opportunity Zones

What reasonable alternatives have been considered?

No reasonable alternatives have been identified at draft Plan Strategy stage. The principle of identifying opportunity zones was appraised in the Interim SA for the POP (Key Issue 11 'Accommodating Future Tourism Demand') alongside the alternative of retaining the current approach as set out in PPS 16, and was found to be sustainable. The Gobbins was put forward in the

POP as a potential opportunity area, however there are a number of factors as to why this is no longer considered to be appropriate. These include:

1. The Gobbins Visitor Centre is located within Ballystrudder settlement where there is already a presumption in favour of tourism development there isn't a need for further special status. In addition, there is approval for a carpark to the north outside existing settlement limits.
2. The Path itself is the key tourism asset we want to protect and to highlight it an opportunity zone would contradict other policies and associated spatial designations within the Plan, namely CS2 Special Countryside Areas and CS3 Areas of Constraint on High Structures, which seek to protect the areas from inappropriate development. It is considered that there is sufficient allowance within the protectionist policy to accommodate a sensitive extension to the path and small scale ancillary development.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to deliver positive outcomes across the social, economic and environmental sustainability objectives but negligible or no effects were also predicted for the majority of objectives. Significant positive outcomes were predicted for delivery of the enabling sustainable economic growth objective based on the policy directing tourism related economic ventures to specific locations - a critical mass approach concerning the best use of location. The benefits from tourism would be spread across urban and selected areas with training and skills development increasing the employability of local people. This would add to the attractiveness of the Borough as a place to visit, live and invest in. Minor positives were also predicted for the economic objective for protecting physical resources; and the environmental objectives for protecting natural resources, maintaining and enhancing landscape character, and for the historic environment. These positives were based on the policy's critical mass approach to development and the protection of assets that are reliant on the local natural heritage and/or landscape value. There may be opportunities to enhance local landscape character at the Tourism Opportunity Zones. Tourism can maximise the appropriate use of historic assets to their best potential, which should help to preserve and conserve them through access and use.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of enabling sustainable economic growth over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Potential for key site requirements in Tourism Opportunity Zones at Local Policies Plan stage and cross over with other relevant policy as well as application of adequate planning conditions to protect water quality or historic environment.

3.4.9. Policy TOU3 All Tourism Development in the Countryside, Policy TOU4 Tourist Amenities in the Countryside, Policy TOU5 Hotels, Guest Houses and Tourist Hostels in the Countryside, Policy TOU6 Self Catering Accommodation in the Countryside and Policy TOU7 New and Extended Holiday Parks in the Countryside.

Policy TOU3 All Tourism Development in the Countryside: This is a directional policy stating that tourism development in Special Countryside Areas and other Vulnerable Areas will only be permitted under the exceptions or circumstances specified with the relevant LDP policy. Outside of Special Countryside Areas and other Vulnerable Areas, tourism development in the countryside will only be permitted where it meets the requirements of the relevant tourism policy, the General Policy for all Development and accords with other provisions of the LDP.

Policy TOU4 Tourist Amenities in the Countryside: Proposals must meet policy TOU3, the development must be in association with and requires a site at or close to a particular tourism attraction in the countryside or be the type of activity itself requires a countryside location. Proposals must make provision in existing and replacement buildings, where possible. Amenities of regional or Borough wide importance or significant in terms of the extent of new build or engineering operations must submit a tourism benefit statement and a sustainable benefit statement. Policy also makes provision of the expansion or extension of a tourism amenity where it meets TOU3, proposals in the first instance will be expected to be accommodated through the conversion, reuse or extension of existing buildings unless it can be demonstrated that it is not feasible. Any new build must be sited and designed to integrate with the overall development. Proposals must meet criteria in relation to design, scale, materials and finishes.

Policy TOU5 Hotels, Guest Houses and Tourist Hostels in the Countryside: Proposals will only be permitted where they meet TOU3 and only where they relate to the conversion, re-use or replacement of an existing rural building or a new build proposal on the periphery of a settlement. The policy sets out specific criteria that must be met in each of these circumstances. The policy also makes provision of the expansion of existing facilities subject to meeting a number of criteria.

Policy TOU6 Self Catering Accommodation in the Countryside: Proposals will only be permitted where they meet with TOU3 and only under two circumstances; one or more new build units within the grounds of an existing accommodation facility, or a cluster of 3 or more new units at or close to an existing approved tourist amenity. Proposals must be subsidiary in scale and ancillary to the primary tourism use of the site. Any permissions will be subject to a condition preventing occupation for permanent residential accommodation. Proposals will be subject to design criteria.

Policy TOU7 New and Extended Holiday Parks in the Countryside: Proposals must meet TOU3 and create a high quality and sustainable form of tourism development. Proposals must be based on an overall design concept that respects the surrounding landscape, rural character and site context. A number of specific criteria in relation to design, layout and landscaping must be met.

Policies TOU3, TOU4, TOU5, TOU6 and TOU7 have been appraised together as a group as they all seek to achieve the same aim, sustainable tourism development in the countryside.

Preferred Option:

Bring forward a new directional policy to be applied to all tourism development in the countryside and bring forward existing PPS 16 policies TSM 2, TSM 3, TSM 5 and TSM 6 with amendments to provide opportunities for tourist amenities and accommodation in the countryside.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Provision of opportunities for tourism development in the countryside is in line within the policy direction set out in the SPPS. The principle of safeguarding the most vulnerable / sensitive areas is also established in the SPPS. The policies incorporate bespoke policy specifically for proposals within SCAs/vulnerable areas and opportunity

areas, through specific policies relating to these designations. Special Countryside Areas have been designated on the basis of a robust Landscape Character Assessment. The other vulnerable areas include many of our already designated areas as such they are highlighted under the tourism strategy as areas where little or no tourism development should be permitted within the majority of their extent in order to safeguard the integrity of them.

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

Summary and comparison of options against the sustainability objectives

These policy options have negligible impact on the social sustainability objectives, though it is noted that there may be some indirect effects where tourism amenities are developed which can also be accessed by the wider public. The policy options also have a negligible impact on the majority of the economic sustainability objectives, with the exception of enabling sustainable economic growth, where there is a minor positive impact. A range of effects is identified for the environmental sustainability objectives. Negligible impacts are reported for active and sustainable travel, air quality and climate change, although it is noted that tourism development in the countryside is likely to be more reliant on car transport. The impact on the objectives for physical resources, water resources and natural resources is uncertain as it may result in the development of greenfield land and in locations where mains wastewater treatment may not be available. The overall impact on these objectives depends on the location, nature and scale of tourism development, however any negative impacts should be minor. A minor positive impact is identified for the landscape character and historic environment objectives through the protection of the most sensitive landscapes and criteria on integration with setting.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.10. Policy TOU8 Major Tourism Development in the Countryside - Exceptional Circumstances

A proposal for a major tourism development in the countryside will only be permitted if it fully complies with Policy TOU3 - All Tourism Development in the Countryside and meets all of the identified exceptional circumstances. There is a requirement for a sustainability assessment to accompany any proposal brought forward under this policy.

Preferred Option:

Bring forward existing PPS 16 Policy TSM 4 in relation to major tourism development in the Countryside with minor amendment.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option is required to uphold the policy approach of the SPPS. Within the Mid and East Antrim Borough council area it is not considered viable to exclude major tourism development in the countryside. However, it is important that it is only allowed for in exceptional circumstances, in order to ensure that our rich natural and built environment is safeguarded. 'Sustainable Jobs and Tourism' are key themes both within our Corporate and Community Plans and this policy only makes provision for tourism developments that offer exceptional benefit to the tourism industry in Northern Ireland. The opportunity to facilitate appropriate major tourism development within the Council area could therefore bring jobs and investment to the area, thereby meeting the priorities and objectives of the Corporate and Community Plans. In addition such development could contribute to the Council's emerging tourism strategy which aims to create a strong tourism brand and create a compelling package for attracting visitors.

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

Summary and comparison of options against the sustainability objectives

This option has a minor positive impact on the objective to strengthen society. Possible effects are also noted for health and wellbeing, but these are not sufficient to raise a perceptible impact. Negligible impacts are reported for the majority of the economic sustainability objectives however a minor positive impact is identified for the objective to enable sustainable economic growth over the medium-long term. The policy option has a negligible impact on the environmental sustainability objectives to encourage active and sustainable travel, to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably. There is less certainty on the impact of this policy on the remaining environmental sustainability objectives, where effects are linked to the spatial elements of location and extent, in addition to the nature of the development. Some potential positive effects are noted and it should be possible to incorporate measures which prevent significant negative impacts. For these objectives, an uncertain score has been recorded.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Policy TOU3 - All Tourism Development in the Countryside and Policy GP1 - General Policy for all Development. For major projects (where qualifying) EIA will help to identify impacts and design effective mitigation for environmental sustainability objectives. Linkages with the Council's Community Plan may help to enhance social and economic benefits.

3.4.11. Policy MIN1 Mineral Development - Extraction and Processing of Hard Rock and Aggregates

Outside of Special Countryside Areas and Areas of Constraint on Mineral Development, planning permission can be granted for the extraction and/or processing of hard rock and aggregates, when Council is satisfied that the proposal will not have an unacceptable adverse impact on identified interests. All proposals must include details relating to the restoration and management of the quarry site in accordance with MIN8.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.

What reasonable alternatives have been considered?

Three options were appraised in the Interim SA for the POP (Key Issue 12, Balancing the need for Minerals Development with safeguarding of Landscape and Environmental Assets). Option 12A was considered to be the most sustainable option and this option has been carried forward to the draft Plan Strategy in a slightly amended form. The POP Option 12A proposed designating Mineral Reserve Areas in the preferred option for Key Issue 12, however there is currently a lack of a robust evidence base on supply and demand to identify new Mineral Reserve Areas in the Borough. This aspect has been postponed until the first review stage, when hopefully the information will be gathered through the newly formed minerals working group.

The SPPS seeks to achieve a more rounded balance in the requirement for mineral resources and the need to protect the environment with more policy direction on economic considerations so the language in new MIN 1 is more positive to reflect this. The SPPS also has more detail around peat extraction - this has been included under the separate MIN7. This Policy applies spatially to all areas outside SCAs so there is no alternative to addressing specifically these areas if the SCA policy remains. It has not been considered necessary to appraise any new alternatives.

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

Summary and comparison of options against the sustainability objectives

This option has no effect on any of the social sustainability objectives. Significant positive impacts are identified for the economic sustainability objective to enable sustainable economic growth, as the minerals industry is an important contributor to the economy of the Borough, but no other perceptible impacts on the economic objectives are predicted. This option has mixed impacts on the environmental sustainability objectives. Significant positive impacts are identified for the objective to protect physical resources and uses sustainably as it enables the extraction of minerals in a sustainable manner. Minor positive impacts are also identified for the objectives to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity as this policy is protective against negative impacts and includes linked requirements with MIN8 for post-use restoration with an emphasis on enhancing biodiversity. Minor negative impacts are identified in respect of active and sustainable travel, air quality, and landscape character as this type of development does not have alternative transport options and may still result in some

deterioration of landscape character. The effect on the objective to reduce causes of and adapt to climate change is uncertain as this type of development can result in emissions, however having materials locally available can reduce overall transportation requirements. A neutral effect is predicted on the historic environment, as the policy will protect against unacceptable negative impacts.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to enable sustainable economic growth and to protect physical resources and uses sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Developer impact assessments e.g. transport, air quality, noise, etc. will help to ascertain potential impacts and to identify effective mitigation if adverse impacts are predicted.

3.4.12. Policy MIN2 Valuable Minerals and Policy MIN3 Hydrocarbons

Policy MIN2 Valuable Minerals: There will not be a presumption against the exploitation of valuable minerals, including metalliferous minerals in any area, apart from within designated Special Countryside Areas.

For all other areas, but particularly within areas designated for their landscape quality or their importance for nature conservation or the historic environment, Council will apply a cautious approach in assessing applications for the exploitation of valuable minerals. This will require all such proposals to comply with MIN1.

Policy MIN3 Hydrocarbons: Proposals for exploitation of hydrocarbons through conventional methods of extraction must comply with MIN2.

Council will apply a presumption against unconventional extraction of hydrocarbons and gases by methods such as hydraulic fracturing ('fracking'), until there is sufficient and robust evidence on all environmental impacts.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.

What reasonable alternatives have been considered?

The option is required to uphold the policy approach of the SPPS and representation made by DfE on the POP. The policy carries across the thrust of PSRNI MIN3 in that 'there will not be a presumption against exploitation of valuable minerals in any area. However it has included an exception to this positive approach for SCAs, as the Landscape Character Assessment undertaken to inform the draft Plan Strategy identified four very small tracts of land to be of the highest landscape quality, warranting this restriction. The SPPS allows protection of most important areas of landscape quality, therefore this is not contrary to the SPPS.

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

Summary and comparison of options against the sustainability objectives

These policies have no impact on the social sustainability objectives though it is noted that aspects of the policies linking them with MIN1 will safeguard against adverse impacts on health and wellbeing. The policies have a significant positive impact on the objective to enable sustainable economic growth, as they will enable the extraction of valuable minerals/hydrocarbons, should these be found in extractable quantities in the Borough. The policies have no effect on the other economic sustainability objectives. The impacts on the environmental sustainability objectives are mostly uncertain. While the policies are generally protective towards water resources, natural resources, landscape and the historic environment there is the possibility for exceptions to be made which may result in negative effects, however mitigation may help to reduce the scale of any impacts. Minor negative impacts are also predicted for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change as mineral or hydrocarbons extraction are not compatible with these objectives. A significant positive impact is recorded for the objective to protect physical resources and use sustainably as these policies will permit the minerals industry to operate sustainably. Negligible impacts are predicted for the objective to improve air quality.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to enable sustainable economic growth and to protect physical resources and uses sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Developer impact assessments e.g. transport, air quality, noise, etc. will help to ascertain potential impacts and to identify effective mitigation if adverse impacts are predicted.

3.4.13. Policy MIN4 Areas of Constraint on Mineral Development

In Areas of Constraint on Mineral Development there will be a general presumption against the extraction and processing of minerals, other than those considered to be 'valuable'. Subject to meeting MIN1, a proposal for mineral development within a designated Area of Constraint on Mineral Development may be granted planning permission when one or more of the identified exceptional circumstances apply.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS. Planning Strategy for Rural NI and Legacy Plan Designation in LAP 2010.

What reasonable alternatives have been considered?

Three options were appraised in the Interim SA for the POP (Key Issue 12, *Balancing the need for Minerals Development with safeguarding of Landscape and Environmental Assets*). The POP Option 12A was considered to be the most sustainable option and this option has been carried forward to the draft Plan Strategy in a slightly amended form. Option 12A proposed a presumption against minerals development within areas designated for their landscape and/or environmental/heritage significance, or at least within the majority of their extent, e.g. within existing, expanded or new Areas of Constraint on Minerals Development (ACMD). However there is currently a lack of a robust evidence base on supply and demand to identify new areas of Constraint on Minerals Development in the Borough. This aspect has been postponed until the first review stage, when hopefully the information will be gathered through the newly formed minerals working group. A new exception has been added to allow for minor expansion to existing mineral workings. The justification explains how the boundary of the existing ACMD is amended to exclude an existing limestone quarry at Munie road and some minor amendments to align the ACMD boundary with physical features such as hedges or roads, both in keeping with the SPPS balanced approach to meeting mineral resource

needs. It was not considered necessary to appraise any other alternative options for the draft Plan Strategy.

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

Summary and comparison of options against the sustainability objectives

This policy has a minor positive impact on the social sustainability objectives to improve health and wellbeing and to strengthen society but has no effect on housing. The policy has no effect on the majority of the economic sustainability objectives, although a minor positive impact is identified for the objective to enable sustainable economic growth. While this policy may constrain some minerals development, it protects areas which may have value for alternative, less impacting land uses. The policy has a positive relationship with around half of the environmental sustainability objectives, with positive impacts identified on protecting natural resources and biodiversity and the historic environment and cultural heritage. These raise to significant positive for protecting physical resources and maintaining and enhancing landscape character. Uncertain impacts are identified for protecting, managing and using water resources sustainably as the permitted exceptions may have an effect on this objective. Negligible impacts are recorded for the objectives to encourage active and sustainable travel, to improve air quality and to reduce causes of and adapt to climate change.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to protect physical resources and uses sustainably and to maintain and enhance landscape character. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.14. Policy MIN5 Area of Salt Reserve, Carrickfergus

An Area of Salt Reserve is designated east of Carrickfergus and to the north of Kilroot as identified on the District Proposals Maps. Within this designated area, planning permission will not be granted for surface development that would prejudice the exploitation of the proven Salt Reserves.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and legacy Plan Designation in BMAP (Carrickfergus).

What reasonable alternatives have been considered?

No reasonable alternative has been identified. This regionally important resource must be protected in accordance with aims of the SPPS (i.e. a mineral that is of particular value to the economy).

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

Summary and comparison of options against the sustainability objectives

An Area of Salt Reserve is designated east of Carrickfergus and to the north of Kilroot as identified on the District Proposals Maps. Within this designated area, planning permission will not be granted for surface development that would prejudice the exploitation of the proven Salt Reserves.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to enable sustainable economic growth and to protect physical resources and uses sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.15. Policy MIN6 Development at Risk of Subsidence due to past or present underground mineral extraction

Planning permission will not be granted to for any new built development within Areas of Potential Subsidence associated with the Carrickfergus disused salt mines in the interests of public safety. Planning permission will only be granted for new built development in proximity to other known abandoned mines, shafts and adits, where a Mine Risk Assessment (MRA) is submitted with the application which confirms to the satisfaction of the council the suitability of the site for the development and addresses any health and safety issues.

Preferred Option:

Take forward the broad thrust and direction of policy including Planning Strategy for Rural NI and legacy plan designation in BMAP (Carrickfergus).

What reasonable alternatives have been considered?

Three options were appraised in the Interim SA for the POP (Key Issue 13, Safeguard against potential subsidence and the effects of land instability). Option 13A was considered to be the most sustainable option and this option has been carried forward to the draft Plan Strategy. A new criteria in respect of conducting a Mine Risk Assessment for development in proximity to known abandoned mines, shafts and adits has been included as a consequence of stakeholder consultation with DfE Minerals and Petroleum Branch Geological Survey of Northern Ireland. It was not considered necessary to appraise any other alternative options for the draft Plan Strategy.

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

Summary and comparison of options against the sustainability objectives

This policy has a very narrow scope of influence and therefore has a limited impact on the majority of the sustainability objectives. A significant positive impact is identified for health and wellbeing as this policy will help to protect against future risks to people and property from subsidence and undermining. A minor positive impact is also identified for the objective to provide good quality, sustainable housing as it will prevent housing from being constructed in areas where there is a risk of it becoming damaged or unfit through subsidence. No other impacts on the sustainability objectives are identified, though there are some indirect positive effects on the environmental sustainability objectives through the constraints on new development, however these are of negligible magnitude overall.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to improve health and wellbeing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.16. Policy MIN7 Peat Extraction

There will be a presumption against commercial peat extraction. Exceptions may be allowed where the peatland is already degraded and not reasonably capable of restoration, or where it can be demonstrated that peat extraction is linked to a management and restoration plan which will deliver improved peatlands over the longer term.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. This option is required to fulfil the regional strategic policy of the SPPS regarding commercial peat extraction.

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

Summary and comparison of options against the sustainability objectives

This policy has negligible or no impact on all of the social and economic sustainability objectives. The protection of peatland from commercial extraction has a minor positive impact on almost all of the environmental sustainability objectives, with the exception of the objectives to encourage active and sustainable travel and to improve air quality where there is no effect.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.4.17. Policy MIN8 Restoration and Management of Mineral Sites

Subject to meeting MIN1, all applications for mineral development must be accompanied by restoration proposals and a Management Plan to ensure the appropriate and sustainable ongoing use of the site subsequent to the cessation of minerals extractions and/or processing operations. Restoration proposals must take account of the specific characteristics of the site and its local context and restore or, where possible, enhance the landscape character of the area.

The appraisal of this policy has been conducted in the context of the best case scenario and is looking over the long term, which may be longer than the life of the plan.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified, the inclusion of this policy is the only realistic option to uphold the policy approach of the SPPS. The existing restoration MIN 8 in PSRNI is not a reasonable alternative, as the additional detail in the SPPS regarding the need to provide adequate restoration detail as part of the planning application is required.

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

Summary and comparison of options against the sustainability objectives

This policy has a negligible impact on the social sustainability objectives, although there are some potential effects in respect of the policy's requirement to deliver benefits which include community open space or recreation. In the long term, this policy should lead to a minor positive impact on health and wellbeing. Limited impacts are identified on the economic sustainability objectives however a minor positive impact on enabling sustainable economic growth is identified for the long term timescale as the policy aims to deliver a functional asset for a new use at the conclusion of the quarry's life and the act of restoration will help to support some jobs. For the environmental sustainability objectives, there are minor positive impacts on the objective to protect physical resources and use sustainably, which will increase to significant over the long term. Long term

minor positive impacts are also identified in terms of landscape and natural resources as the main aim of the policy is to re-establish a more natural environment, where possible, at the end of the quarry's life. An uncertain effect is identified in the long term on water resources, as the impact is dependent on the nature and location of the quarry.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to protect physical resources and uses sustainably' in the long term only. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5 Strategic Subject Policies - Building Sustainable Communities

3.5.1. Policy HOU1 Quality in New Residential Development in Settlements, Policy HOU2 The Conversion or Change of Use of Existing Buildings to Flats or Apartments and Policy HOU3 Residential Extensions and Alterations

The aim of HOU1 is to create high quality, sustainable, accessible and safe residential environments, the policy applies to all proposals for new residential development in settlements. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area, provides adequate public and private open space and ensures good connectivity with existing local facilities and amenities. Where a need is identified adequate provision should be made for necessary local neighbourhood facilities to be provided by the developer as an integral part of the development. The policy seeks to prevent piecemeal development. The policy also seeks to ensure that new development within established residential areas is in keeping with the overall character and environmental quality. The policy is supported by additional guidance set out in Appendix D, 'Creating Places and Living Places - An Urban Stewardship and Design Guide. Proposals must meet GP1: General Policy for all Development.

The aim of HOU2 is to support increased density without town cramming as a more sustainable form of development through sub-division or conversion without adverse effect on local character, environmental quality or amenity. The policy supports initiatives such as 'Living Over the Shop. Proposals must meet GP1: General Policy for all Development.

The aim of HOU3 is to promote high quality in the design of residential extensions and alterations and to ensure that such works are sympathetic to the original property, respect the character of the local area and protect neighbouring residential amenity. Also sets out detailed guidance in Appendix G relating to the appropriate application of the policy criteria

Policies HOU1, HOU2 and HOU3 have been appraised as a group due to their similar/common aims to provide quality residential environments and to protect amenity.

Preferred Option:

Bring forward existing policies QD1, QD2, LC1, LC2 and EXT1 from PPS 7 and its addendums, with minor amendments.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. The SPPS states that Councils should bring forward local planning policy or guidance for achieving quality in residential development and for residential alterations and extensions. It is considered that the provision of guidance without policy would not

enable the Council to exercise sufficient control in seeking to achieve quality in new residential developments. This could ultimately undermine the core regional planning principles, as well as the objectives of the LDP. The provision of guidance only would not be strong enough to protect against inappropriate development that could have the potential to impact on interests of acknowledged importance such as character and amenity.

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

Summary and comparison of options against the sustainability objectives

These policies have a significant positive impact on all of the social sustainability objectives, by encouraging communities to be more connected and enabling buildings to be modified to provide good-quality homes. The policies also have a minor positive impact on two out of the three economic sustainability objectives, through the encouragement of design principles that promote energy and resource efficiency and by enabling connectivity with schools. The promotion of good design and encouraging re-use of existing buildings delivers a positive impact for all of the environmental sustainability objectives, increasing to significant positive for the objective to encourage active and sustainable travel as it is primarily through this policy that linkages between residential areas and active and sustainable travel routes will be delivered.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to improve health and wellbeing, to strengthen society, to provide good quality, sustainable housing and to encourage active and sustainable travel. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Policies which encourage or require the use of SuDS, such as GP1 and FRD4. Open Space and Greenways Policies. Historic Environment Policies. Key Site Requirements could be a consideration at LPP.

3.5.2. Policy HOU4 Protected Town Centre Housing Areas

Policy HOU4 states that within designated Protected Town Centre Housing Areas, planning permission will not be granted for any development that results in a change of use from housing. The aim of this policy is to protect existing town centre housing therefore protecting established communities to help retain the town centres vitality, reduce vandalism and ensuring they remain attractive places to live. It should be noted that this policy will apply to a small number of streets in the three main towns and therefore its spatial influence and ability to impact perceptibly on the sustainability objectives is limited.

Preferred Option:

Bring forward policy to protect existing town centre housing areas in the three main towns.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Policy is required to uphold of the aims of the SPPS, which specifically states LDPs should identify areas within town centres where existing residential development will be protected.

(Note: The existing policy relating to protecting existing town centre housing is included within Carrickfergus Area Plan and draft BMAP, and within Larne Area Plan and Ballymena Area Plan, although to a lesser extent. Such a policy is not within an existing PPS and this policy was therefore not considered at POP stage.)

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

Summary and comparison of options against the sustainability objectives

This policy has a very limited impact on the sustainability objectives. Minor positive impacts are identified for the objectives to strengthen society and to provide good quality sustainable housing, as this policy will help to maintain a resident population in the town centres. This will indirectly support sustainable economic growth by maintaining vitality and vibrancy, which is also identified as a minor positive impact. There are no effects on the environmental sustainability objectives with the exception of the objective to protect, conserve and enhance the historic environment and cultural heritage; this objective should benefit from the preservation of buildings which contribute to townscape and sense of place and a minor positive impact is identified.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.3. Policy HOU5 Affordable Housing in Settlements

Policy HOU5 sets out a requirement for all housing schemes of 10 dwellings or more or on sites of 0.2 ha or more to provide affordable housing. In those circumstances where the number of affordable housing units required by this policy would exceed the need, a lower number of units will be acceptable. The policy requires a minimum provision of 20% of units as affordable housing in main and small towns and a minimum of 10% in villages and small settlements. Where Council considers it necessary to provide a higher proportion of affordable housing, the LDP Local Policies Plan may seek to deliver this through key site requirements attached to specific housing zonings. Alternatively, enhanced provision may be sought directly with applicants on a case by case basis via the development management process. In either case, account will be taken of the viability of securing an enhanced level of provision in these areas where a high level of affordable housing need is confirmed through the HNA. It will not be acceptable to divide lands artificially for the purposes of circumventing the policy requirements or to propose applications to develop a larger site in phases of less than 10 units or 0.2 hectares, to avoid delivery of affordable housing. The policy will help

meet affordable housing needs in the Borough and promotes mixed tenure development to help ensure balanced communities. Proposals must meet GP1: General Policy for all Development.

In applying this policy, the up to date Housing Needs Assessment (HNA) for Mid and East Antrim, currently carried out annually by the NIHE will be a material consideration.

Preferred Option:

Bring forward a policy requiring a proportion of new housing sites of 10 dwellings or more or on a site of 0.2 hectares or more to be affordable housing, where a need has been identified. The amount to be provided has been tailored for main and small towns (20%) and villages and small settlements (10%). The policy also allows for the option of including key site requirements for a proportion of a general housing zoning to be provided as affordable housing, where a need has been identified.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The SPPS outlines that the LDP process is the primary vehicle to facilitate and identify affordable housing need by zoning land or by indicating through key site requirements, where a proportion of the site may be required for social/affordable housing. Under Key Issue 14 the principle of zoning sites solely for affordable housing was discounted as such an approach would lead to single tenure developments, which is contrary to the SPPS objective to achieve balanced communities and is therefore not considered a reasonable alternative. The principle of providing affordable housing via KSRs and through a bespoke policy was also tested and assessed at Preferred Options Paper stage under Key Issue 14.

The thresholds were established by carrying out an initial indication of potential yield within settlements and in discussion with NIHE. The thresholds were then tailored to find those which would deliver an appropriate level of provision in line with the identified need.

It is recognised that these thresholds will not meet 100% of the social rented housing need, however the NIHE acknowledged it would not be expected to as this would be supplemented by existing mechanisms delivered by housing associations.

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

Summary and comparison of options against the sustainability objectives

This policy has a positive impact on all of the social sustainability objectives, with a significant positive impact on the objective to provide good quality, sustainable housing. The provision of affordable homes will also benefit sustainable economic growth by enabling people to live near where they work. There are no impacts identified for the environmental sustainability objectives.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to provide good quality, sustainable housing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Planning conditions or formal planning legal agreement to secure delivery. Supplementary Planning Guidance.

3.5.4. Policy HOU6 Housing Mix (Unit Types and Sizes) and Policy HOU7 Adaptable and Accessible Homes

Policy HOU6 requires new residential development of 25 or more units, or on sites of one hectare or more, to provide a mix of house types and sizes. It highlights that provision should particularly be made for smaller homes to meet future household requirements in Mid and East Antrim. Apartment developments will be required to provide variety in the size of units. This policy will help to provide choice within residential developments, particularly on larger sites, to assist with the creation of high quality, sustainable places and balanced communities. Whilst it is also desirable to promote diversification of tenure within residential developments, this aspect will be addressed primarily through Policy HOU5 Affordable Housing in Settlements.

Policy HOU7 applies to all proposals for new dwellings, flats and apartments including a dwelling located in the countryside. On submitting a planning application, floor plans should indicate an unobstructed turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm within dining areas, living rooms and also in accessible bathrooms on the same floor as the main bedroom to allow space for turning a wheelchair. To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors should include glazing that starts no higher than 800mm above floor level. The policy will apply more to new dwellings provided through the private sector as the requirement for Housing Associations to build to the Lifetime Home standards has applied in NI since 1998 and is set out in the DfC Housing Association Guide (HAG). Through this policy the draft Plan Strategy seeks to increase the amount of housing stock which is adaptable and accessible, that will meet the needs of all and which will allow people to remain in their homes for as long as possible.

HOU6 and HOU7 have been appraised as a group as they share a focus on meeting the need to provide a range of house types and sizes to meet varying needs.

Preferred Option:

Bring forward existing PPS 12 policy HS 4 requiring a housing mix, with minor amendments.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The proposed policies are required to uphold the aims of the RDS and the SPPS. The POP included a preferred option (Key Issue 15) which proposed that all ground floor apartments in blocks of two storey and above should be to wheelchair standards. The preferred option received support from the public and consultees. During preparation of the draft Plan Strategy, discussions took place with Council's Building Control section to consider in detail the implications of bringing forward a policy for wheelchair standard units in terms of the assessment and enforcement of these standards. The outcome of these discussions was that due to the technical nature of these standards, it would not be practical to bring forward such a policy at this time. A more viable approach requiring all new residential properties to conform to a number of Lifetime Homes Standards has been adopted through Policy HOU7 Adaptable and Accessible Homes.

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

Summary and comparison of options against the sustainability objectives

Recognising that there is an ageing population in the Borough, these policies have a significant positive impact on three social sustainability objectives by facilitating a future inter-generational society which supports and enables people to remain with / live near to own family and friends and permits those with mobility issues to remain within their own communities.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to improve health and wellbeing, to strengthen society and to provide good quality, sustainable housing. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.5. Policy HOU8 Travellers Accommodation

Where there is a need permission will be granted for a suitable facility where the General Policy criteria and two additional criteria in relation to the provision of utilities and access to services are met. Policy also makes provision for such developments in the countryside, either group (to be assessed under Policy HOU16: Affordable Housing in the Countryside) or single sites (to be assessed on their own merits).

There is currently no traveller-specific need identified in the Borough.

Preferred Option:

Bring forward policy to facilitate the provision of Traveller Accommodation to meet an identified need.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option is required to uphold the aims of the RDS and SPPS.

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

Summary and comparison of options against the sustainability objectives

This option has a minor positive impact on all of the social sustainability objectives as it will enable the traveller community to have access to facilities and services and reduce inequalities. No other impacts on the sustainability objectives are identified, however some positive influences on the economic and environmental sustainability objectives are noted through the policy directing accommodation to settlements.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.6. Policy HOU9 Replacement Dwelling, Policy HOU10 Dwelling on a Farm Business, Policy HOU11 Dwelling for Non-Agricultural Business Enterprise, Policy HOU12 New Dwelling in Existing Clusters, Policy HOU13 Ribbon/Infill Development, Policy HOU14 Personal and Domestic Circumstances, Policy HOU15 Residential Caravans and Mobile Homes

Policy HOU9 allows for replacement dwelling in the countryside where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. Proposals must also accord with GP1: General Policy for All Development, be sited in the existing curtilage (exceptions may be permissible) and integrate into the landscape. Policy allows for the replacement of non-residential buildings where the redevelopment would bring significant environmental benefits. Proposals for listed and non-listed vernacular buildings will only be allowed where they meet policies HE4 and HE8 respectively.

Policy HOU10 allows for a dwelling on a farm business where the farm business is currently active and established for the last 6 years, no previous development opportunities have been sold off and where the building is visually liked or sited to cluster with an established group of building on a farm (exceptions to this may be permissible i.e. healthy and safety reasons). Planning permission under this policy will only be granted once every 10 years. Proposals must also accord with GP1: General Policy for all Development.

Policy HOU11 allows for a dwelling in connection with an established non-agricultural business enterprise provided there is a site specific need, there are no alternative opportunities or solutions. Proposals must be located beside or within the boundaries of the business and integrated with buildings on the site. Proposals must also accord with GP1: General Policy for all Development.

Policy HOU12 allows for a dwelling in an existing cluster (outside of a farm) provided that a number of specific criteria are met in relation to integration, the number of existing buildings in the cluster, the need for a focal point, enclosure, consolidation and the need to prevent coalescence and ribbon development. Proposals must also accord with GP1: General Policy for all Development. Policy HOU13 states that permission will be refused for a building that creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient to accommodate one dwelling in an otherwise substantial and continuously built up frontage (3 or more substantial buildings). Proposals must meet the existing development pattern and accord with GP1: General Policy for all Development.

Policy HOU14 allows for a dwelling in the countryside to provide for the long term needs of an individual or family, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances. Applicant must submit satisfactory evidence must

be submitted to demonstrate the need for a dwelling and to demonstrate that no alternative solutions are available. Proposals must also accord with GP1: General Policy for all Development.

Policy HOU15 allows for a temporary (3 years) caravan or mobile home in the countryside in exceptional circumstances only i.e. pending the development of a permanent dwelling or where there are site specific reasons related to personal and domestic circumstances. The siting of a residential caravan or mobile home will be subject to the same planning and environmental considerations as a permanent dwelling.

Policies HOU9, HOU10, HOU11, HOU12, HOU14 and HOU15 have been appraised as a group as they each aim to promote sustainable development in the countryside and set out in principle the circumstances where the provision of a single dwelling in the countryside is acceptable.

Preferred Option:

Bring forward existing PPS 21 policies CTY 2a, CTY 3, CTY 6 –CTY 10 with amendments to provide opportunities for single rural dwellings in the countryside.

What reasonable alternatives have been considered?

No Reasonable Alternatives for these policies have been identified. Policies HOU9-HOU12 and policies HOU14-HOU15 are required to uphold the aims of the RDS and SPPS. Policy HOU13 is required to uphold the aims of the RDS and SPPS, the policy however has been refined in order to help reduce the quantity of new dwellings in the countryside in line with our Spatial Growth Strategy and Strategic Housing Allocation Strategy.

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

Summary and comparison of options against the sustainability objectives

The policies all have a minor positive impact on the social sustainability objectives through helping to sustain a young, economically active population in the countryside. However, the appraisal recognises that dwellings in the countryside are not as sustainable and minor negative impacts are identified on many of the environmental sustainability objectives and the economic sustainability objective to manage material assets sustainably.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

General policy for all development which encourages integration of renewables / passive design, etc. and which sets out additional criteria in relation to design and integration for development in the countryside. Supplementary planning guidance and use of 'Building On Tradition - A Sustainable Design Guide for the Northern Ireland Countryside.

3.5.7. Policy HOU16 Affordable Housing in the Countryside

Policy HOU16 states that planning permission may be granted for a group of no more than 14 dwellings adjacent to a village or no more than 8 dwellings adjacent to a small settlement to meet an identified affordable housing need of a rural community. Permission will only be granted where the application is made by a registered HA and where the NIHE confirm the need cannot be met in an existing settlement in the locality. A sequential test will be applied to the acceptability of sites to ensure it is located adjacent to the existing settlement and to ensure opportunities to improve the environment are taken. Proposals must integrate with their environment and also meet GP1: General Policy for all Development.

Historically, this policy has had limited uptake. However it is considered to be important to the population at the local scale as it addresses an identified need and has therefore been appraised in this context.

Preferred Option:

Bring forward existing PPS 21 policy CTY 5 for the provision of affordable housing in the countryside, with amendments.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. The policy brings forward thrust of SPPS and only the detail is tailored to the council. Whilst the existing policy allows for up to 14 dwellings located adjacent to a small settlement (population around 2,250), it was considered that this threshold needed to be tailored so that a housing development under this policy would not have an impact on a settlements character. Some of our small settlements have a small number of dwellings within them, and allowing 14 dwellings adjacent to these could double the number of dwellings, which could have an adverse impact on their character. It was considered that the threshold for small settlements should be reduced to 8, but that a threshold of 14 could be retained for the villages.

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

Summary and comparison of options against the sustainability objectives

Minor positive impacts are identified for all of the social sustainability objectives. The appraisal recognises that these impacts could be significant positive at the local scale, as the policy would be used to provide new homes in areas where an identified need has been established - but the scope and scale of new homes that are likely to be delivered through this specific policy is limited and the overall effect is minor. For the remainder of the sustainability objectives, some positive influences were identified, however the impacts are negligible in all cases.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.5.8. Policy OSL1 Protection of Open Space, Policy OSL3 New Open Space Provision, Policy OSL4 Public Open Space in New Residential Development

OSL1 - Development that results in the loss of existing open space will not be permitted. Two exceptions to the policy are set out:

1. where there is substantial community benefit; and
2. where it is demonstrated that the loss of open space will have no detrimental impact on the amenity, character or biodiversity of an area where either of the following circumstances occur:
 - (a) in areas less than 2ha accessible alternative equivalent provision is made, or
 - (b) in the case of playing fields or pitches the loss is needed for the retention and enhancement of the facility and is limited to 10% of the overall area and will not adversely affect the primary use of the facility. This can only be used once.

OSL3 - Permitted where it meets General Policy and accords with other provisions of the LDP.

OSL4 - Requires the provision of public open space within residential developments of 25 or more units, or on sites of 1 hectare or more. There is an allowance for certain exceptions. The normal expectation is 10% of the total site area or 15% where the site is 10 hectares or more, again there is an allowance for when lower rates may be accepted. The policy also requires the provision of an equipped children's play park for residential developments of 100 units or more, unless otherwise specified through key site requirements on zoned sites. Permission will not be granted until management and maintenance arrangements are sorted.

Policies OSL1, OSL3 and OSL4 have been appraised as a group, as they bring forward existing policies and approaches with similar aims in relation to the protection and provision of open space.

Preferred Option:

Bring forward PPS8 Policies OS1 and OS2 with minor amendments and new directional policy.

What reasonable alternatives have been considered?

OSL1 - The SPPS does state an exception to the loss of open space should only be appropriate where in two circumstances:

1. where the redevelopment would bring substantial community benefit, and
 2. where it is demonstrated that the loss of open space will have no significant detrimental impact)
- which are the two exceptions we have included in the policy and therefore no reasonable alternative was considered.

OSL3 - No reasonable alternative as policy follows directional policy.

OSL4 - The policy follows thrust of the SPPS and PPS8. Note that alternatives had been appraised at POP stage. The provision of public open space within residential developments of 25 or more units, or on sites of 1 hectare or more, is required. The normal expectation is 10% of the total site area, or 15% where the site is 10 hectares or more. The policy also requires the provision of an equipped children's play park for residential developments of 100 units or more.

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

Summary and comparison of options against the sustainability objectives

Under these open space policies, the social and environmental sustainability objectives were predicted to have positive outcomes but the policies had little or no effect on the economic objectives. Significant positive outcomes for health and wellbeing, strengthening society, and protecting natural resources were based on the protection of existing open space and provision of new, usually with a biodiversity value present, that people can use as a shared resource and benefit from both physically and mentally. Minor positive outcomes were predicted for delivery of the housing, air quality, climate change, water resources, landscape character and the historic environment objectives. These positives were based upon the function and role that the variety of open space uses can fulfil within spatial planning and society i.e. visual amenity, pollution buffer, water store, local landscape character and local identity.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing, strengthening society and natural resources objectives over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Potential strengthening at Local Policies Plan stage through zonings for new open space and/or using Key Site Requirements. Cross over with other policies mainly General Policy and Housing Policies.

3.5.9. Policy OSL2 Greenways, Policy OSL6 Community Growing Spaces and Allotments, Policy OSL7 Cemeteries and Burial Space

OSL2 - Proposals that create, protect, extend, complement and/or improve regional or community greenways will be permitted where General Policy is met and where it accords with other LDP provisions. Development proposals shall include linkages to greenways. Planning permission will not be granted to proposals, which prejudice the retention, enhancement or further development of an identified route.

OSL6 - Community allotments will be permitted where they comply with General policy criteria, accord with other provisions of the LDP and criteria in relation to providing a suitable growing environment (light, water, contamination, etc.), landscaping and management are met.

OSL7 - All existing cemeteries and burial spaces will be protected from inappropriate development. Proposals for new cemetery/burial space will be permitted where they meet the General Policy and provided they accord with other provisions of the LDP. There should be no adverse impact on the local water environment.

Policies OSL2, OSL6 and OSL 7 have been assessed as a group, as they are all new policies in relation to the assessment and provision of types of open space; the aims and objectives of these policies are similar.

Preferred Option:

New policies relating to facilitating the provision and protection of these types of greenways, community growing spaces and allotments, cemeteries and burial spaces.

What reasonable alternatives have been considered?

OSL2 - Supports the creation, protection, extension and improvements of regional or community greenways. The SPPS does not specifically state that the LDP must have a policy for greenways, but it does state zonings for future needs should take into account the importance of protecting linear open spaces such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors. Options for Community Greenways were considered in the Interim SA for the POP under Key Issue 17. Option 17(b) 'No specific policy to protect Greenways' was scoped out

from the draft Plan Strategy, as it scored negatively against all of the sustainability objectives in the Interim SA.

OSL6 – Two alternative options for Community Growing Spaces/Allotments in suitable locations were considered in the Interim SA for the POP under Key Issue 16, but were found to be less sustainable. These were Option 16 (b) *Support delivery of Community Growing Spaces/Allotments in suitable location and support delivery of Community Growing Spaces/Allotments within appropriate new housing developments* and Option 16(c) *No specific policy for Community Growing Spaces/Allotments*. It was not considered necessary to appraise any new alternatives at the draft Plan Strategy stage.

OSL7 – One alternative Option for Cemetery Provision was considered in the Interim SA for the POP under Key Issue 25, but was found to be less sustainable. This was Option 25(b) *'No intervention by the LDP - reliance on the development management system to determine cemetery proposals on a case by case basis using normal planning material considerations'*. It was not considered necessary to appraise any new alternatives at the draft Plan Strategy stage.

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

Summary and comparison of options against the sustainability objectives

The policies were predicted to deliver significant positive outcomes for some of the social and environmental sustainability objectives whilst minor positives were predicted for delivery of the remaining environmental objectives and the economic objectives. The significant positives for health and wellbeing, and strengthening society, were based on the provision of open space and the direct benefits to people's physical and mental health and wellbeing, including their peace of mind. The policies help to meet important community needs. The significant positives for active and sustainable travel, and natural resources, were based on delivery of greenways as active travel routes and improved access to areas of open space, as well as the retention and creation of green/blue infrastructure with local biodiversity present. Minor positive effects were predicted for the remaining environmental objectives - air quality, climate change, water resources, landscape character and the historic environment. These positives were based upon the function and role that the variety of open space under these policies can fulfil within spatial planning and society i.e. pollution buffer, carbon/water store, less air miles on food, local landscape character and industrial/transport heritage conservation. The economic objectives for material assets and physical resources delivered positive outcomes. This is due to a policy on allotments that could enable food waste to be reduced whilst cemetery provision has its own policy and all policies retain semi-natural land with the likelihood of a local biodiversity value. The enabling economic growth objective was predicted positive in the long term as the policies help to maintain a standard that is attractive to visitors and investors and likely to facilitate greater footfall to areas. This approach could be particularly important for the tourism sector with the benefits from the established greenways more evident in the longer-term timeframe.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing, strengthening society, active and sustainable travel, and natural resources objectives over the short,

medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Potential strengthening at Local Policies Plan stage through zonings for greenways. Cross over with other policies including General Policies.

3.5.10. Policy OSL5 Sport and Outdoor Recreation Facilities

The policy is an amalgamation of five existing PPS 8 policies (OS3, OS4, OS5, OS6, and OS7) and amended to be one new policy. Sets provision for and criteria for Sport and Outdoor recreation in settlements, the countryside, intensive sports facilities, noise generating sports and outdoor recreational activities. Also includes criteria for development ancillary to water sports and floodlighting. In addition, all must meet the General Policy and accord with other provisions of the LDP.

Preferred Option:

Bring forward PPS8 policies OS3, OS4, OS5, OS6 and OS7, with minor amendments

What reasonable alternatives have been considered?

No Reasonable Alternative identified as the overall thrust of the policy is in line with the SPPS and PPS8 and meets the strategic objectives of these policies.

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

Summary and comparison of options against the sustainability objectives

The policy has a narrow scope and predicted outcomes for delivery of some of the social, economic and the majority of the environmental sustainability objectives, were negligible or no effect. Significant positives were predicted for delivery of the social objectives for health and wellbeing, and strengthening society. These positives were based upon the provision of all types of sport and outdoor recreation facilities that people can benefit from both physically and mentally but without any adverse impacts from noise, flood lighting, litter and so on, on local people. The policy helps to provide fit-for-purpose facilities as shared spaces, promoting social interaction and cohesion. Minor positive outcomes were also predicted for enabling sustainable economic growth because of the potential for sporting facilities to become an integral part of the local economy particularly when linked to sporting events and tourism, as multiple spin-off economic gains can result. There was some uncertainty predicting the outcome of the active and sustainable travel objective because some sites may have to be located outside of settlements and less likely to be accessible by other modes of transport than the car.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing and strengthening society objectives over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other policies mainly the General Policy and the Environmental Designations.

3.5.11. Policy COM1 Education, Health, Community and Cultural Facilities

Policy will zone lands or have KSRs to enable land to be reserved for education, health, community and cultural uses. It also seeks to prevent the loss of such existing uses to other uses unless they are surplus to requirements and not viable for an alternative community use. It also provides policy for the assessment of new uses and signposts to the General Policy.

Preferred Option:

Bring forward existing Policy PSU1 of the PSRNI and Policy CF1 of draft BMAP, with amendments to allow for the allocation of land for education, health, community and cultural facilities, to protect existing lands/zoned lands, and to provide policy for assessing such proposals.

What reasonable alternatives have been considered?

No Reasonable Alternative was identified by reason of a lack of a sufficiently distinct objective, as this policy allows for the allocation of land for such purposes, protects existing lands/zoned lands, and also provides policy for assessing such proposals.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to have significant positive outcomes for two of the social sustainability objectives including improving health and wellbeing, and strengthening society. These positives were based upon the policy helping to support and encourage healthier lifestyles by providing educational and health related facilities and services, as well as futureproofing the Borough by protecting land for these facilities. Social interaction and community cohesion can both be facilitated at the shared resources provided by the policy, which should be deliverable across the wider rural population because of the critical mass approach. Minor positive effects were predicted for the objective to enable access to high quality education by allowing for the retention of land for educational purposes. The policy was predicted to have a negligible effect on all of the economic sustainability objectives and most other sustainability objectives but minor positive outcomes were noted for delivery of two of the environmental objectives, including encouraging active and sustainable travel; and protecting, conserving and enhancing the historic environment. These positives were based upon the policy's critical mass approach enabling the most choice and efficient access to existing sustainable travel options, and the opportunity to reuse existing buildings within settlements that may be of a cultural or historic interest. The policy could help to bring the buildings and their settings back into community use, helping to retain a sense of place and identity.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the health and wellbeing, and strengthening society objectives over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other policies, mainly the General Policy and Housing Policies. Key site requirements on a land use zoning.

3.6 Strategic Subject Policies - Transportation, Infrastructure and Connectivity

3.6.1. Policy TR1 Access to Public Roads and Policy and TR2 Access to Protected Routes

TR1 - Policy outlines criteria to be met for proposals involving access onto a public road.

TR2 - Policy sets out the exceptions and criteria to be met for proposals involving access onto various classes of protected route. New exceptions added and minor wording changes. TR2 is tailored to protected routes in our council area, e.g. economic zonings and park & ride circumstances added.

Policies TR1 & 2 have been appraised as a group, as they work to same aim of safety and maintaining traffic flow.

Preferred Option:

Option seeks to ensure safe accesses and maintain traffic flow. Required to uphold policy approach of SPPS, PPS3 and DCAN 15.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option is required to uphold the aims or policy approach of the SPPS, PPS 3 and DCAN15. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.

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

Summary and comparison of options against the sustainability objectives

TR1 - Policy outlines criteria to be met for proposals involving access onto a public road.

TR2 - Policy sets out the exceptions and criteria to be met for proposals involving access onto various classes of protected route. New exceptions added and minor wording changes. TR2 is tailored to protected routes in our council area, e.g. economic zonings and park & ride circumstances added.

Policies TR1 & 2 have been appraised as a group, as they work to same aim of safety and maintaining traffic flow.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the health and wellbeing objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Planning conditions to help maintain local biodiversity levels and wildlife corridors.

3.6.2. Policy TR3 New Transport Schemes

Tailored policy now split into two parts - protection and delivery. The protection element same as existing policy. The new element of the policy is designed to progress the delivery of new transport schemes, and sets out circumstances where the applicant will be required to deliver or contribute to the cost of a transport scheme. Tailored policy aims to help delivery of legacy road lines and develop active travel routes with links to sustainable transport.

Preferred Option:

Option 1 - Tailored policy which upholds policy approach of SPPS and PPS3, plus further helps to develop active travel routes and links to sustainable transport.

What reasonable alternatives have been considered?

Option 2, maintain existing policy to protect land for transport schemes, was considered as a reasonable alternative because it upholds the basic aims or policy approach of the SPPS.

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

Summary and comparison of options against the sustainability objectives

Option 1 is the most sustainable policy option even though some uncertainty was predicted for delivery of the environmental objectives for improving air quality, and reducing causes of and adapting to climate change, with a negative effect predicted for delivery of the protecting natural resources and enhancing biodiversity objective. The uncertain predictions are because the policy option would facilitate new road infrastructure primarily for vehicles but the flow of traffic would be improved and options for people to opt for active and sustainable travel would be facilitated. The adverse prediction is because greenfield development would occur with likely impacts on local biodiversity. This adverse effect was also accounted for against the economic objective for physical resources because of the loss of greenfield land to development. Minor positive impacts were predicted for some of the social sustainability objectives - health and wellbeing, and housing. These positives were based on improved travel times, safer road conditions and improved access to active and sustainable travel. Minor positive impacts were also predicted for some of the economic objectives for enabling sustainable economic growth and material assets. These positives were based on the likelihood that the local economy would become more attractive to investors due to the improved efficiency of the transport system and inclusion of active travel, which would help maintain footfall and local vibrancy. The infrastructure could also enable delivery of material assets. Significant positive effects were predicted against the environmental objective for delivery of the active and sustainable travel objective. The option would enable active travel networks, park and ride sites and improve accessibility to public transport and active travel routes. It was noted that behavioural change would be an important part of the transition to a society less reliant on the car but the option would help to encourage this by improving access to more sustainable travel options.

Option 2 had uncertain outcomes predicted across most of the sustainability objectives with adverse effects predicted against the economic objective for physical resources and the environmental objective for natural resources and biodiversity. A minor positive was predicted for delivery of the

economic objective for material assets because land would be protected for the road infrastructure but the level of uncertainty as to how the option would be delivered and its potential lack of facilitation for active travel make it a less favourable option.

What likely significant effects are envisaged with the preferred option?

Likely significant effects were predicted for delivery of the active and sustainable travel objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Landscaping with retention of semi-natural features and additional native planting to help with integration. Active travel routes could be linked to local green/blue infrastructure.

Sequential/phased approach to development.

3.6.3. Policy TR4 Disused Transport Routes

Policy protects disused transport routes from development that would prejudice its future re-use for transport purposes, or for alternative appropriate recreational, nature conservation or tourism related uses. Policy wording of Policy AMP5 brought forward with amended wording to reflect the SPPS in relation to nature conservation or tourism related issues.

Preferred Option:

Bring forward policy wording of Policy AMP5 of PPS3 with amended wording to reflect the SPPS in relation to nature conservation or tourism related issues.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to deliver minor positives for the social sustainability objectives for health and wellbeing as well as strengthening society. These positives are based on how the option can provide people with opportunities for recreational and leisure pursuits with multiple positive benefits for physical and mental health and wellbeing. The provision of active travel routes also helps to connect people and communities. Minor positives were also predicted for delivery of the economic objectives for enabling sustainable economic growth and protecting physical resources. These positives were based on how the option could increase the local attractiveness of the area to investors and visitors by retaining areas with natural features for low impact use that could be particularly beneficial to the tourism sector. The option could help to increase local footfall by bringing people into these areas thus providing customers for local shops and services. Minor positives were also predicted for delivery of some of the environmental objectives including protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources. These positives were based on the retention of old

railways with a local biodiversity value that are able to be protected as part of a local green/blue infrastructure network whilst also conserving features from our transport heritage.

What likely significant effects are envisaged with the preferred option?

Likely significant effects were predicted for delivery of the active and sustainable travel objective over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policy such as the Greenways policy.

3.6.4. Policy TR5 Active Travel

New policy which states that proposals within an urban area should ensure needs of pedestrians and cyclists are taken into account, and provide safe pedestrian/cycle access, parking and links.

Preferred Option:

Policy wording of Policy AMP8 of PPS3 expanded upon to reflect wider active-travel rather than just cycling and criteria strengthened.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option upholds the aims or policy approach of SPPS (para 6.300) and PPS 3.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to deliver positive outcomes for most of the social sustainability objectives. Significant positive outcomes were predicted for delivery of the health and wellbeing objective based upon the facilitation of accessible active travel routes that people could use and benefit from both physically and mentally. The option could also help to reduce traffic accidents. Minor positive outcomes were predicted for strengthening society and for provision of good quality sustainable housing based on the provision of accessible shared space that can improve the local attractiveness of an area by improving its connectivity for people to local facilities and services as well as each other. There were positive outcomes predicted for some of the environmental objectives with minor positives for improving air quality, and reducing causes of and adapting to climate change. These positive outcomes were predicted because the policy would enable more people to opt for alternative modes of transport to the car, which would reduce air emissions including greenhouse gases. The routes could also become part of local green/blue infrastructure networks and help add to the natural resilience of the local environment. Significant positive outcomes were predicted for delivery of the active and sustainable travel objective because the policy aims to deliver new active travel routes and enhance existing routes through improved connectivity and accessibility which should help to encourage more people to consider active travel.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the health and wellbeing, and active and sustainable travel objectives, over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Potential for crossover between identifying walking and cycling routes and urban Local Landscape Policy Areas.

3.6.5. Policy TR6 Parking and Servicing

Policy states that development proposals should provide adequate provision for parking and appropriate servicing arrangements.

Preferred Option:

Policy wording of Policy AMP7 of PPS3 brought forward with amended wording and areas of parking restraint reference removed.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.

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

Summary and comparison of options against the sustainability objectives

Policy states that development proposals should provide adequate provision for parking and appropriate servicing arrangements.

What likely significant effects are envisaged with the preferred option?

No likely significant positive effects of the policy were predicted for delivery of the objectives. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.6. Policy TR7 Provision of Car Parks

This policy combines three previous policies and sets out the criteria for proposals for a new (or the extension of an existing) public or private car park, including Park & Ride or Park & Share, or temporary car park must meet. The tailored policy retains criteria and adds further criteria relating to SuDS on surface level car parks. Tailored policy also assesses temporary car parks same as others, and restricts to maximum of two years in conjunction with redevelopment proposals, to ensure sites are appropriately redeveloped.

Preferred Option:

Tailored policy which consolidates three existing policies (AMP 9, 10 & 11) with amended wording and criteria.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to deliver outcomes for some of the economic objectives and several of the environmental objectives. Minor positive outcomes were predicted for delivery of the enabling sustainable economic growth objective. These positive effects were based on how the policy would enable people to access town centres but at the same time help to manage parking provision so that an area would be maintained as attractive to investors, visitors and residents. Minor positive outcomes were also predicted for delivery of the environmental objectives for encouraging active and sustainable travel; and protecting, managing and using water resources sustainably. These positives were based on the provision of park and ride/share facilities, which would help to encourage less cars on the road and enable more people to use public transport provision. All new surface level car parks will incorporate SuDS, which can reduce local flooding and filter run off thus protecting local water quality. The impact of the policy on one of the economic objectives - protecting physical resources and using sustainably; and on two of the environmental objectives - protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources; was predicted to be uncertain. The uncertainty was predicted because the location and scale of the car parks has not been identified but greenfield sites cannot be discounted.

What likely significant effects are envisaged with the preferred option?

No likely significant positive effects of the policy were predicted for delivery of the objectives. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Park and ride sites identified at Local Policies Plan stage.

3.6.7. Policy FRD1 Development within Floodplains and Policy FRD6 Development in Proximity to Controlled Reservoirs

Policy FRD1 Development within Floodplains: A proposal for development within a floodplain of a river or the sea will not be permitted unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Policy sets out exceptions for defended areas, undefended areas, proposals of significant regional or sub-regional economic importance and minor development and also flood protection and management measures.

Policy FRD6 Development in Proximity to Controlled Reservoirs: A proposal for new development (other than minor development) within the potential flood inundation area of a 'controlled reservoir, as shown on the Strategic Flood Maps, will only be permitted where it meets the indicated criteria. Policy outlines circumstances where proposals within the potential flood inundation area of

a controlled reservoir would be permitted. Policy also outlines what types of development not allowed.

Policies FRD1 and FRD6 have been appraised as a group as they relate to development in areas which have a level of flood risk identified. .

Preferred Option:

Option required to uphold the aims or policy approach of SPPS and sets out exceptions broken down for defended areas, undefended areas, proposals of significant regional or sub-regional economic importance & minor development; flood protection and management measures.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Policy FRD1 is required to uphold the aims or policy approach of the SPPS. Policy FRD6 has been retained due to legal advice received post-POP. Policy wording has also been changed on advice of DfI to remove requirement for FRA if Condition Assurance of Reservoir demonstrated. Also, minor wording amendments to reflect the SPPS and in relation to replacement of an existing building.

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

Summary and comparison of options against the sustainability objectives

The policy option has a significant positive impact on the objective to improve health and wellbeing and a minor positive impact on the objective to provide good quality, sustainable housing. A negligible effect is identified for strengthening society. The policy option has a minor positive impact on two out of the three economic sustainability objectives as it helps to ensure that economic development and infrastructure is sustainably located, while retaining the flexibility to respond to future changes in the maps identifying the areas of potential flood risk. Negligible impacts are recorded for most of the environmental sustainability objectives, however this policy option will have a significant positive impact on the objectives to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably. The effects on water resources have an indirect effect on natural resources as many of the protected sites in the Borough are dependent on good water quality and therefore a minor positive impact is also identified for protecting natural resources and enhancing biodiversity.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to improve health and wellbeing, to reduce causes of and adapt to climate change, and to protect, manage and use water resources sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.8. Policy FRD2 Protection of Flood Defence and Drainage Infrastructure

A development proposal that would impede the operational effectiveness of flood defence and drainage infrastructure, or hinder access for maintenance or emergency purposes, will not be

permitted. This includes the erection of buildings or other structures over the line of a culverted watercourse.

Preferred Option:

Policy option required to uphold the aims or policy approach of SPPS (paras 6.107-) by providing a level of flood protection to people and property and adequate land drainage.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of the SPPS (paras 6.107).

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

Summary and comparison of options against the sustainability objectives

This policy has a very narrow scope and spatial extent and consequently the appraisal has identified a perceptible impact on only three of the sustainability objectives. A minor positive impact is identified for the objectives to improve health and well-being, to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.9. Policy FRD3 Management of Development in regard to Surface Water Flood Risk and Policy FRD4 Sustainable Drainage (SuDS)

Policy FRD3 Management of Development in regard to Surface Water Flood Risk: A proposal for development (except minor development) outside of floodplains will be permitted where the applicant has demonstrated that the risk of surface water flooding (pluvial) to the development, or elsewhere as a result of the proposed development, can be effectively managed through adequate drainage arrangements.

Policy FRD4 Sustainable Drainage (SuDS): A sustainable drainage solution (hard or soft SuDS) for the management of surface water run-off will be required for any development proposal that triggers the requirement for a Drainage Assessment (DA) under Policy FRD3 Management of Development in regard to Surface Water Flood Risk. An exception will be applied where it is clearly demonstrated through the DA that the site is fundamentally unsuitable for a SuDS solution.

Preferred Option:

Policy option helps to manage development within these areas of flood risk and ensure adequate assessment of proposals whilst promoting a SuDS first approach. Also required to uphold the aims or policy approach of SPPS (para 6.114).

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. FRD3 is required to uphold the aims or policy approach of the SPPS (para 6.114).

An alternative option to policy FRD4 was appraised in the Interim SA for the POP (Issue 24) but was found to be less sustainable. This was 24B: *Retain existing approach to generally encourage the use of SuDS in new development*. The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP (24A: *Promotion of SuDS within the LDP through introducing policy requirements (for some / all new development/ new development in certain locations)*). The policy has been refined to promote SuDS by requiring all proposals that trigger a DA to use SuDS for management of surface water run-off, unless the applicant demonstrates that the site is unsuitable for SuDS. The policy was refined following the POP as it was considered to be unrealistic to require all proposals to use SuDS. The Plan Review stage will look at how the policy is working and further steps may be taken at that stage. The LPP may also select site/sites with KSRs attached to use 'soft SuDS' as a trial.

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

Summary and comparison of options against the sustainability objectives

These policies have a minor positive impact on the objectives to improve health and wellbeing and to provide good quality, sustainable housing through helping to manage surface water and storm drainage more sustainably. A negligible effect is identified for strengthening society. There are no effects on majority of the economic sustainability objectives, however a minor positive impact is identified for the objective to enable sustainable economic growth as these policies will help to make new economic development more sustainable. A negligible effect is identified on most of the environmental sustainability objectives, however minor positive impacts are recorded for the objective to reduce causes of and adapt to climate change and to protect natural resources and enhance biodiversity (in the medium-long term). A significant positive impact is identified for the objective to protect, manage and use water resources sustainably. The appraisal has been conducted in the context that that in most cases 'hard SuDS' will be the preferred drainage solution for developers as these are currently adopted by NI Water. However, it is recognised that if used, 'soft' SuDS could potentially deliver greater benefits to the environmental sustainability objectives.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to protect, manage and use water resources sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Subject to site suitability, a requirement for 'soft' SuDS to be incorporated in development may be included in KSRs for certain zoned areas at LPP.

3.6.10. Policy FRD5 Artificial Modification of Watercourses

A proposal for the artificial modification of a watercourse (including culverting or canalisation operations) will only be permitted under two exceptional circumstances.

Preferred Option:

Policy option required to uphold the aims or policy approach of SPPS (paras 6.124 & 6.125) by outlining exceptions for artificial modification of a watercourse and requiring demonstration that SuDS has been considered as an alternative.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of SPPS (paras 6.124 & 6.125).

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

Summary and comparison of options against the sustainability objectives

This policy has a narrow scope and has negligible or no impact on many of the sustainability objectives. By restricting new culverting and preserving the natural morphology of watercourses, a minor positive impact is delivered for the objective to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.11. Policy RE1 Renewable Energy Development

Policy sets out criteria for renewable energy development proposals to be assessed against. It retains the SPPS approach on appropriate weight and decommissioning. There is some additional information relating to re-powering. Some criteria now relate to all renewables rather than just wind energy and other criteria wording has been strengthened. Solar farms now also referred to. Tailored policy largely based on RE1 with changes to reflect our Borough's landscape designations in addition to updated SPPS wording.

Preferred Option:

Tailored policy largely based on RE1 with changes to reflect our Borough's landscape designations in addition to updated SPPS wording.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. Option is required to uphold the aims or policy approach of the SPPS (paras 6.221-6.227) and PPS 18.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to have positive outcomes against most of the sustainability objectives although no effects were most evident against most of the social sustainability objectives. Minor positive effects were predicted for delivery of the improving health and wellbeing objective because the impacts of renewables on people's safety and amenity would be expected, as well as provision of social benefits for local communities. Minor positive outcomes were also predicted for delivery of the economic sustainability objectives enabling sustainable economic growth, and managing material assets sustainably. These positives were based on the policy facilitating and supporting appropriate renewables as an important contributor to the energy mix whilst also adequately considering protection of landscape to help protect the tourism sector. An uncertain outcome was predicted against the economic objective for physical resources because of the land take that may or may not enable other uses. Much would depend on the type of renewable project and whether any below ground infrastructure is evident. Minor positive outcomes were predicted for delivery of most of the environmental objectives including improving air quality; protecting, managing and using water resources sustainably; and protecting, conserving and enhancing the historic environment and cultural resources. Positive effects were based on the use of less carbon heavy energy sources that must not cause unacceptable adverse impacts on water quality/quantity, whilst avoiding active peatland sites and areas at risk of landslide or bog burst. The policy could help to protect historic features and their settings further by restricting certain types of renewables in some areas. Significant positive outcomes were predicted for delivery of two of the environmental objectives for reducing causes of and adapting to climate change, and maintaining and enhancing landscape character. Positive effects were based upon the integration of less carbon intensive energy sources into the energy mix with zero greenhouse gas emissions as well as the avoidance of active peatlands i.e. carbon/water stores. Positive effects for the landscape character objective were based upon the avoidance of the most sensitive landscape areas and the consideration of the most appropriate technologies to help minimise any risk of visual intrusion.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the reducing causes of and adapting to climate change objective, and the maintaining and enhancing landscape character objective; during the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.12. Policy TOC1 Telecommunications Development and Overhead Cables

This policy seeks to facilitate the expansion of telecommunications operations to meet modern technical connectivity needs in a timely, co-ordinated and appropriate manner whilst minimising the visual and environmental impact of such development.

Preferred Option:

Policy option combines wording from policy TEL1 of PPS10 and PSU11 of PSRNI with amended wording and criteria in relation to height restrictions where a proposal is located in designated landscape.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified, the option is required to uphold the aims or policy approach of the SPPS (para. 6.240).

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

Summary and comparison of options against the sustainability objectives

This policy has a minor positive impact on the social sustainability objectives of improving health and wellbeing and strengthening society by enabling enhancements to communication and connectivity to be delivered, which will particularly benefit the rural areas where mobile signal coverage is poor. Positive impacts are identified for all three economic sustainability objectives, these are minor for education but significant for enabling sustainable economic growth and managing material assets sustainably. The policy has no effect on the majority of the environmental sustainability objectives, however the strong spatial and policy protections which will require due consideration to be given to the natural and built environment will result in the delivery of positive impacts on natural resources and biodiversity, landscape character and the historic environment and cultural heritage. The latter two will experience significant positive impacts.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to enable sustainable economic growth, to manage material assets sustainably, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.13. Policy WW1 Development Relying on Non-Mains Wastewater Infrastructure

This policy seeks to ensure that proposals for new development relying on non-mains wastewater infrastructure, either individually or cumulatively, do not increase the risk of pollution. A proposal for new development relying on non mains wastewater infrastructure will only be permitted where the applicant has demonstrated, through the submission of sufficient information on the means of wastewater treatment and disposal that it will not create or add to a pollution problem.

Preferred Option:

Policy option builds on CTY 16 of PPS21 and now applies to any proposal where no mains connection is available, whether urban or rural (previously only rural). This is to ensure appropriate means of wastewater treatment and disposal to avoid creating or adding to a pollution problem.

What reasonable alternatives have been considered?

No reasonable alternative has been identified. This policy is required to uphold legislative requirements of the Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2017.

Given the sewerage/wastewater capacity issues now facing some of our settlements, this policy, previously CTY 16 of PPS21 and only applying to rural proposals (as that is historically where the vast majority of non-mains infrastructure was required), is now required to be applied to some urban proposals where no mains connection is available. This is to ensure appropriate means of wastewater treatment and disposal to avoid creating or adding to a pollution problem.

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

Summary and comparison of options against the sustainability objectives

This policy seeks to ensure that proposals for new development relying on non-mains wastewater infrastructure, either individually or cumulatively, do not increase the risk of pollution. A proposal for new development relying on non mains wastewater infrastructure will only be permitted where the applicant has demonstrated, through the submission of sufficient information on the means of wastewater treatment and disposal that it will not create or add to a pollution problem.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objectives to protect, manage and use water resources sustainably and to protect, natural resources and enhance biodiversity. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.14. Policy WMT1 Environmental Impact of a Waste Management Facility, Policy WMT2 Waste Collection and Treatment Facilities and Policy WMT3 Waste Disposal Sites

Policy WMT1 Environmental Impact of a Waste Management Facility: A proposal for a new or expanded waste management facility will be permitted where there is no unacceptable adverse impact on the environment. Where there is adverse impact(s), a proposal can only be approved if it can be demonstrated, to the satisfaction of the Council, that the impact can be effectively mitigated through appropriate measures.

Policy WMT2 Waste Collection and Treatment Facilities: A proposal for the development of a waste collection or treatment facility will be permitted where it meets the General Policy and accords with

other provisions of the LDP. In addition, the applicant will be required to demonstrate that there is an identified need for the facility and that one or more of the identified locational criteria are met.

Policy WMT3 Waste Disposal Sites: A proposal for the development of landfill or land raising facilities for the disposal of waste will be permitted where it meets the General Policy and accords with other provisions of the LDP. In addition, applicants will be required to demonstrate that all identified criteria are met.

Preferred Option:

Policy option required to uphold the aims or policy approach of SPPS and PPS 11 by ensuring the environmental impact, location and other criteria for waste management facilities are fully assessed.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of the SPPS and PPS 11.

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

Summary and comparison of options against the sustainability objectives

The policies have a minor positive impact on improving health and wellbeing but no other effects are identified for the social sustainability objectives. In terms of the economic sustainability objectives, a minor positive impact is identified for enabling sustainable economic growth and a significant positive impact on managing material assets sustainably. Negligible impacts are recorded for four of the environmental sustainability objectives as the policies will either have limited effect or will serve to protect against negative impacts. The objectives to protect physical resources and use sustainably, to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity will experience a minor positive impact from these policies. The appraisal recognises that nature of waste management facilities and waste disposal sites is such that it may be difficult to avoid or mitigate all adverse impacts on landscape character. Consequently, a minor negative impact is recorded for this objective.

What likely significant effects are envisaged with the preferred option?

There are significant positive effects identified for the objective to manage material assets sustainably. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.15. Policy WMT4 Development in the vicinity of a Waste Management Facility

A proposal involving the development of land in the vicinity of an existing or approved waste management facility or waste water treatment works (WwTW), will only be permitted where it will not prejudice or unduly restrict activities permitted to be carried out within such facilities and the proximity to waste management facilities (or WwTWs) will not give rise to unacceptable adverse impacts in terms of people, transportation, or the environment.

Preferred Option:

Policy option required to uphold the aims or policy approach of SPPS (para 6.318) and PPS 11 by preventing conflict between waste management facilities and neighbouring uses.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of SPPS (para 6.318) and PPS 11.

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

Summary and comparison of options against the sustainability objectives

This policy has a very narrow scope and spatial extent and consequently the appraisal has identified a perceptible impact on only three of the sustainability objectives. A minor positive impact is identified for the objectives to improve health and wellbeing, to enable sustainable economic growth and to manage material assets sustainably.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.6.16. Policy WMT5 Land Improvement

A proposal for the disposal of inert waste by its deposition on land will be permitted where it meets the General Policy and accords with other provisions of the LDP. In addition, the applicant will be required to demonstrate that it will result in land improvement and all the identified criteria have been met.

Preferred Option:

Policy option required to enable assessment of land improvement development proposals. The sustainability appraisal has identified that this may not be a wholly sustainable policy, however an absence of policy would result in potentially significant negative impacts on a number of the environmental sustainability objectives.

What reasonable alternatives have been considered?

Consideration was given to an alternative option of not bringing through a policy for land improvement. This alternative option was considered due to the fact that land improvement through infilling may no longer be seen as a sustainable form of development for disposing of waste (soils, clays and builders rubble, etc.) which can all be moved up the waste hierarchy to some extent rather than being disposed of in this way. However, the evidence base indicates that the disposal of inert waste is an issue in the Borough. It was determined that having no policy for land improvement would not be a reasonable alternative and instead the policy should be retained. This will enable the assessment of proposals for agricultural land improvement which do not fall under permitted development, and for remediation of cases where land improvement through infilling has

already taken place. In such cases the environmental damage to reinstate the land to its former condition may be worse than to have control over the development.

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

Summary and comparison of options against the sustainability objectives

The policy option has no impact on the social sustainability objectives. A number of effects were identified on the economic sustainability objectives, however these are not considered to be of a scale sufficient to raise a perceptible impact. Minor negative impacts are identified for the objectives to protect physical resources and use sustainably and to protect natural resources and enhance biodiversity, as land improvement may be associated with the loss of biodiverse habitats for which it may not be possible to fully mitigate or offset through restoration. Uncertain impacts are identified for the objectives to maintain and enhance landscape character. While some possible effects are identified for the objective to protect, conserve and enhance the historic environment and cultural heritage, it is considered that negative effects will be controlled through policy and will not have a perceptible impact. While this policy does not result in any positive impacts on the sustainability objective, it helps to provide a mechanism for safeguarding against significant negative impacts from unauthorised infilling and enables the Council to have control over any remedial development or reinstatement. While land improvement may not be the most sustainable method of reusing inert fill, in the absence of any reasonable alternative, the policy is considered to be a necessary requirement.

What likely significant effects are envisaged with the preferred option?

No likely significant effects are identified for the preferred option. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Use of the biodiversity checklist will help to identify species or habitats of conservation importance which may require protection or mitigation.

3.7 Strategic Subject Policies - Stewardship of our Built Environment and Creating Places

3.7.1. Policy HE1 Archaeological Remains and their Settings

The aim of policy HE1 is to protect our Borough's archaeological remains from development that would have an adverse impact on their integrity and setting and provide policy direction in relation to Archaeological Assessment, Evaluation and Mitigation. This aim has taken account of and is consistent with the provisions of the SPPS. The policy is an evolution of those policies as contained within and has taken account of the SPPS.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and PPS6.

What reasonable alternatives have been considered?

No reasonable alternatives were identified through either the policy development or consultation; these policies are the only realistic option to meet the aims of the RDS and SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy option was predicted to have positive effects on some of the social, economic and environmental sustainability objectives. Minor positive effects were predicted for delivery of the health and wellbeing, and strengthening society objectives, with positive outcomes predicted based upon the policy enabling people to benefit from visiting archaeological sites for work, education or personal experience. The policy supports the growth of positive personal attributes, which can result in an increased sense of wellbeing and positive mental health. The protection and enhancement of the heritage assets including their conservation for future generations enables the assets to become an integral part of local communities and can provide a common point of interest where people can meet and socially engage and share experiences. However, an adverse effect of the policy on delivery of the housing objective was predicted based on additional costs to developers if archaeological remains are located on proposed housing sites in some urban areas. Minor positive outcomes were also predicted for delivery of the enabling sustainable economic growth objective based upon the policy enabling place-making through the conservation of the historic assets. This approach to archaeological conservation can make a place more attractive to visitors and investors with positives for all of the local economy. Significant positive effects were predicted for two of the environmental objectives including maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. Positive effects were based on the policy protecting and conserving historic assets and their settings from visual intrusion. The approach of the policy would not only protect historic /archaeological assets that add to local distinctiveness and sense of place but also support cultural activities including the opportunity to excavate and record archaeological information.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the maintaining and enhancing landscape character objective; and the protecting, conserving and enhancing the historic environment and cultural resources objective; over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Mitigation measures would be planning conditions to control development that may affect archaeological remains of regional and local importance and their settings.

3.7.2. Policy HE2 Historic Parks, Gardens and Demesnes, Policy HE3 Listed Buildings - Change of Use or Extension/Alteration or Conversion of a Listed Building, Policy HE4 Listed Buildings - Demolition of a Listed Building, Policy HE5 Development affecting the Setting of a Listed Building, Policy HE6 Conservation Areas and Policy HE7 Areas of Townscape Character

The aim of policy HE2 is to protect our Borough's Historic Parks, Gardens and Demesnes from development that would have an adverse impact on the overall character and integrity of these distinct areas. This aim has taken account of and is consistent with the provisions of the SPPS. The policy is an evolution of previous PPS, taking account of the SPPS. The aim of policy HE3, HE4 and HE5 is to protect, conserve and where possible enhance the Listed Buildings located within our Borough. This aim has taken account of and is consistent with the provisions of the SPPS. The aim of policy HE5 is to support development which preserves or where possible, enhances the character and appearance of our Borough's Conservation Areas and their settings. This aim has taken account of and is consistent with the provisions of the SPPS. The aim of policy HE7 is to ensure that development proposals respect the appearance and qualities of our Borough's townscape areas and maintain or enhance their distinctive character. This aim has taken account of and is consistent with the provisions of the SPPS.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and PPS6.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified. No reasonable alternatives have been identified. Option is required to uphold the aims of the RDS and the SPPS.

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

Summary and comparison of options against the sustainability objectives

The policies were predicted to have positive effects on two of the social, one of the economic and three of the environmental sustainability objectives. Minor positive effects were predicted for delivery of the health and wellbeing and the strengthening society objective. Positives were based upon the provision of shared space where people can visit and socially interact. The policies can also help to protect and enhance these shared spaces helping to add to a sense of place whilst also

ensuring provision of shared space for generations to benefit from. Minor positive effects were also predicted for delivery of the natural resources objective because the policy for historic parks, gardens and demesnes protects and conserves semi-natural areas, historic parks and gardens with a local biodiversity value. Significant positive effects were also predicted for delivery of the enabling sustainable economic growth objective. Cumulatively the policies help to make the best use of location by protecting historic assets and features that help to maintain local distinctiveness and attract visitors and investment an area. This approach helps to sustain as well as encourage local vitality and vibrancy through heritage led tourism, regeneration and historic/cultural initiatives. Significant positive effects were also predicted for maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. Positives were based upon the retention and conservation of assets and features intrinsic to local landscape character and the requirement for visual impact assessments. This approach would ensure the conservation and enhancement of the historic environment and help to facilitate related cultural activities/initiatives including interpretation and understanding of the historic environment.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of enabling sustainable economic growth, maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources; over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross-reference with other relevant policy. Encouraging, promoting and supporting training initiatives in heritage skills that support the restoration of historic assets may assist in the reduction of some of the costs and constraints required to restore heritage assets. Supplementary Planning Guides/Conservation Area Designs Guides may also provide some certainty and clarity to developers on what is expected for an area/ listed building.

3.7.3. Policy HE8 Non-listed Locally Important Building or Vernacular Building

Policy HE8 relates to Non-listed Locally Important or Vernacular Buildings, this policy still retains the intent of BH15 in that there is a presumption in favour of the sympathetic conversion or re-use of these types of buildings - however In BH15 criterion (d) indicated that normally no new extensions should be allowed, we considered this criterion to be overly restrictive and have omitted it from HE 8 but have included criterion (b) to ensure that any proposed extension is subservient to and uses materials and finishes which are sympathetic to the existing building.

Policy wording relating to the Replacement of Non-listed Vernacular Dwellings has been introduced which both signposts to the Replacement Policy and stipulates that the existing dwelling must be retained and incorporated into the layout of the overall development. However, we have some concerns regarding the application of this policy as it relies heavily on the identification of these non-designated heritage assets. Footnote 11 of the SPPS states - 'A historic building of local importance, is a building, structure or feature, whilst not statutory listed, has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance.'

From a Council perspective there are resource implications in identifying these heritage assets.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS, PPS 6 and PPS 21.

What reasonable alternatives have been considered?

No reasonable alternatives were identified through either the policy development or consultation and it was determined that these policies are the only realistic option to meet the aims of the RDS and SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy option has a narrow scope with negligible or no effects on the majority of the sustainability objectives other than two of the environmental objectives. Minor positive effects were predicted against the maintaining and enhancing landscape character objective; and significant positive effects against protecting, conserving and enhancing the historic environment and cultural resources objective. These positive effects were based upon the policy helping to retain locally important buildings and their settings that are intrinsic to local landscape character with reuse potentially able to reduce visual impact. This approach would also help to retain and conserve locally important buildings and their settings, likely to be indicative of an area's culture or history and help to facilitate the conservation of buildings that are locally distinctive and add to a locality's sense of place. The encouragement of traditional building methods and use of materials would be positive in keeping the historic character and fabric.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the protecting, conserving and enhancing the historic environment and cultural resources objective; over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross over with other relevant policies.

3.7.4. Policy HE9 Enabling Development for the Conservation of Heritage Assets

Enabling Development is development which conflicts with other policies in the LDP and which, in its own right, would normally be considered unacceptable, but which may be supported if Council is satisfied that the proposal will facilitate and secure the long-term future of a heritage asset by using the profit generated by the proposed development. It is intended that this policy will only be used as a last resort where the long-term public benefit of securing a significant place decisively outweighs the disadvantages of departing from other LDP policy provisions. This policy was taken across relatively unchanged - the phrase 'significant place' was replaced by 'heritage asset' as we consider this to be a clearer and stronger wording on what is deemed as important in the context of the historic environment.

Preferred Option:

Take forward the direction of policy including the SPPS and PPS23 - Enabling Development for the Conservation of Significant Places

What reasonable alternatives have been considered?

No reasonable alternative has been identified. Option required to uphold the aims of the RDS and the SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy would have a narrow scope and therefore most predicted outcomes for all of the sustainability objectives were either negligible or no effect. Uncertain outcomes were predicted for delivery of the economic objective to protect physical resources and use sustainably. These uncertainties were based upon the unknowns as to what type of project may come forward and its location. If located within the wider countryside and outside of any settlement development limits then the potential risk of impacts on physical resources - land/soils/minerals could be greater. Uncertain outcomes were also predicted for delivery of the environmental objectives for protecting natural resources and enhancing biodiversity, and maintaining and enhancing landscape character. These uncertainties were again based upon the unknowns as to what type of project may come forward, the scale of it and its location. There could be adverse impacts on local biodiversity and local green/blue infrastructure networks and there could be adverse impacts on local landscape character and visual amenity. Much would depend on the scale, type and siting of project coming forward as well as its location in the context of local landscape character. The policy was predicted to deliver a minor positive for delivery of the environmental objective for the historic environment and cultural resources. The policy could help to encourage, enable and facilitate the preservation of historic features and their settings for public use by enabling a development on the basis that the asset would be preserved and integrated. The historic/cultural value of the asset and its setting would most likely be integral to any proposal linked to its conservation and so the integrity of the asset should not be adversely affected.

What likely significant effects are envisaged with the preferred option?

No likely significant positive effects of the policy were predicted for the delivery of the objectives. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Consideration of development proposals against other relevant policies.

3.7.5. Policy AD1 The Control of Advertisements

We have amalgamated the existing operational policies contained within PPS 17, PPS 6 and addendum to PPS 6 into one single Control of Advertisement Policy - the intent of the previous policies has been carried forward within Policy AD1 with the addition of specific wording which stipulates that permission will not be granted for flashing, scrolling, animated, intermittent or moving digital displays and message boards within Conservation Areas, and ATC's and their settings or on listed buildings or within the curtilage of a listed building.

Preferred Option:

Take forward the broad thrust and direction of the SPPS and provide policy on advertisements and signage; providing specific criteria and restrictions that will promote the protection and enhancement of the distinctive local qualities of our towns, villages and countryside.

What reasonable alternatives have been considered?

No reasonable alternatives were considered necessary; policy AD1 is the only realistic option to meet the aims of the RDS and SPPS.

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

Summary and comparison of options against the sustainability objectives

The policy would have a narrow scope and predicted outcomes for most of the social, economic and environmental sustainability objectives were no effect. Minor positive outcomes were predicted for delivery of the social objective for improving health and wellbeing and positives were based upon the policy option providing health and safety for road users by ensuring any potential distractions to road users - drivers and pedestrians, would be avoided. Minor positive effects were also predicted for delivery of the enabling sustainable economic growth objective. These positives were based upon the policy helping to make a location more attractive to residents, investors and visitors by contributing to local amenity but at the same time enabling businesses to appropriately advertise themselves, which should encourage footfall and competitiveness. Minor positives were predicted for delivery of the environmental objective for maintaining and enhancing landscape character based upon the policy option helping to control visual intrusion from signage by sensitively integrating to local setting/amenity. Significant positive outcomes were predicted for delivery of the environmental objective for protecting, conserving and enhancing the historic environment and cultural resources. These positives were based upon the policy facilitating protection of the setting of historic buildings and features by minimising visual intrusion on local character. Inappropriate signage could have a particularly adverse impact on townscape but the policy would help to conserve local distinctiveness and sense of place derived from the historic environment by minimising visual intrusion.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects of the policy were identified for delivery of the protecting, conserving and enhancing the historic environment and cultural resources objective; over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

No additional measures have been identified.

3.7.6. Policy SFA1 Strategic Focus Areas

The designation of Strategic Focus Area (SFAs) aims to support the successful and sustainable development of discrete urban areas that are strategically important for our Borough. This policy allows for the designation of SFAs at Local Policies Plan Stage and development of a bespoke Spatial Framework, objectives and planning guidance for each SFA, with regard to the Council's vision for the area concerned. This policy aims to promote the principles of positive place making and high quality design which is responsive to the local character and distinctiveness of the designated SFA.

Preferred Option:

This option allows for the designation of Strategic Focus Areas which will aim to support the successful and sustainable development of discrete urban areas that are strategically important for our Borough. SFAs will have regard to the Council's vision for the area concerned.

What reasonable alternatives have been considered?

No reasonable alternatives have been identified; the option meets the policy approach of the SPPS and supports the Council's Community Plan.

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

Summary and comparison of options against the sustainability objectives

The policy was predicted to deliver positive outcomes for social, economic and environmental objectives with significant positive outcomes identified for both economic and environmental sustainability objectives. Minor positive outcomes were predicted for delivery of the social sustainability objectives to improve health and wellbeing, and strengthening society. These positives were based upon the creation and enhancement of shared spaces that people can easily access and benefit from both physically and mentally because of their aesthetics and linkages to other locations. The areas would enable people to meet and socially interact in a safe environment. Significant positive outcomes were also predicted for delivery of the enabling sustainable economic growth objective because the policy would support local economic growth and encourage local investment with positive spin offs across the local economic community through job provision, increased skills base and additional disposable incomes. The benefits of the policy could be particularly evident within the tourism, recreation, services and evening economy sectors. The overarching aim of the policy is about regeneration so associated projects should help to improve local vibrancy and vitality of areas that are not fulfilling their economic potential by improving the attractiveness of those areas for future investment. Minor positives for material assets were also predicted based upon the policy facilitating and encouraging the reuse of derelict land and buildings as part of regeneration. Minor positives were also predicted for delivery of the environmental objective for active and sustainable travel based upon the promotion, facilitation and integration of cycle ways and walking routes into the proposed areas, which should help to encourage active travel and help to connect people to key buildings, features, landmarks, nodes and shared spaces within the designated areas. However uncertain outcomes were predicted for the environmental objective to protect, manage and use water resources sustainably based upon unknowns regarding the allocation of the designated areas and the extent of blue infrastructure and other aquatic habitats within them. Significant positive outcomes were predicted for two of the environmental objectives for maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. These positives were based upon the Strategic Focus Areas managing development to avoid any adverse visual impacts and helping to protect the setting of locally important buildings, key views and vistas. The policy would also help with the application of design criteria, which would also help to maintain a sense of place and local distinctiveness. Positives were also based on the policy helping to conserve and protect key buildings and features of historic or cultural importance within the Strategic Focus Areas (SFAs) as well as ensuring any new

development would be sympathetic to the local character and built form. Strategic Focus Areas may have archaeological and historic features present, which could act as key drivers for economic and social regeneration with potential also for heritage-led development and cultural initiatives.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects of the policy were predicted for delivery of the objectives for sustainable economic growth, maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources; over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Local Policies Plan stage guidance/documents. Design criteria and guidelines. Partnership working with stakeholders.

3.8 Strategic Subject Policies - Safeguarding our Natural Environment

3.8.1. Policy NAT1 European and Ramsar Sites - International, Policy NAT2 Species Protected by Law, Policy NAT3 Sites of Nature Conservation Importance - National, Policy NAT4 Sites of Nature Conservation Importance - Local, and Policy NAT5 Habitats, Species or Features of Natural Heritage Importance

These policies accord with the approach of the SPPS.

Policy NAT1 European and Ramsar Sites - International - the aim of this policy is to protect designated sites of international nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites.

Policy NAT2 Species Protected By Law - the aim of this policy is to protect all legally protected species and habitats from the damaging impact of development that has the potential to harm them.

Policy NAT3 Sites of Nature Conservation Importance - National - the aim of this policy is to protect designated sites of national nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites.

Policy NAT4 Sites of Nature Conservation Importance - Local - the aim of this policy is to protect designated sites of local nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites.

Policy NAT5 Habitats, Species or Features of Natural Heritage Importance - the aim of this policy is to ensure adequate protection is afforded to those features of natural heritage or biodiversity value which are located outside of designated nature conservation sites. This policy will help to ensure the Council meets its statutory duty to further the conservation of biodiversity.

Preferred Option:

Take forward the broad thrust and direction of policy including the SPPS and Planning Policy Statement (PPS 2) - Natural Heritage.

What reasonable alternatives have been considered?

Policies align with current environmental legislation and are the only realistic options to meet the aims of the RDS and the SPPS and current policy framework.

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

Summary and comparison of options against the sustainability objectives

The policies were predicted to have negligible effects on all of the social sustainability objectives but positive outcomes were predicted for the majority of the environmental objectives and a mixture of positive, uncertain and adverse outcomes were predicted for the economic objectives. Uncertain outcomes were predicted for delivery of the enabling sustainable economic growth objective based upon the policies helping to make the Borough a more attractive location for visitors, residents and investors as they help to retain and provide natural areas for recreation and leisure pursuits, with positive spin-offs for related businesses particularly in the tourism and hospitality sectors. However, some aspects of economic growth may be constrained. Negative effects were predicted for delivery of the material assets objective because the policies may constrain some projects such as electrical infrastructure and renewables and in some areas, there can be more constraints on proposed development due to the presence of particular species and/or habitats, or the location of designated sites. However minor positive effects were predicted for the economic objective to protect physical resources and use sustainably based upon the approach of the to help retain and protect areas of land, including earth science sites and greenfield land, which cumulatively helps to conserve the land/soil resource in the Borough with a reduced risk of loss to development and pollution. There were minor positive outcomes predicted for delivery of the environmental objectives to improve air quality and protect the historic environment and cultural resources. These positives were based upon the policies helping to retain and protect areas of semi-natural land as relatively free from development with positives for local air quality as they can act as natural buffers and help to dissipate local air emissions. The policies help to retain and protect areas in which features of the historic environment and their settings are evident. The policies help to maintain local distinctiveness and a sense of place by helping to conserve natural heritage assets that contribute to the settings of features of local historical and cultural importance.

Several of the environmental sustainability objectives were predicted to have significant positive outcomes, including the objectives for climate change, water resources, natural resources and landscape character. These positives were based upon the provision of ecosystem services through the policies cumulatively retaining and protecting semi-natural areas and natural features that not only maintain local biodiversity levels, but also provide natural defences against flooding, (coastal) erosion, and act as carbon/ water stores. The policies would help add to the natural resilience of the Borough and its ability to manage the impacts of climate change effectively. The policies would help to enable the retention and provision of semi-natural areas of land including floodplains, rivers and coastal areas that cumulatively should help to maintain good water quality and a healthy aquatic ecosystem and help to reduce the risk of local flooding and any need for artificial flood defences. The policies would also help to enable protection of a variety of areas of semi-natural land cover with positives for the protected species and priority habitats present, and any other local biodiversity features. These areas, designated and non-designated, would help to maintain the green/blue infrastructure network of the Borough and help to maintain local wildlife corridors for the natural movement of species. At the same time, the policies would also help to deliver for local landscape character by helping to maintain local distinctiveness through the retention and

conservation of semi-natural areas and natural features that are intrinsic to local landscape character. Under the policies, there are extensive areas of land and natural heritage features which would be protected. These natural features are likely to have a direct link to local landscape and so the natural heritage policies will be able to deliver positives for this objective.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects of the policies were predicted for delivery of the climate change, water resources, natural resources and landscape character objectives; over the short, medium and long-term timeframes. No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects.

Cross-reference with other policies, site surveys, Key Site Requirements.

3.9 How has the SA influenced Plan Making

The strategic policies and proposals contained in the draft Plan Strategy are intended to deliver on the LDP Vision and Strategic Objectives set out in the document. The Vision is to improve quality of life for everyone, with a particular focus on the provision of high quality, sustainable and connected places. The strategic objectives are generally directed towards the attainment of this Vision and are expressed in relation to the three recognised 'pillars' of sustainable development, including its economic, social and environmental aspects.

However, in order for the draft Plan Strategy to be found to be 'sound', it is not sufficient in itself for the strategic policies and proposals to link coherently with the objectives. There are a number of other 'soundness tests' which require Council to demonstrate how each policy and proposal has evolved since the commencement of the Plan process. Important in this are the 'Consistency tests' which are intended to ensure that due account has been taken of the regional planning context, and specifically of the Regional Development Strategy (RDS) 2035. Other government strategies are also relevant, particularly the Strategic Planning Policy Statement. The policies and proposals are also required to take account of the local policy context, and specifically Council's Community Plan. One of the 'Procedural tests' requires the Council to have prepared a Preferred Options Paper (POP) and to take account of any representations in preparing the draft Plan Strategy. A further 'procedural test' requires each stage of the LDP to be subject to Sustainability Appraisal (including Strategic Environmental Assessment).

Accordingly, there are many factors that have fed into the evolution of the strategic policies and proposals that now make up the draft Plan Strategy. Sustainability Appraisal, as addressed in this report, is only one influence on the policy content of the draft Plan Strategy. Given this situation, it is not considered appropriate for this report to attempt to describe the evolution of policies with reference only to the Sustainability Appraisal.

Rather, the approach that has been adopted is to outline within our suite of topic related Technical Supplements, the evolution of individual policies and proposals (related to that topic) in a composite manner, with reference to a number of the most important influences. Where changes to individual policies or a policy grouping have been influenced by the formal Sustainability Appraisal, this is noted. However, as is apparent through this Report, the draft Plan Strategy policies and proposals were generally found to be more sustainable than any reasonable alternatives, as a result of the formal appraisal. Accordingly, it has had limited influence on changing the thrust of the policies and proposals that were presented for the appraisal. This is not considered to be unusual given that the policies and proposals take full and proper account of the RDS, SPPS and other relevant government strategies and guidance and were developed in close consultation with our statutory consultees.

4 The Cumulative Impact of the Preferred Options

This Section considers how the preferred options, grouped by draft Plan Strategy theme, cumulatively relate to the fourteen sustainability objectives. Tables A3.1 - A3.4 in Appendix 3 illustrate the total effects of each of the preferred options in the draft Plan Strategy on each sustainability objective over the long term.

4.1 Total Effects of the draft Plan Strategy

4.1.1. Improve health and wellbeing

Spatial Proposals and associated Policies, with General Policy for all Development: Spatial planning which establishes focal points or areas for similar land uses supports the objective by creating and maintaining places for social contact and interaction. It helps to create the conditions to allow walking and cycling between residential areas and employment areas. The protection of our areas of natural landscape / seascape and open space alongside general policy which promote safety and are protective against nuisance impact from development helps to deliver a quality environment in the Borough, which can provide positive benefits for people's mental health and wellbeing.

Economic Objectives: These policies direct the majority of economic and retail development towards centres or zonings which are (or which can be) supported by good infrastructure and connectivity. It sustains centres as social places where people can meet and interact. The policies help to avoid conflict of neighbouring land uses where nuisance impacts from a particular land use may occur. The policies for minerals development and to manage development in the context of flood risk also act positively in terms of safety and well-being. The transportation policies complement the spatial aspects of economic development and act positively on the objective in terms of road safety and linking focal points for active travel. While the majority of the policies under this theme act positively on this objective, the policies on tourism development will have a negligible effect on health and wellbeing.

Social Objectives: The provision of high quality, attractive and sustainable homes, accommodation and community facilities which are linked, where possible, with walking and cycling routes and which meet the specific needs of the population has a positive effect on this objective. The protection of open space and facilitation of sports facilities provides opportunities for and encourages leisure, recreation and physical activity which strongly benefits health and well-being and promotes social interaction.

Environmental Objectives: The protection of the historic environment delivers positive effects on health and wellbeing through providing a pleasant environment which sustains local character, distinctiveness, diversity and identity. Assets such as historic parks, gardens and demesnes may be linked with associated open / shared space and along with SFAs these can contribute to physical and mental health benefits. Protecting natural heritage and local biodiversity facilitates a local natural environment from which people can indirectly benefit both physically and mentally.

4.1.2. Strengthen society

Spatial Proposals and associated Policies, with General Policy for all Development: Focusing growth and services in key areas and encouraging good design helps to deliver shared space, enables social interaction and supports the delivery of new facilities/services that act positively for community cohesion. Enabling opportunities across the whole Borough contributes positively towards reducing inequalities. Spatial management of the countryside helps to maintain local distinctiveness across our Borough including between and within settlements.

Economic Objectives: The majority of the policies arranged under this theme have negligible or no effect on this objective. However, enabling opportunities for job creation across the whole Borough can contribute positively towards reducing inequalities. Identifying centres which form a focal point for communities can give rise to neutral shared spaces and helps to sustain rural retail. Facilitating tourism development can enable opportunities for shared facilities which deliver community benefit. Positive impacts are also seen through the policies that help to deliver connectivity through encouraging active travel, enabling disused transport routes to be repurposed for walking and cycling and allowing the expansion of telecommunications networks.

Social Objectives: All policies under this theme deliver positively for this objective. Quality and well-designed residential developments will help to promote social inclusion. The LDP will facilitate the provision of a range and mix of house type and sizes and housing which delivers benefits for people with specific needs, this in turn will help strengthen community integration and social cohesion. The provision of adequate open space, play areas and sports facilities which create shared spaces for community interaction will also deliver significant positive effects for this objective.

Environmental Objectives: Our historic environment and cultural heritage forms an integral part of local communities and local distinctiveness and plays an important role in creating attractive shared space in the Borough. Policy supports measures to promote the understanding and enjoyment of heritage assets which delivers positively for this objective. The designation of strategic focus areas will help to support the creation or enhancement of shared space within the public realm and strengthen the identity of these areas.

4.1.3. Provide good quality sustainable housing

Spatial Proposals and associated Policies, with General Policy for all Development: Managing development spatially will direct housing growth to the most sustainable places. The approach acts in a significant positive manner on the objective by enabling housing to be delivered that is sustainable and which meets local need in terms of its location, affordability, type and quality and creates opportunities for lifetime homes. Protecting open space and encouraging good design which encourages energy efficiency and considers access and movement patterns will indirectly benefit the objective by helping to enhance residential amenity. Countryside policy will enable an appropriate amount of residential development to be delivered in the countryside, which will meet local need and avoid disadvantaging rural communities.

Economic Objectives: In general, the policies for sustainable economic growth have limited effect on the delivery of good quality sustainable housing. However avoiding development in areas at risk of subsidence will act positively on making housing more sustainable. Likewise, avoiding development in areas of fluvial or coastal flood risk and a requirement to consider drainage and surface water management for larger developments and ensuring that waste water can be adequately treated before it is discharged will also help to make housing more sustainable and reduce the risk of unfit homes. The transport policies which help to create new routes and connections for walking and cycling and influence the design of parking areas will indirectly benefit the objective by helping to make housing more sustainable and support the delivery of lifetime homes.

Social Objectives: Facilitating the delivery of high quality, attractive and sustainable homes across the Borough which meet the specific and locally identified needs of the population and include lifetime homes, has a strong positive impact on this objective. The provision of open space indirectly benefits the objective by contributing to quality residential environments and amenity.

Environmental Objectives: The protection, conservation or enhancement of our heritage assets has the potential to conflict with the provision of housing. However, the policies remain protective towards the historic environment and support the reuse of historic buildings as new housing stock.

No other perceptible effects are identified, however it is acknowledged that the protection of the natural environment may influence the location, density or design of housing development.

4.1.4. Enable access to high quality education

Spatial Proposals and associated Policies, with General Policy for all Development: The spatial approach supports the objective by focusing core growth where education and skills services/facilities are already located and helps maintain the numbers of students/trainees needed to sustain these. Countryside policy and proposals will have negligible or no effect.

Economic Objectives: Only one of the policies under this theme has a perceptible impact on this objective. Enabling the expansion of telecommunications networks across the Borough can help to support knowledge and skills learning, especially within rural areas. While not considered sufficient to generate a perceptible impact, positive influences are also identified through economic development enabling opportunities for training and apprenticeships.

Social Objectives: The majority of the policies under this theme have no perceptible impact on the objective, however the policies ensure that the layout of new development will include consideration of access to local education and community facilities such as crèches and preschools. The LDP will enable new education facilities to be delivered in association with larger housing developments, if a need is identified.

Environmental Objectives: None of the policies arranged under this theme have a perceptible impact on this objective. However, it is noted that the natural and historic environment can be used as a resource for outdoor teaching and educational /scientific research.

4.1.5. Enable sustainable economic growth

Spatial Proposals and associated Policies, with General Policy for all Development: Facilitating and directing sustainable growth in appropriate areas (both urban and rural) helps to support the provision of a wide range of facilities/services and employment roles across the Borough. It strongly supports this objective. Spatial policy that is protective of the countryside also delivers some positive effects through making the Borough more attractive for tourism, however the introduction of areas of constraint on high structures may reduce the scope for economic diversification by constraining some types of renewables in these areas.

Economic Objectives: Almost all of the policies under this theme act positively on this objective. Providing the conditions for the creation of a range of job types that are accessible across the Borough, and especially to areas of deprivation, will generate significant positive impacts. Enabling opportunities for appropriate tourism and minerals development will extend the potential for economic development across the Borough and may also contribute significantly to this objective. The policies for transportation, infrastructure and connectivity also have a positive impact on this objective in the majority of cases, however TOC1 will deliver a significant positive effect as good telecommunications and energy are a key aspect of attracting inward investment.

Social Objectives: The majority of the policies under this theme have no perceptible impact on the objective. However, the protection of housing in town centres will help to support the vitality and vibrancy of our towns and the delivery of affordable housing in settlements will help to support businesses by enabling employees in lower-wage sectors to live near where they work. Facilitating sports facilities and protecting areas for open space will also deliver a positive effect.

Environmental Objectives: Policy for the built environment and creating places has a positive effect on this objective and will deliver significant benefits in terms of making our Borough an attractive place to live, work, visit and invest. The identification of SFAs alongside the other heritage policies will help to trigger regeneration and encourage new job creation, enhancing local vitality and vibrancy through heritage led tourism, regeneration and historic/cultural initiatives. Policies to safeguard our natural environment may constrain some aspects of economic growth but may help to

enhance other aspects. However, the policies will help to ensure that the natural environment is appropriately considered and that economic growth is carried out in a sustainable manner.

4.1.6. Manage material assets sustainably

Spatial Proposals and associated Policies, with General Policy for all Development: Facilitating and directing sustainable growth in appropriate areas helps to support the proximity principle for waste management. It enables service providers to plan for future land use and enables more efficient and cost-effective provision of infrastructure such as utilities and telecommunications which can deliver significant positive effects. Spatial policy that is protective of the countryside will generally not have any effect on material assets, however the introduction of areas of constraint on high structures will have a minor negative effect on this objective by constraining some types of renewables development, energy infrastructure and telecommunications infrastructure.

Economic Objectives: Directing economic development towards settlements, centres and zoned areas where infrastructure is provided (or can be provided) brings positive impacts. Economic development in the countryside has a minor negative impact, as conflicts may occur where adequate infrastructure to enable development is not present in rural areas. Tourism and minerals development have a negligible effect on this objective, as do the majority of the transport policies. The policies which enable the delivery of new infrastructure, or which will help to protect infrastructure such as FRD1 and WMT4, have a positive impact on material assets, with TOC1 and WMT 1-3 delivering significant positive impacts.

Social Objectives: The majority of the policies under this theme have no perceptible impact on the objective. However, facilitating housing in existing developed areas supports the proximity principle for waste management and housing in settlements may be able to benefit from a greater range of utilities providers and services. Policy also supports the objective by encouraging incorporation of energy efficiency measures such as renewable technologies. Housing in the countryside conflicts with this objective as it may not be located in areas that are best suited for provision of material assets and infrastructure such as electricity, telecommunications or waste facilities and services.

Environmental Objectives: In general, the policies relating to the built environment will have limited influence on this objective. However, policy encourages and facilitates reuse of old or derelict buildings and land and the identification of SFAs may have a minor positive impact in this regard. Policy on the natural environment may constrain some types of development, such as new electrical infrastructure and renewables. Many constraints can be overcome through alternative design, technology, location or through mitigation and the positive impacts on other sustainability objectives may outweigh these disadvantages.

4.1.7. Protect physical resources and use sustainably

Spatial Proposals and associated Policies, with General Policy for all Development: Growth will lead to an inevitable consumption of land, however strategically focusing core growth where existing settlements are already located enables a more efficient use of land and more sustainable patterns of development, resulting in minor positive impacts for most of the spatial proposals and policies. However, a significant proportion of the areas zoned for economic development in the main towns is currently undeveloped and expansion into these areas will result in a permanent loss of greenfield land. The introduction of SCAs will help to protect a wider range of earth science features and sites and semi-natural land, with significant positive effects. Policy which is protective of developed coast and river corridors will also benefit the objective, but to a lesser scale.

Economic Objectives: The principle of directing the majority of economic development, including tourism, towards settlements, centres and zoned areas has a positive impact on the objective, as it delivers more efficient land use overall, although it may still result in some conversion of greenfield land. Economic development in the countryside has a greater likelihood of resulting in land use change from greenfield or semi-natural land and has a minor negative impact on this objective. The

effect of tourism development in the countryside is more uncertain, as it is dependent on the nature, scale and location of the development. The majority of the MIN policies have a significant positive impact on this objective, as they permit the minerals industry to operate and expand in a sustainable manner. The transportation and infrastructure policies mostly have a negligible impact on physical resources, however TR3 will result in a minor negative impact though the loss of greenfield land as a consequence of delivering new transport schemes and WMT5 is also likely to result in losses of semi-natural land. The effect of new car parks and renewables tends toward the uncertain as impacts may vary depending the type of development brought forward and its location.

Social Objectives: All except one of the policies under this theme have no perceptible impact on the objective. The protection of open space for greenways, growing spaces and cemeteries acts positively on this objective by maintaining areas of semi-natural land.

Environmental Objectives: In general, the policies relating to the built environment and creating places have limited influence on this objective. However, a project to enable development for the conservation of heritage assets which includes a substantial amount of enabling development may result in a perceptible negative effect on this objective. Policy to protect the natural environment will benefit this objective by safeguarding earth science features and protecting natural land and soil resources.

4.1.8. Encourage active and sustainable travel

Spatial Proposals and associated Policies, with General Policy for all Development: Spatial planning which establishes focal points or areas for similar land uses creates the conditions to allow more walking and cycling or public transport routes to be established between residential areas, employment areas and open space areas for leisure/recreation. Along with general policy which encourages accessibility and connectivity this has a positive effect on the objective with growth, housing management and open space strategies delivering significant positive effects. Countryside strategy supports the development of walking and cycling routes but otherwise has limited impact on this objective.

Economic Objectives: These policies act positively on the objective by directing the majority of economic and retail development towards centres or zonings which are (or which can feasibly be) connected by public transport and active travel routes. The transportation policies complement the spatial aspects of economic and retail development to deliver significant positive impacts. Economic development in the countryside, including minerals development, has the potential to conflict with this objective as there are limited opportunities to use or access active and sustainable travel options. Tourism and infrastructure development has no perceptible impact on this objective.

Social Objectives: Policies for housing in settlements will contribute a significant positive effect for this objective by requiring new housing development to link where possible with active and sustainable transport routes including greenways and for flat or apartment conversions to include parking areas for bicycles. Housing or sports facilities located in the countryside are not compatible with this objective, as many rural minor roads have no footpaths or cycleways and many rural areas do not have sufficient population to sustain a public transport service. The protection of open space associated with strategic greenway proposals strongly supports this objective by helping to prevent development that might compromise the future delivery of a greenway.

Environmental Objectives: In general, the policies under this theme have a limited influence over this objective. However, a key aspect of SFAs will be to link key features through pedestrian/cycle networks, which will deliver positively for this objective.

4.1.9. Improve air quality

Spatial Proposals and associated Policies, with General Policy for all Development: While general policy encourages sustainable development, energy efficient design and active travel, spatial and

population growth is likely to give rise to increased emissions from transport, energy/heating and industry. Focusing the majority of growth in areas which have existing or potential future options for active and sustainable transport and access to the gas distribution network could help to reduce the scale of some of the negative effects, but the overall impact of many of the Spatial Growth Strategy policies and proposals is uncertain. The Countryside Strategy has no perceptible impact on this objective.

Economic Objectives: Economic development and growth, including mineral extraction, is likely to give rise to emissions that may negatively impact air quality, through transport, energy requirements and economic/industrial/agricultural activities. The overall impact from these activities is uncertain; they are dependent on the nature and scale of development and measures such as developer impact assessment may enable impacts to be mitigated to insignificant levels. Measures to enhance accessibility through active travel and to enable renewables will have a positive impact on air quality. Developing and enabling opportunities for shared transport such as park and ride/share facilities and protecting arterial routes will help to reduce the rate of increase in traffic congestion and provide opportunities to mitigate the negative effects of growth. The majority of the TOU, MIN, FRD and WMT policies under this theme will have an imperceptible impact on this objective.

Social Objectives: Housing growth can place pressure on air quality through increased transport and domestic heating emissions. Housing policy encourages efficient housing design and the incorporation of renewables, reducing where possible heating requirements. It also requires linkages to be made with active and sustainable transport routes where available, which may help to reduce single occupant car journeys. Open space plays a positive role in maintaining air quality by providing a buffer against development, enabling better dispersal of airborne pollutants.

Environmental Objectives: The policies relating to the built environment and creating places have a negligible impact on this objective. Policy to protect the natural environment will benefit the objective by protecting and maintaining undeveloped areas which can act as a natural buffer/filter/screen and help to dissipate local air emissions.

4.1.10. Reduce causes of and adapt to climate change

Spatial Proposals and associated Policies, with General Policy for all Development: General policy for all development supports the objective by encouraging energy efficient design, microgeneration and movement patterns which favour active travel. However, the Spatial Growth Strategy also encourages and facilitates new housing, roads, facilities/services and industry/business - which may increase greenhouse gas emissions and raise negative impacts. The overall impact is uncertain for many of the Spatial Growth Strategy policies and proposals as many positive effects are reliant on behavioural change. The Countryside Strategy has a generally positive impact on this objective, as in many cases the policies protect areas that have a function in climate change adaptation and resilience. However, the introduction of areas of constraint on high structures will have a minor negative effect on this objective, by constraining some types of renewables development.

Economic Objectives: Economic growth can lead to increases in greenhouse gas emissions through energy and transport requirements. Directing economic development towards centres and zoned areas and placing a focus on connectivity by public transport and active travel helps to reduce negative impacts, but behavioural change and innovation is also necessary to generate positive effects and consequently several policies have recorded an uncertain score. Minerals development leading to hydrocarbon extraction would have a negative impact on this objective, however renewables development under RE1 will have a significant positive impact. The FRD policies and MIN7 also act positively to increase sustainability and resilience to the predicted future effects of climate change.

Social Objectives: Housing growth will give rise to increased emissions from transport and energy/heating. Housing policy encourages efficient housing design and passive solar heating and

the incorporation of resilience measures such as green roofs and permeable paving. It also requires linkages to be made with active and sustainable transport routes where available. These measures will all help to support the climate change objective and offset the impacts of growth. Housing in the countryside is generally not compatible with this objective, there is a typically a greater reliance on cars and they often require more resources to construct and have higher energy demands. Open space can provide a positive role through linking blue/green infrastructure or having a dual function in providing resilience against the effects of climate change.

Environmental Objectives: The policies relating to the built environment and creating places have a negligible impact on this objective, however policies would help to encourage the retention, conservation and reuse of existing resources, which may help to reduce greenhouse gas emissions due to reduced consumption of raw materials and improve energy efficiency of renovated buildings. The retention of semi-natural land which may surround designated historic assets also builds natural resilience into the built environment. The natural environment policies help to deliver this benefit over a much wider area and deliver of ecosystems services which have a significant positive impact on this objective.

4.1.11. Protect, manage and use water resources sustainably

Spatial Proposals and associated Policies, with General Policy for all Development: Growth may place pressure on water quality and storm water management. The principle of directing the majority of growth to the urban areas where there is water and wastewater treatment infrastructure available and reducing dependence on non-mains treatment acts positively for this objective. However there are known issues with network and WwTW capacity in some settlements in the Borough. Development will not be allowed to proceed in areas where there is inadequate treatment capacity, unless private treatment is put in place, therefore water quality should not be adversely impacted. However, storm water overflows are known to have an effect on water quality in receiving waterbodies which are designated. While drainage assessment and flood risk assessment and the incorporation of measures such as SuDS in to new development can help to improve surface water / storm water management, improvements to water quality may also be influenced by upgrades to infrastructure that are outside the scope of the LDP. However, the LDP will enable service providers to build anticipated growth areas into their future plans. The Countryside Strategy has fewer effects on water resources, however establishing SCAs which will indirectly protect wetlands and coastal areas and the introduction of a spatial protection for main rivers will have a significant positive impact on this objective.

Economic Objectives: Water supply to meet growth is not an issue in the Borough, as infrastructure is capable of meeting increased demand. As there are known issues with waste water treatment capacity and network capacity in the Borough, ensuring that new development only takes place where adequate wastewater treatment is provided (or will be provided before the development is occupied) greatly benefits this objective. This approach helps to avoid the risk of negative impacts on water quality from new economic development, although some uncertainty remains for certain type of minerals development. Economic development can place pressure on water quality and impermeable surfaces such as roofs and car parks will increase peak flow rates in watercourses. The FRD policies also help to address issues regarding water quantity as well as quality, through requiring larger developments to conduct drainage assessment and / or flood risk assessment which should result in greater consideration of managing surface water and storm drainage at source.

Social Objectives: Many of the policies aligned under this theme have no effect on the objective. Housing policy encourages the incorporation of measures such as green roofs, rainwater harvesting, permeable paving and SuDS into new residential development, which can contribute positively to this objective, though as these measures are not compulsory the effects may be limited. Housing in the countryside can contribute to point pollution from septic tanks which may have a negative impact on this objective, however this impact may be mitigated through third party regulation via

Discharge Consent. Open space policies can help to conserve wetland habitat and may also support the objective by providing areas for infiltration of surface water and the attenuation of floodwater.

Environmental Objectives: The policies relating to the built environment and creating places have a negligible impact on this objective. Development associated with SFAs may place pressure on this objective. The overall effect will depend upon the nature, scale and location of development, however measures can be incorporated to reduce the risk of negative impacts. The natural environment policies help to enable the retention and provision of semi-natural areas of land including floodplains, rivers and coastal areas that cumulatively should help to alleviate flood risk, maintain good water quality and a healthy aquatic ecosystems, thus delivering significant benefits.

4.1.12. Protect natural resources and enhance biodiversity

Spatial Proposals and associated Policies, with General Policy for all Development: Development and growth can place pressure on the natural environment. Strategically focusing growth where existing settlements are already located and encouraging redevelopment of brownfield in preference to greenfield enables a more efficient use of land and more sustainable patterns of development. However, a significant proportion of the areas zoned for economic development in the main towns is currently undeveloped and expansion into these areas will result in a permanent loss of greenfield and semi-natural land which will have a negative effect on this objective. KSRs which link areas to local green/blue infrastructure and the use of landscaping, planting, buffers and biodiversity measures may help to reduce the scale of the effect. The protection of open space and all aspects of the Countryside Strategy deliver a positive impact on this objective, with significant positive impacts where an additional level of spatial protection is afforded to designated sites and opportunities to enhance green / blue infrastructure are created.

Economic Objectives: The policies arranged under this theme have a wide range of impacts on this objective. While the principle of directing the majority of economic development, including tourism, towards settlements, centres and zoned areas has a positive impact on the objective, growth or expansion of economic development, new transport schemes, and development in the countryside is likely to lead to greenfield land loss and associated biodiversity loss, resulting in negative impacts on this objective from several policies. Measures such as landscaping may help to offset losses and maintain and enhance biodiversity within and around development sites and the phased release / sequential development of zoned land will help to reduce net loss. For some types of tourism development, car parks and valuable minerals extraction it is difficult to predict an impact, as effects would be dependent on the location, nature and scale of a development. However, TOU1 has a significant positive effect by protecting areas that are important for their biodiversity. The FRD and WWI policies will help to protect water quality in our European sites, also delivering positive effects. MIN and WMT policies which place a requirement to restore sites with an emphasis on enhancing biodiversity will also act positively on this objective over the long term.

Social Objectives: Many of the policies aligned under this theme have no effect on the objective. The provision and protection of open space contributes a significant positive effect towards delivering on this objective. Housing policy in settlements requires for good layout and design which promotes biodiversity and encourages wildlife, and the retention and enhancement of existing natural features such as ponds, copses of trees and hedgerows. Housing in the countryside has a minor negative effect on the objective as although policy encourages clustering, efficient land use and landscaping, incremental loss of biodiversity may still occur.

Environmental Objectives: Policies that protect the historic environment will act beneficially on this objective by facilitating the retention and conservation of historic areas that very often have associated semi-natural land cover around their setting and may function as a wildlife corridor. Projects which enable development for the conservation of heritage assets may affect this objective. The nature of the impact would depend on the scale of the project, its location and feasible mitigation. Policy to protect the natural environment deliver a significant positive impact on this

objective, by protecting of a variety of areas with semi-natural land cover, with positives for the protected species and priority habitats present, and any other local biodiversity features.

However, a project to enable development for the conservation of heritage assets which includes a substantial amount of enabling development may result in a perceptible negative effect on this objective. They help to maintain the green/blue infrastructure network of the Borough along with local wildlife corridors and perform an important role in the delivery of ecosystem services.

4.1.13. Maintain and enhance landscape character

Spatial Proposals and associated Policies, with General Policy for all Development: Development and growth may place pressure on landscape character, however consideration of our sensitive and unique landscapes forms a large element of the spatial proposals and associated policies in the LDP. The focus of strategic growth is directed away from areas of high landscape quality, our most exceptional landscapes will receive spatial protection from new development other than in exceptional circumstances and therefore positive impacts are anticipated from most of the spatial proposals and associated policies. Housing growth includes a risk of an adverse effect on landscape, but the likelihood is uncertain as the effect is dependent on other factors such as phasing and whether the planned growth is realised.

Economic Objectives: The principle of directing the majority of economic development, including tourism, towards settlements, centres and zoned areas will help to neutralise adverse effects on landscape. Impacts from transport are negligible. The TOU policies will, in general, be protective of landscape character and have a positive impact however the appraisal recognises that there is some risk of residual adverse impacts on landscape character for development enabled through TOU8. The policies for minerals development deliver many protective aspects and MIN4 will have a significant positive impact on landscape by protecting our most sensitive landscapes. However, it is acknowledged that the location of quarrying and mining activity is mainly influenced by the local geology and locations for facilities for waste management and disposal may be similarly constrained and it may not always be possible to mitigate negative impacts on landscape character from these types of activity. For economic and infrastructure development, developer impact assessment can play an important role in helping to identify measures such as site selection, screening and building details to reduce the scale of impact.

Social Objectives: The majority of the policies under this theme have no perceptible effect on this objective. Housing policy in settlements requires development to have good layout and design; including consideration of how the development can be integrated with existing landscape and topography. Policy for housing in the countryside is strong on protecting landscape character and distinctiveness and will help to avoid negative impacts on landscape character. The provision and protection of open space has a positive impact on this objective and may be especially important for protecting the landscape setting around the edge of settlements.

Environmental Objectives: The landscape is inseparable from the historic environment and forms the immediate and wider setting of heritage assets. Policy to protect and enhance the built environment and create places therefore delivers positively for landscape character with significant positive effects delivered by many of the policies. However, projects which enable development for the conservation of heritage assets may affect this objective. The nature of the impact would depend on the scale of the project, its location and feasible mitigation. Policies which protect the natural environment will also help to deliver significant positive impacts on maintaining and enhancing landscape character.

4.1.14. Protect, conserve and enhance the historic environment and cultural heritage

Spatial Proposals and associated Policies, with General Policy for all Development: Economic development and housing development can conflict with built and cultural heritage, including damage to or destruction of undiscovered/unrecorded heritage, leading to some uncertainty on effects. Negative effects may be reduced through operational policies and the Spatial Growth Strategy encourages reuse of buildings to conserve built heritage which supports the objective. There is a strong relationship between landscape and historic environment. The policies and proposals in the Countryside Strategy will indirectly help to protect, conserve and enhance the historic environment and will have a positive or significant positive impact on this objective.

Economic Objectives: Economic development has the potential to conflict with the historic environment, reflected through several uncertain scores under this theme. Negative impacts could be reduced through developer impact assessments. Tourism development can help to highlight our important heritage assets, may enable their restoration and/or enhancement, and could help to increase access to and understanding of our Borough's history. Policies on infrastructure, especially TOC1, recognise the need to protect our heritage assets, including their settings and generally have a neutral or positive impact.

Social Objectives: Housing policy for settlements encourages development to be integrated with surrounding heritage. The requirement for masterplanning of larger developments will help to enable features to be designed around and incorporated as focal points in new development, where appropriate and a more heritage led approach to be taken. The provision and protection of open space supports the objective by helping to safeguard the setting around many of our heritage assets and facilitating access to heritage, through for example, cemeteries or greenways on former railway routes. Facilitating community and cultural development can help to bring buildings back in to use or enable cultural activities to take place.

Environmental Objectives: All policies arranged under this theme deliver a positive effect on this objective. Together, policies will help to protect, conserve and enhance the historic environment and preserve local distinctiveness and character of locations within the Borough, helping to maintain a sense of place. The policies would also help to support related cultural activities/initiatives and facilitate interpretation and understanding of the historic environment. Policies which are protective of the natural environment will also have a positive impact on this objective, as the historic environment often shares common pressures with the natural environment with regard to sensitivity to development.

4.1.15. Summary of Total Effects

Overall, the total effect of all the preferred options of the draft Plan Strategy is to make a positive contribution to delivery of the majority of the sustainability objectives.

Significant long-term positive effects on sustainability are predicted to occur in relation to:

- improvement of health and well-being,
- enabling sustainable economic growth; and
- maintaining and enhancing landscape character.

Long term positive effects are also predicted to occur for the objectives to strengthen society, to provide good quality sustainable housing, to protect, manage and use water resources sustainably and to protect, conserve and enhance the historic environment and cultural heritage.

However, mixed effects including minor negative impacts are also predicted for some sustainability objectives, especially in relation to managing material assets sustainably, protecting physical resources and using them sustainably, encouraging active and sustainable travel, reducing causes of and adapting to climate change and protecting natural resources and enhance biodiversity.

The total effect on air quality tends toward uncertain. This reflects that a plan for growth is unlikely to improve air quality or reduce emissions, however it can aim to provide conditions and support wider initiatives to encourage the behavioural changes required for this to happen.

Many of these impacts have been minimised through the cross-referencing of policies within draft Plan Strategy, which should be read as a whole, as it will be applied in its entirety to all development proposals, or are capable of being mitigated at Local Policies Plan stage.

4.2 Cumulative Impacts

Schedule 2(6) of EAPP (NI) Regulations requires the appraisal consider secondary, cumulative and synergistic effects. Secondary effects are effects that are not a direct result of the plan, but occur as a result of an original or direct effect. Cumulative effects can arise where several developments each have insignificant effects but together have a significant effect or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects.

Table 4.1: Cumulative Impacts of the Plan

SA Objective	Effect of draft Plan Strategy preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
Improve health and wellbeing	<p>Increased employment opportunities that are linked to residential areas through active travel will help to encourage healthy lifestyles and physical activity and generate a prosperous Borough where citizens have a good quality of life.</p> <p>The provision of quality housing, including adaptable and accessible homes, with layouts that are designed to facilitate accessibility and movement, and which promote safety in their design, will encourage social and intergenerational contact and will help to provide high quality living environments that benefit health and wellbeing for the whole Borough. The total effects are considered to be significant positive.</p>	The cumulative effect of the relevant policies working together, along with the Community Plan and Integrated Economic Development Strategy, 'Amplify', is to strengthen the effect of the significant positive impact further.

SA Objective	Effect of draft Plan Strategy preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
Strengthen society	<p>General Policy which encourages high quality new development, safeguards residential amenity and contributes towards perceived safety and community cohesion will deliver positively for this objective.</p> <p>Growth focused on main towns aims to maximise positive outcomes for society, but by sustaining population in smaller settlements, local services are supported and vitality is maintained in villages and rural areas. This acts positively in terms of social cohesion, sense of place/belonging and identity for communities and individuals. The total effects are considered to be minor positive.</p>	<p>Housing policy HOU5 will make provision for affordable homes in all settlements where a need is identified. This will encourage people from different community and income backgrounds to live together and should help to support sustainable communities.</p> <p>The cumulative effect of all of the relevant policies working together, along with the Community Plan is to strengthen the effect of the positive impact to significant positive.</p>
Provide good quality sustainable housing	<p>Spatial policy for the strategic allocation of housing and the protection of zoned housing land, in association with a settlement hierarchy, helps to make a positive contribution to the delivery of housing in the Borough.</p> <p>Policy also aims to avoid new housing development in areas with known risk factors and encourages the integration of measures to make more efficient use of energy, water and other resources.</p> <p>The strategic subject policies aim to create high quality, sustainable and safe residential environments with adequate public and private open space. Design should take account of the specific needs of people with disabilities and others whose mobility is impaired and promote sustainable movement patterns. The LDP will seek to establish residential areas which have good connectivity with existing local facilities and amenities by walking or cycling and convenient access to public transport. These aspects working together strongly help to support the provision of accessible and adaptable housing. The total effects are considered to be minor positive.</p>	<p>These policies have a synergistic effect on health and wellbeing and strengthen the effect of the positive impact.</p> <p>The principles of quality design, respecting local character and distinctiveness and encouraging development to be more sustainable will help to enhance the quality of housing on a wider basis, making the Borough a more attractive place to live. This will strengthen the positive effect to significant positive.</p>
Enable access to high quality education	<p>The spatial policies and associated proposals SGS1 - SGS4 aim to maintain sustainable populations for schools in both urban and larger rural settlements. Positive influences can come from economic development through training and apprenticeships. HOU1 & COM1 will enable new education facilities to be delivered where a need is identified. As the policies have limited direct influence on the provision of education, the total effect is negligible.</p>	<p>This objective can receive synergistic effects from sustainable economic growth, improved health outcomes and a stronger society. These cumulative effects work together to raise the effect on the objective from negligible to minor positive.</p>
Enable sustainable economic growth	<p>The LDP's objective to provide a sufficient supply and choice of sites for business and employment uses in areas that are accessible across the Borough, and especially to areas of deprivation, has significant positive impacts. The objective to sustain vibrant town centres in Ballymena, Larne</p>	<p>Policy which protects strategically important transportation assets and routes (including disused transport routes) and which facilitates enhanced connectivity within and around the Borough is a key aspect of delivering the RDS.</p> <p>The LDP and the Council's Integrated Economic Development Strategy 'Amplify' will help the</p>

SA Objective	Effect of draft Plan Strategy preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>and Carrickfergus will be supported by the 'town centre first' approach of SGS7.</p> <p>Policy which protects our areas of high quality landscape, safeguards the unique character and amenity of our coastline and protects, conserves and, where possible, enhances our historic environment has a positive impact in respect of making the Borough a more attractive place and should help to support sustainable tourism as a key growth sector. The total effects are considered to be significant positive.</p>	<p>Borough to capitalise on locational opportunities afforded by the presence of key gateways and corridors, in order to attract more investment. Collaborative working and capital investment delivered through the Belfast Region City Deal will also help to create new opportunities for growth.</p> <p>All policies in the draft Plan Strategy work together to cumulatively strengthen the effect of the significant positive impact.</p>
Manage material assets sustainably	<p>Spatial management of economic growth and housing growth has significant positive impacts through facilitating the location and provision of suitable material assets (e.g. waste management, energy generation, telecommunications and other utilities, etc.).</p> <p>However, the scale of positive impacts in respect of telecommunications, energy infrastructure renewable energy may be slightly constrained by landscape designations. The total effects are considered to be mixed.</p>	<p>The establishment of a LDP which will spatially identify the areas where growth is projected and which manages growth sustainably will help to coordinate the provision of new infrastructure.</p> <p>Encouraging the integration of measures to make more efficient use of energy, water and other resources in new development can help to reduce or avoid the need for upgrades to infrastructure.</p> <p>Forward planning and coordination between service providers can help to reduce costs. This would help to strengthen some of the positive effects.</p>
Protect physical resources and use sustainably	<p>Growth will lead to an inevitable consumption of land, however, strategically focusing core growth where existing settlements are already located enables a more efficient use of land and more sustainable patterns of development, resulting in minor positive impacts for most of the spatial proposals and policies.</p> <p>The LDP has sought to protect areas of significant intrinsic landscape, amenity, scientific or heritage value through the SCA, ACHS and ACMD designations. It has also introduced stronger policy on restoration of mineral development sites. While these designations will spatially constrain some types of mineral development, they will also benefit the objective by protecting the semi-natural land resource. Policy will not preclude development associated with the extraction of a valuable mineral resource where it is of such national or regional importance as to outweigh any potential adverse impact on the Special Countryside Area. The total effects are considered to be mixed.</p>	<p>Policies which encourage efficient use of land and resources and which enable local sourcing of materials have secondary effects which support the climate change and material assets objectives.</p> <p>Policies which support sustainable minerals extraction can have an indirect positive impact on jobs and economic growth, including through the supply chain and equipment sectors. The cumulative impact of the policies is minor positive.</p>
Encourage active and sustainable travel	<p>General policy for all development seeks to enable movement patterns that support active travel (walking and cycling) and to provide adequate and convenient access to public transport where possible.</p> <p>Policy also seeks to safeguard land in appropriate places to facilitate opportunities for the integration of more sustainable modes of</p>	<p>The establishment of a LDP which will identify the areas where housing and employment growth is projected helps to inform future local and regional Transport Plans and enables service providers to plan for the future more effectively.</p> <p>The Sustainable Growth Strategy, Strategic Housing Allocation and Economic Development Strategy all act together to direct the majority of</p>

SA Objective	Effect of draft Plan Strategy preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	<p>transport in the future, e.g. park and ride, walking and cycling paths, greenways, etc.</p> <p>However, for development in the countryside or away from settlement centres encouraging active and sustainable travel is a challenge and the total effects are considered to be mixed.</p>	<p>growth in areas that have, or have the potential to be served by active and sustainable transport.</p> <p>This, alongside an approach to encourage more sustainable movement patterns could help to stimulate behavioural change to reduce reliance on cars as the preferred mode of transport or to consider other modes for part or all of a journey which will help to reduce negative effects and enhance some of the negligible effects to become more positive over time.</p>
Improve air quality	<p>The total effect is uncertain. Spatial and population growth is likely to give rise to increased emissions from transport, energy/heating and industry.</p> <p>Allocating the majority of housing growth to main towns may reduce the scale of negative impacts by providing a wider range of options for active and sustainable travel or lower emission forms of central heating in areas of greater housing density. Similar effects may occur through directing economic development to defined areas where opportunities exist to reduce impacts.</p> <p>Policies GP1 and ECD4 will help to prevent significant negative effects.</p>	<p>All policies in draft Plan Strategy work together to cumulatively reduce the scale of negative impacts and enhance positive impacts. This may lead to positive secondary effects on health and wellbeing, biodiversity and climate change.</p> <p>While the LDP may help to create conditions which could deliver improvements to air quality, significant effects are reliant on behavioural change, and consequently the long term impact remains uncertain.</p>
Reduce causes of and adapt to climate change	<p>The total effects on this objective are mixed, with a high proportion of uncertainty, as many effects are dependent on behavioural change.</p> <p>Strategic policy seeks to enable sustainable growth that is mainly focused on settlements and centres and encouraging more sustainable modes of travel, which has a positive impact on the objective. However, the plan also encourages and facilitates development - housing, roads, facilities/services and industry/business - which can increase greenhouse gas emissions and may have negative impacts. GP1 includes a number of measures in its criteria under the theme of sustainable development which will act positively on this objective, if they are incorporated into new development. These include the use of sustainable drainage systems (SuDS) and the efficient use of energy, water and other resources. However there is no certainty that these measures will be included in new development or that the additional benefits of integrating 'soft' SuDS in preference to measures that qualify for adoption by NI Water would be achieved.</p> <p>The policies which seek to avoid new development in areas known to be at significant risk from flooding, coastal change or land instability will also help to deliver resilience against the predicted effects of climate change.</p>	<p>All policies in draft Plan Strategy work together to cumulatively reduce the scale of negative impacts and enhance positive impacts.</p> <p>The approach taken by the draft Plan Strategy in ensuring that new development promotes a movement pattern that encourages active travel (walking and cycling) and/or is accessible to public transport, could help to stimulate behavioural change to reduce reliance on cars as the preferred mode of transport. The incorporation of sustainable drainage, energy efficiency and renewable measures in new development can also help to reduce greenhouse gas emissions and create development that is more sustainable and resilient.</p> <p>However, significant effects are reliant on developers being proactive and behavioural change, and consequently while the long term impact is minor positive there remains some uncertainty. It is hoped that by establishing these principles as good practice they may become accepted as normal practice during subsequent Plans.</p>

SA Objective	Effect of draft Plan Strategy preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
Protect, manage and use water resources sustainably	<p>Spatial growth and the construction of new houses and economic / industrial development places pressure on surface water quality and quantity. The management of surface water is an important factor influencing water quality. As there are known issues with waste water treatment capacity and network capacity in the Borough, ensuring that new development only takes place where adequate wastewater treatment is provided (or will be provided before the development is occupied) greatly benefits this objective.</p> <p>The avoidance of developing on areas known to be at flood risk and the protection of natural and semi-natural habitats, including watercourses and flood plain, will act positively for this objective and overall a minor positive effect is predicted.</p>	<p>The establishment of a LDP which will identify the areas where growth is projected and which manages spatial growth sustainably will help to enable the co-ordination of waste water infrastructure upgrades (where necessary) and aid in the delivery of Sustainable Water - A Long-Term Water Strategy for NI (and potentially also the Living with Water Programme).</p> <p>The requirement for drainage assessment to be carried out for identified types of development under FRD3 will help to ensure that source control is given greater consideration in design and that SuDS, and particularly 'soft' SuDS are more widely employed. It is hoped that by establishing these principles as good practice they may become accepted as normal practice during subsequent Plans.</p> <p>Together with the LDP these may help to address some of the water quality issues in the receiving waters of Belfast Lough, Larne Lough and Lough Neagh and will benefit the wider marine area. These aspects may also deliver positive secondary effects on biodiversity and natural resources and health and wellbeing. These cumulative effects may remove some of the uncertainty for this objective and enhance some of the positive impacts.</p>
Protect natural resources and enhance biodiversity	<p>Spatial and population growth can place pressure on the natural environment. Natural heritage policies have been developed in accordance with regional planning policy and statutory legislative requirements. The Countryside Strategy also acts positively for this objective through its aims to protect, conserve, and where possible enhance the rural landscape, seascape, natural environment, and historical and cultural heritage assets of the Borough.</p> <p>Directing housing and economic development towards centres and settlements helps to deliver more efficient land use. For development in the countryside, Policy GP1 seeks to preserve established boundaries such as trees and hedgerows rather than relying on new landscaping, with the aim of reducing loss of biodiversity and better integrating development into its surroundings.</p>	<p>The policies to protect the landscape, provide open space, protect/improve water quality and safeguard the coastal zone also work to support this objective.</p> <p>Policy to protect our coastal European and Ramsar Sites from significant effects will indirectly benefit the wider marine area.</p> <p>Measures such as LLPAs and rural landscape wedges can work with linkages of green / blue infrastructure to provide wildlife corridors. Over the long term, restoration of minerals and waste management sites can also create new biodiversity gains. At LPP consideration can be given to identifying areas suitable for green/blue infrastructure or Key Site Requirements for zonings which could help to support the Local Biodiversity Action Plan, NI Biodiversity Strategy and All-Ireland Pollinator Plan.</p> <p>These cumulative effects may serve to reduce the scale of some of the negative effects, remove some of the uncertainty and strengthen the minor positive effects.</p>
Maintain and enhance landscape character	<p>Development places pressure on landscape, however consideration of the Borough's sensitive and unique landscapes, including its coastline, forms a large element of the strategic policies and proposals and the Countryside Strategy in the draft Plan.</p>	<p>The policies to protect natural heritage, river corridors, the developed coast and the historic environment also work to support this objective.</p> <p>Liaison with neighbouring Councils and aligning policies where they have potential cross-boundary influence also helps to reinforce the</p>

SA Objective	Effect of draft Plan Strategy preferred options (total effects)	Potential Secondary, Synergistic or Cumulative Effects
	The focus of strategic growth is directed towards centres and settlements and away from areas of high landscape quality and significant positive total effects on the objective are anticipated.	positive effects and should strengthen the significant positive impact.
Protect, conserve and enhance the historic environment and cultural heritage	<p>Economic and housing development has the potential to conflict with the historic environment. Spatial proposals and associated policy and strategic subject policies are protective towards identified / designated assets, in accordance with statutory requirements and legislation.</p> <p>Strategic subject policies are also protective towards undesignated assets of heritage value, through encouraging development that is integrated with its surroundings and encouraging the protection and restoration of locally important or vernacular buildings. The overall impact is broadly positive, but includes a proportion of uncertainty and the total effects.</p>	<p>Policies which protect landscape character and natural heritage work together to strengthen the protection towards the historic environment and the setting of historic features. Policies also strongly encourage design that integrates new development with its surroundings.</p> <p>The Belfast Region City Deal includes plans for investment in Carrickfergus to develop the town as a heritage-led tourism hub, including enhancing the setting of Carrickfergus Castle. The local heritage focus brought by the City Deal may help to encourage the conservation and restoration of historic assets across a wider area.</p> <p>At LPP consideration can be given to highlighting local heritage assets through LLPAs or Key Site Requirements.</p> <p>These cumulative effects will help remove much of the uncertainty and help to reinforce the positive effects leading to significant positive impacts.</p>

4.3 Outcome and Next Steps

4.3.1. Outcome

The SA process has helped influence the content of the draft Plan Strategy by contributing to the critical review of the policy options for the Spatial Proposals and associated Policies and the Strategic Subject Policies, including their reasonable alternatives. Through the SA process, preferred options for implementing these policies were identified. In all cases the preferred option represented the most sustainable option. This SA Report has been published alongside the draft Plan Strategy for consultation purposes.

When potential secondary, synergistic or cumulative effects have been taken into consideration, significant positive sustainability effects are predicted to result from the draft Plan Strategy throughout the plan term and beyond, in relation to the sustainability objectives to:

- Improve health and wellbeing;
- Strengthen society;
- Provide good quality, sustainable housing ;
- Enable sustainable economic growth;
- Maintain and enhance landscape character; and
- Protect, conserve and enhance the historic environment and cultural heritage.

It should be noted that in the case of the strengthening society, housing and historic environment sustainability objectives, the total effects have been raised from minor positive to significant positive through the cumulative impact of the plan.

Minor positive effects are identified for enabling access to high quality education; protecting physical resources and using sustainably; encouraging active and sustainable travel, protecting,

managing and using water resources sustainably and protecting natural resources and enhancing biodiversity. Again, the total effects on these sustainability objectives have been enhanced in a positive way through the cumulative impacts brought about by the plan.

Mixed effects (some minor positive, some minor negative and some uncertain effects) are identified on two objectives. These are the objectives to manage material assets sustainably; and to reduce causes of and adapt to climate change. The overall effect of the draft Plan Strategy on the objective to improve air quality is uncertain.

The cumulative impact of the plan on these objectives is to reduce the range and scale of the minor negative impacts and enhance some of the minor positive effects, but some uncertainties remain. This reflects that a plan for growth is unlikely to improve air quality or reduce greenhouse gas emissions, however it can aim to provide conditions and support wider initiatives to encourage the behavioural changes required for this to happen. Establishing a LDP which identifies the areas where growth is projected and which manages spatial growth sustainably will help in delivering new infrastructure or the co-ordination of upgrades to existing infrastructure. However, the delivery of infrastructure by service providers is outside the scope of the LDP.

Representations received in response to this consultation may lead to the modification of both the SA Report and Plan Strategy. If these modifications are significant this may lead to additional appraisal against the SA/SEA Framework.

4.3.2. Next steps

SEA Regulations require the Council to produce a formal, post-adoption SA Statement to accompany the Plan Strategy, as soon as reasonably possible after its adoption. The purpose of the post-adoption statement is to outline how the SA process has informed and influenced the plan preparation and decision making process, and demonstrate how consultation on the SA was taken into account. The SA Statement will contain the following information:

- The reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with;
- How environmental and sustainability considerations were integrated into the plan;
- How consultation responses were taken into account; and
- Measures that are to be taken to monitor the significant effects of the plan.

SA will continue throughout the Plan preparation and a Sustainability Report will also be published alongside the Local Policies Plan. In developing the Local Policies Plan we will ensure that no significant negative effects for the sustainability objectives are likely, or where they are unavoidable they can be mitigated to insignificant levels. We will also seek to ensure that positive effects are enhanced where appropriate.

5 Monitoring

A preliminary framework for monitoring has been developed from the key sustainability issues and significant effects identified through the SA. The Council will continue to work with statutory bodies and other partners to finalise and agree the relevant sustainability effects to be monitored and therefore this framework may evolve in response to the results of consultation or changes to the Plan Strategy.

The final Monitoring Framework will be presented in a formal SA Statement following adoption of the Plan Strategy. The final framework will also include details of the current figure and baseline trends (if known). However, it should be noted that monitoring of some of the indicators may rely on adoption of the Local Policies Plan. Where appropriate, monitoring may also align with indicators in the Community Plan.

It is also recognised that the Council alone will not deliver all the outcomes identified in the target column. Delivery will also rest with the actions of other statutory bodies and service providers and the Council will therefore work closely with its partners in taking forward the final SA Monitoring Framework.

Indicator	Source	Target
Improve health and wellbeing		
1. public open space provision in new residential development	MEA Planning Decisions	At least 10% of the site area for housing developments of 25 or more units (or sites greater than 1Ha) is provided as public open space. At least 15% of the site area for housing developments of 1Ha or more is provided as public open space
2. Provision through development proposals of opportunities for increased levels of walking and cycling in local areas	MEA Planning decisions Travel survey for NI (TSNI) (DFI)	At least 75% of approvals for housing development of 10 or more units provide linkage to or otherwise contribute to the improvement of the green / blue infrastructure network or the cycle network.

Indicator	Source	Target
Strengthen society		
1. The number of planning applications permitted for the development of new social, educational, recreational and community services.	MEA Planning Decisions	No target. (Objective is to meet identified needs for new or improved social, educational, recreational and community services)
2. Creating or maintaining access to the coast, river corridors and heritage assets.	MEA Planning decisions	No target. (Objective is to create/enhance access to shared space.)
3. Balanced population and housing growth across the settlement hierarchy, including in the countryside	Census (NISRA) MEA Housing Monitor	To generally align the spatial distribution of new housing growth with the Strategic Housing Allocation and maintain growth rates in the lower tiers and countryside that are within 5% of target set in Strategic Housing Allocation.

Indicator	Source	Target
Provide good quality sustainable housing		
1. Sufficient supply of land for housing.	MEA Housing Monitor	Ensure that a sufficient number of dwellings are built and sufficient land remains available in individual settlements to meet the Strategic Housing Allocation.
2. Number of dwellings approved by size (number of bedrooms).	MEA Planning Decisions	65% of all new dwellings to have 1 or 2 bedrooms, 35% of all new dwellings to have 3 or more bedrooms.
3. Number of affordable homes approved / built.	NI Housing Statistics (DfC), MEA Housing Monitor	Affordable housing at least 20% of all new housing approved/built in Main and Small Towns. Affordable housing at least 10% of all new housing approved / built in Villages and Small Settlements.

Indicator	Source	Target
Enable access to high quality education		
1. % of working age population with no qualifications	NISRA Labour Force Survey	No target. (Objective is to decrease the percentage of the working age population with no qualifications.)
2. Number of planning applications permitted for the development of new education facilities (including shared facilities).	MEA Planning Decisions	No target. (Objective is to meet identified needs for new or improved education facilities).

Indicator	Source	Target
Enable sustainable economic growth		
1. Balanced economic growth across the settlement hierarchy.	MEA Industrial Monitor, MEA Planning Decisions	At least 75% of net additional B Use Class floorspace by 2013 to be in the main towns.
2. Number of planning approvals for conversion of existing buildings in the countryside [for economic development use].	MEA Planning Decisions	No target. (Objective is to monitor trend).
3. Quantity of land zoned / allocated for economic development (B1 – B4 uses) in the Main Towns.	MEA Industrial Monitor MEA Planning decisions	No land zoned for economic development lost to alternative uses (other than suitable sui generis uses).
4. Promotion of 'Town Centre First' approach through restricting retailing and other town centre uses outside of designated Town Centres.	MEA Planning decisions MEA Town Centre Health Checks	At least 75% of net additional retail floorspace by 2030 to be in the 3 Main Towns and at least 90% overall in Town centres.

Indicator	Source	Target
Manage Material Assets Sustainably		
1. % of premises in Borough with access to broadband in excess of 10 Mbit/s	OFCOM Connected Nations	No target. (Objective is to increase proportion of premises with access to broadband in excess of 10 Mbit/s)
2. % of premises in Borough with access to broadband in excess of 30 Mbit/s	OFCOM Connected Nations	No target. (Objective is to increase proportion of premises with access to broadband in excess of 30 Mbit/s)

3. % landmass in Borough with 3G / 4G mobile data availability	OFCOM Connected Nations	No target. (Objective is to increase proportion of landmass with availability to premises with access to 3G / 4G mobile data).
4. The number of development proposals permitted for renewable energy technologies by type.	MEA Planning decisions	No target. (Objective is to increase locally generated renewable energy).
5. The amount of energy (MW) by technology type produced from renewable sources	DfE Electricity Consumption and Renewable Generation Statistics	No target. (Objective is to increase locally generated renewable energy).
6. The amount (tonnes) of waste recycled within the Borough.	NI Waste Management Statistics (DAERA)	No target. (Objective is to increase quantities of waste reused or recycled / decrease in waste landfilled).
7. Development of waste management facilities in line with Council's Waste Management Plan.	MEA Planning decisions NI Waste Management Statistics (DAERA)	No target. (Objective is to meet development needs for new or extended waste management facilities, where identified through Council's Waste Management Plan).

Indicator	Source	Target
Protect physical resources and use sustainably		
1. The level of growth and amount of physical development that occurs in the Places of the Borough	(CORINE Land Cover Inventory)	Maintain/Increase % 'green urban' ⁷ land use type. Reduce rate of increase of 'built on' land use types.
2. Value / tonnage of mineral production in the Borough	DfE Annual minerals statement	No target. (Objective is that local demand for minerals is met by supply).

Indicator	Source	Target
Encourage active and sustainable travel		
1. Provision of linkages between new housing development and the green / blue infrastructure network.	MEA Planning Decisions	At least 75% of approvals for housing development of 10 or more units provide linkage to or otherwise contribute to the improvement of the green/blue infrastructure network.
2. Provision through development proposals of opportunities for increased levels of walking and cycling in local areas	MEA Planning decisions Travel survey for NI (TSNI) (DfI)	At least 75% of approvals for housing development of 10 or more units provide linkage to or otherwise contribute to the improvement of the green / blue infrastructure network or the cycle network.
3. Support the development of new active and sustainable travel routes, by restricting development on disused transport routes that may prejudice its future re-use.	MEA Planning decisions	No new development on disused transport routes, except where justified through policy provisions.
4. Accessibility (through walking) to public transport services.	MEA Planning decisions Travel survey for NI (TSNI) (DfI)	At least 75% of approvals for housing development of 10 or more units are within a 10 minute walking time of a

⁷ Areas with vegetation within or partly embraced by urban fabric identified through the CORINE Land Cover Inventory. This class is assigned for urban greenery, which usually has recreational or ornamental character and is usually accessible for the public.

		public transport service (bus / rail station / stop / halt)
5. The number of planning applications permitted: •for Park & Ride/Park & Share schemes; •incorporating cycling facilities •with Active Travel Plans.	MEA Planning decisions	No target. (Objective to increase opportunity for active and sustainable travel).
6. Travel to work by sustainable modes of transport	NISRA (Census) Travel survey for NI (TSNI) (DfI)	No target. (Objective to increase the proportion of journeys carried out using modes other than the car).
7. The development of Greenways and new cycle paths (measured in km).	MEA Planning decisions	Increased km, to encourage walking and cycling.

Indicator	Source	Target
Improve air quality		
1. Air Quality	MEA Environmental Health	Achieving annual mean objectives / improvement in NO ₂ and PM ₁₀ air quality, revocation of AQMAs.
2. Travel to work by sustainable modes of transport	NISRA (Census) Travel survey for NI (TSNI) (DfI)	No target. (Objective to increase the proportion of journeys carried out using modes other than the car).

Indicator	Source	Target
Reduce causes of and adapt to climate change		
1. The number of development proposals permitted in identified Flood Risk Areas.	MEA Planning Decisions	Minimise level of new development at flood risk from 1% AEP event (0.5% AEP for coastal). No development contrary to policy provisions.
2. The number of planning permissions granted that incorporate sustainable drainage (SuDS) measures in development proposals.	MEA Planning Decisions	More than 75% of qualifying applications incorporating sustainable drainage approved over a 5 year period.
3. The amount of energy (MW) produced from renewable sources in the Borough	DfE Electricity Consumption and Renewable Generation Statistics	No target. (Objective is to increase locally generated renewable energy).
4. Development at risk from coastal erosion and/or land instability.	MEA Planning applications GSNI Map Viewer	No development contrary to GSNI advice in areas known to be at risk of land instability.

Indicator	Source	Target
Protect, manage and use water resources sustainably		
1. % surface waterbodies in Borough achieving 'good' ecological status (or 'good' ecological potential) or better	DAERA NI Environment Agency Water Management Unit	No target. (Objective is improvement in surface water quality).
2. The number of planning permissions granted to incorporate sustainable drainage (SuDS) measures in development proposals	MEA Planning Decisions	More than 75% of qualifying applications incorporating sustainable drainage approved over a 5 year period

3. The number of development proposals permitted that incorporate SuDS, of types that do not qualify for adoption by NI Water under The Water and Sewerage Services Act (Northern Ireland) 2016	MEA Planning Decisions	No target. (Objective is to encourage increase in development using 'soft' SuDS).
4. Number and location of properties approved with non-mains wastewater treatment.	DAERA NI Environment Agency MEA Planning Decisions	No target. (Objective is to decrease number of potential point pollution sources).
5. Development in Flood Plains	MEA Planning decisions Strategic Flood Map (DfI Rivers)	No development contrary to policy provisions.

Indicator	Source	Target
Protect natural resources and enhance biodiversity		
1. Changes to designation of natural heritage assets (surface area km², number).	DAERA NI Environment Agency	No Target. (Objective is to maintain / increase areas designated for nature conservation value).
2. Condition of natural heritage assets within the Borough (DAERA condition assessments)	DAERA NI Environment Agency	No Target. (Objective is to maintain / improve areas designated for their nature conservation value).
3. The number of development proposals permitted impacting on natural heritage sites (International / European, National and Local) contrary to advice received from DAERA Natural Environment Division	MEA Planning Decisions	No inappropriate development contrary to policy provisions.

Indicator	Source	Target
Maintain and enhance landscape character		
1. New development within the AONB, SCAs, ACHS and Rural Landscape Wedges.	MEA Planning decisions	Protecting areas of high landscape quality - no inappropriate development contrary to policy provisions.
2. New development within the Larne Coast Special Countryside Area (SCA)	MEA Planning decisions	Protecting areas of high coastal landscape and seascape quality - no development contrary to policy provisions.

Indicator	Source	Target
Protect, conserve and enhance the historic environment and cultural heritage		
1. Changes to designation of heritage assets (area, Ha) and no. of scheduled zones, no. of monuments in state care, area of parks, gardens and demesnes.	DfC Historic Environment Division	No Target (Objective is to Conserve/ Enhance sites, buildings and monuments designated for their heritage value).
2. The number of development proposals permitted involving heritage assets contrary to advice received from DfC Historic Environment Division.	MEA Planning decisions	No inappropriate development contrary to policy provisions. (Objective is to Protect/ Conserve/ Enhance sites, buildings and monuments designated for their heritage value).

3. Demolition of Listed Buildings	MEA Planning decisions PAC decisions Built Heritage at Risk NI (UAH / HED)	Less than 10% of Listed Buildings at Risk removed from the BHARNI Register due to demolition over a 5 year period. (Objective is to Protect/ Conserve buildings recognised for their heritage value).
4. Demolition of buildings within Conservation Areas and Areas of Townscape Character.	MEA Planning decisions PAC decisions Built Heritage at Risk NI (UAH / HED)	Less than 10% of applications for demolition in Conservation Areas and ATCs approved over a 5 year period. (Objective is to Protect/Conserve/Enhance buildings and areas designated for their heritage value).
5. New development within the Area of Significant Archaeological Interest (ASAI).	MEA Planning decisions	No inappropriate development contrary to policy provisions. (Objective is to Protect/ Conserve/ Enhance sites and monuments designated for their heritage value).

Appendix 1: Compliance Checklist for Strategic Environmental Assessment

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

Requirement	Location
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	An introduction to the Mid and East Antrim Borough Council LDP is presented in Section 1 of the SA Report. Appendix 4 of the SA Scoping Report outlines the relationship with other plans, programmes, policies and strategies.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Baseline information is presented in Section 5 of the SA Scoping Report, under topic sections. Each section highlights the likely evolution of the baseline without the LDP. Section 5 of the SA Scoping Report presents the Key Sustainability Issues.
3. The environmental characteristics of areas likely to be significantly affected.	The environmental characteristics of the Borough are presented in Section 5 of the SA Scoping Report, in baseline information and as Key Sustainability Issues.
4. Any existing environmental problems which are relevant to the plan or programme including. In particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.	Section 5 of the SA Scoping Report identifies environmental problems. A draft Habitats Regulations Assessment for the draft Plan Strategy has been published for consultation alongside the draft Plan Strategy. A summary of the HRA is included in Section 1.3.3 of the SA Report.
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5 of the SA Scoping Report discusses the main policy themes in the introduction to each topic. Appendix 4 of the SA Scoping Report outlines the relationship of the LDP with other plans, programmes and policies.
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as –	Likely significant effects are described in Sections 3 and 4 of the SA Report. They are reported in the context of the sustainability appraisal framework included in Appendix 5 of the SA Scoping Report.

Requirement	Location
<ul style="list-style-type: none"> (i) biodiversity; (ii) population; (iii) human health; (iv) fauna; (v) flora; (vi) soil; (vii) water; (viii) air; (ix) climatic factors; (x) material assets; (xi) cultural heritage, including architectural and archaeological heritage; (xii) landscape, and (xiii) the inter-relationship between the issues referred to in sub paragraphs (i) to (xii). 	<p>Interrelationships are discussed in Section 4 of the SA Report and Appendix 3 of the SA Scoping Report.</p>
<p>7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</p>	<p>Measures are reported in Section 3 of the SA Report and also in the matrices presented in Appendix 4 of the SA Report.</p>
<p>8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</p>	<p>Section 2 of the SA Report considers this in general. Section 3 and Appendix 4 of the SA Report provide more detail on the options appraised and any assumptions and limitations encountered in the appraisal.</p>
<p>9. A description of the measures envisaged concerning monitoring in accordance with regulation 16.</p>	<p>A preliminary framework for potential monitoring has been included in Section 5 of the SA Report.</p>
<p>10. A non-technical summary of the information provided under paragraphs 1 to 9.</p>	<p>A non-technical summary is provided as a separate document to accompany the SA Report and the SA Scoping Report.</p>

Appendix 2: Compatibility of Sustainability Objectives & Mid and East Antrim Borough Council's Strategic Objectives.

Sustainability Appraisal Framework	1 Improve health and wellbeing.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment & cultural heritage
Plan Vision														
<i>"Mid and East Antrim will be shaped by high quality, sustainable and connected places for people to live, work, enjoy, invest and visit, so as to improve the quality of life for all".</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Economic Objectives														
a) To provide a sufficient supply and choice of sites for business and employment uses so as to assist in promoting sustainable economic growth in Mid and East Antrim and in meeting the locational needs of particular sectors, including new and emerging sectors	✓	✓	o	o	✓	✓	✓	✓	?	?	o	?	o	?
b) To support and sustain vibrant town centres in Ballymena, Larne and Carrickfergus	✓	✓	o	o	✓	✓	✓	✓	o	o	o	✓	✓	✓
c) To protect strategically important transportation assets and routes (including disused transport routes) and, where possible, to facilitate enhanced connectivity within Mid and East Antrim and between the Borough and other centres	✓	✓	✓	o	✓	o	✓	✓	✓	✓	o	✓	o	✓
d) To support tourism as a key growth sector in Mid and East Antrim by facilitating opportunities for sustainable tourism development and by safeguarding key tourism assets from inappropriate development	✓	✓	o	o	✓	✓	✓	o	o	o	o	✓	✓	✓
e) To facilitate sustainable economic development in the countryside, provided it is suitably located and is of an appropriate nature and scale for the rural context	✓	✓	o	o	✓	?	✓	?	?	?	o	?	o	✓
f) To facilitate the provision or upgrading of public utilities infrastructure (including water, wastewater, energy and telecommunications) to meet economic and community needs	✓	✓	✓	✓	✓	✓	?	o	✓	✓	✓	✓	✓	✓

Sustainability Appraisal Framework	1 Improve health and wellbeing.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment & cultural heritage
g) To support the generation of energy, particularly from renewable sources, in a balanced way that takes due account of environmental impacts and on sensitive or vulnerable landscapes	✓	o	o	o	✓	✓	?	o	✓	✓	✓	o	✓	✓
Social Objectives														
a) To support the role of main towns, small towns, villages, and small settlements in accordance with the LDP Spatial Growth Strategy and commensurate with their place in the settlement hierarchy	✓	✓	✓	✓	✓	✓	✓	✓	?	?	✓	✓	✓	✓
b) To support rural communities by providing appropriate opportunities for sustainable development in the countryside	✓	✓	o	o	✓	✓	✓	✓	o	o	o	✓	✓	✓
c) To provide a sufficient supply of land for new mixed tenure housing in convenient locations to meet the anticipated housing need of around 7,500 dwellings for the period 2012 to 2030, including any identified special housing needs	✓	✓	✓	✓	✓	✓	✓	✓	?	o	o	?	?	o
d) To deliver quality residential environments (including associated public open space and linkages to green infrastructure networks)	✓	✓	✓	✓	o	✓	o	✓	✓	✓	✓	✓	✓	✓
e) To facilitate confirmed needs for the development of new health, educational, recreational and community services at locations accessible to local communities through various modes of transportation	✓	✓	o	✓	o	o	o	✓	o	o	o	o	o	✓
f) To support, and where possible enhance, the recreation and leisure offer within Mid and East Antrim, including safeguarding and promoting access to the coast and to heritage assets	✓	✓	✓	o	✓	o	o	?	✓	✓	✓	✓	✓	✓
g) To promote active travel and increased opportunities for walking and cycling while protecting existing active travel routes and networks	✓	✓	o	o	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Sustainability Appraisal Framework	1 Improve health and wellbeing.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment & cultural heritage
h) To facilitate regeneration initiatives, particularly where they will provide for quality public places and 'shared spaces' that are accessible to and valued by everyone, or where they improve the quality of life for disadvantaged local communities.	✓	✓	o	o	✓	✓	✓	✓	✓	✓	?	✓	✓	✓
Environmental Objectives														
a) To protect, conserve and where possible, enhance environmental quality, biodiversity, and the natural processes underpinning the delivery of ecosystem services in Mid and East Antrim	✓	o	o	o	?	?	✓	✓	✓	✓	✓	✓	✓	✓
b) To protect areas of high quality landscape within the Borough, particularly those which are designated within the Antrim Coast and Glens Area of Outstanding Natural Beauty	✓	✓	o	o	✓	o	o	o	o	o	o	✓	✓	✓
c) To protect sites designated for their nature conservation or scientific importance and to avoid harm to protected species	o	o	o	o	?	?	✓	o	✓	✓	✓	✓	✓	✓
d) To safeguard the unique character and amenity of our coastline (particularly the undeveloped coast), loughs and the main river corridors	✓	✓	o	o	✓	o	✓	✓	o	✓	✓	✓	✓	✓
e) To protect, conserve and where possible enhance our historic environment, including the full suite of heritage assets which are associated with the historical evolution of Mid and East Antrim	✓	✓	✓	o	✓	o	o	o	o	o	o	✓	✓	✓
f) To avoid new development in areas known to be at significant risk from flooding, coastal change or land instability, taking account of increased vulnerability associated with climate change	✓	o	✓	o	✓	✓	o	o	o	✓	✓	✓	✓	o
g) To contribute towards climate change mitigation and adaptation measures, where practicable through the planning system	✓	✓	✓	o	✓	✓	o	✓	✓	✓	✓	✓	✓	✓

Sustainability Appraisal Framework	1 Improve health and wellbeing.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment & cultural heritage
h) To promote and facilitate the use of energy, water and drainage, and mineral resources in an efficient and sustainable manner and to support initiatives for the reduction and recycling of waste	✓	o	o	o	✓	✓	✓	o	✓	?	✓	✓	o	o
i) To promote high quality design standards in all development so as to reflect local distinctiveness and further positive place-making	✓	✓	✓	o	✓	✓	o	✓	✓	✓	✓	✓	✓	✓
j) To focus significant new development in accessible locations particularly for public transport services and to promote integration between transportation and new development so as to reduce the need for travel and to reduce dependency upon travel by private car generally	✓	✓	✓	o	o	o	?	✓	✓	✓	✓	?	o	?

Compatible	✓	No relationship	o	Uncertain relationship	?	Incompatible	x
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Appendix 3: Impact of Preferred Options on Sustainability Objectives

Tables A3.1 to A3.4 show the total effects (long term) attributed during the appraisal process, with the strategic subject policies arranged under each theme of the Council's Strategic Objectives. They give a general visual impression of how the policies perform against the sustainability objectives.

However, it should be noted that some of the policies were grouped together in the appraisal process. It should also be noted that for some policies, the scale of the effects may be much greater than those of other policies.

Table A3.1: LDP Spatial Proposals and associated Policies, including General Policy for all Development

		1... improve health and well-being	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
SGS1	Spatial Growth Strategy	++	+	+	+	+	++	+	++	?	?	+	+	++	+
SGS2	Settlement Hierarchy	+	+	++	+	++	+	+	+	?	?	+	+	+	0
SGS3	Strategic Allocation of Housing to Settlements	+	+	++	+	+	+	+	+	?	?	?	+	+	?
SGS4	Protection of Zoned Housing Land	+	+	++	+	0	0	0	+	0	0	0	0	0	0
SGS5	Management of Housing Supply	+	+	+	0	+	++	+	++	?	0	0	?	?	0
SGS6	Strategic Allocation of Land for Economic Development	0	0	0	0	++	+	-	+	?	?	0	-	0	?
SGS7	Retail Hierarchy	+	+	0	0	++	+	0	+	0	+	0	+	+	+
SGS8	Tourism Strategy	+	+	0	0	++	+	+	0	0	0	0	+	+	+
SGS9	Open Space Strategy	++	++	+	+	+	0	0	++	+	+	+	++	+	+
CS2	Special Countryside Areas	+	+	0	0	+	0	++	+	0	++	++	++	++	+
CS3	Areas of Constraint on High Structures	0	0	0	0	?	-	0	0	0	-	0	+	++	+
CS4 & CS7	Rural Landscape Wedges & Local Landscape Policy Areas	+	0	0	0	0	0	0	+	0	0	0	+	++	++
CS5	Antrim Coast and Glens Area of Outstanding Natural Beauty	+	+	0	0	+	0	0	0	0	0	0	+	++	++
CS6	Developed Coast (Belfast Lough Shore)	0	0	0	0	0	0	+	0	0	+	0	++	+	+
CS8	Protection of Main River Corridors	+	0	0	0	0	0	+	+	0	+	++	++	+	++
CS9	Development at Risk from Land Instability or Coastal Erosion	++	0	0	0	0	0	0	0	0	+	0	+	+	0
GP1	General Policy for all Development	++	+	+	0	+	+	0	+	+	+	+	+	++	+

Table A3.2: LDP Strategic Subject Policies aligned under Economic Strategic Objective

		1.... improve health and well-being	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Sustainable Economic Growth															
ECD1	Economic Development in Settlements	0	+	0	0	++	+	+	+	?	?	0	-	0	?
ECD2	Retention of Economic Development Land	+	0	0	0	++	+	+	+	?	?	0	-	0	?
ECD3	Development incompatible with Economic Development Uses	+	0	0	0	++	0	0	0	0	0	0	0	0	0
ECD4	Economic Development in the Countryside	+	+	0	0	++	-	-	-	?	?	0	-	0	+
RET1, RET3, RET4	Retail Development	+	+	0	0	++	+	+	+	0	0	0	+	+	+
RET2	Retail Impact Assessment	0	0	0	0	++	0	0	+	0	0	0	0	0	0
TOU1	Safeguarding of Tourism Assets	0	0	0	0	++	0	+	0	0	0	0	++	++	++
TOU2	Tourism Development in Settlements and Tourism Opportunity Zones	0	+	0	0	++	0	+	0	0	0	0	+	+	+
TOU3 - TOU7	Tourism Development in the Countryside	0	0	0	0	+	0	?	0	0	0	?	?	+	+
TOU8	Major Tourism Development in the Countryside – Exceptional Circumstances	0	+	0	0	+	0	?	0	?	0	0	?	?	?
MIN1	Mineral Development – Extraction and Processing of Hard Rock and Aggregates	0	0	0	0	++	0	++	-	-	?	+	+	-	0
MIN2-MIN3	Valuable Minerals and Hydrocarbons	0	0	0	0	++	0	++	-	0	-	?	?	?	?
MIN4	Areas of Constraint on Mineral Development	+	+	0	0	+	0	++	0	0	0	?	+	++	+
MIN5	Area of Salt Reserve, Carrickfergus	+	0	0	0	++	0	++	0	0	0	0	0	0	0
MIN6	Development at Risk of Subsidence due to past or present underground mineral extraction	++	0	+	0	0	0	0	0	0	0	0	0	0	0
MIN7	Peat Extraction	0	0	0	0	0	0	+	0	0	+	+	+	+	0
MIN8	Restoration and Management of Mineral Sites	+	0	0	0	+	0	++	0	0	0	?	+	+	0
Transportation, Infrastructure and Connectivity															
TR1 -TR2	Access to Public Roads and Protected Routes	++	0	0	0	+	0	0	+	0	0	0	0	0	0
TR3	New Transport Schemes	+	0	+	0	+	+	-	++	?	?	0	-	0	0
TR4	Disused Transport Routes	+	+	0	0	+	0	+	++	0	0	0	+	0	+
TR5	Active Travel	++	+	+	0	0	0	0	++	+	+	0	0	0	0
TR6	Parking and Servicing	+	0	+	0	+	0	0	+	0	?	0	0	0	0
TR7	Provision of Car Parks	0	0	0	0	+	0	?	+	0	0	+	?	0	?
FRD1 & FRD6	Development within Floodplains (including Controlled Reservoirs)	++	0	+	0	+	+	0	0	0	++	++	+	0	0
FRD2	Protection of Flood Defence and Drainage Infrastructure	+	0	0	0	0	0	0	0	0	+	+	0	0	0
FRD3 -FRD4	Management of Development in regard to drainage and Surface Water Flood Risk	+	0	+	0	+	0	0	0	0	+	++	+	0	0
FRD5	Artificial Modification of Watercourses	0	0	0	0	0	0	0	0	0	0	+	+	+	0
RE1	Renewable Energy Development	+	0	0	0	+	+	?	0	+	++	+	0	++	+
TOC1	Telecommunications Development and Overhead Cables	+	+	0	+	++	++	0	0	0	0	0	+	++	++
WW1	Development Relying on Non-Mains Wastewater Infrastructure	+	0	+	0	+	+	0	0	0	0	++	++	0	0
WMT1 -WMT3	Development of Waste Management Facilities and Disposal Sites	+	0	0	0	+	++	+	0	0	0	+	+	-	0
WMT4	Development in the vicinity of a Waste Management Facility	+	0	0	0	+	+	0	0	0	0	0	0	0	0
WMT5	Land Improvement	0	0	0	0	0	0	-	0	0	0	0	-	?	0

Table A3.3: LDP Strategic Subject Policies aligned under Social Strategic Objective

		1.... improve health and well-being	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Building Sustainable Communities															
HOU1 - HOU3	Housing Development in existing developed areas	++	++	++	+	0	+	0	++	+	+	+	+	+	+
HOU4	Protected Town Centre Housing Areas	0	+	+	0	+	0	0	0	0	0	0	0	0	+
HOU5	Affordable Housing in Settlements	+	+	++	0	+	0	0	0	0	0	0	0	0	0
HOU6 -HOU7	Housing that helps to meet a need	++	++	++	0	0	0	0	0	0	0	0	0	0	0
HOU8	Travellers Accommodation	+	+	+	0	0	0	0	0	0	0	0	0	0	0
HOU9 -HOU15	Housing in the Countryside	+	+	+	0	0	-	0	-	0	-	-	-	0	0
HOU16	Affordable Housing in the Countryside	+	+	+	0	0	0	0	0	0	0	0	0	0	0
OSL1, OSL3, OSL4	Provision of Open Space	++	++	+	0	0	0	0	0	+	+	+	++	+	+
OSL2, OSL6, OSL7	Protecting Areas for Open Space	++	++	0	0	+	+	+	++	+	+	+	++	+	+
OSL5	Sport and Outdoor Recreation Facilities	++	++	0	0	+	0	0	?	0	0	0	0	0	0
COM1	Education, Health, Community and Cultural Facilities	++	++	0	+	0	0	0	+	0	0	0	0	0	+

Table A3.4: LDP Strategic Subject Policies aligned under Environmental Strategic Objective

		1.... improve health and well-being	2.... strengthen society.	3.... provide good quality, sustainable housing.	4.... enable access to high quality education.	5.... enable sustainable economic growth.	6.... manage material assets sustainably.	7.... protect physical resources and use sustainably.	8.... encourage active and sustainable travel.	9.... improve air quality.	10.... reduce causes of and adapt to climate change.	11.... protect, manage and use water resources sustainably.	12.... protect natural resources and enhance biodiversity.	13.... maintain and enhance landscape character.	14.... protect, conserve and enhance the historic environment.
Stewardship of our Built Environment and Creating Places															
HE1	Archaeological Remains and their Settings	+	+	-	0	+	0	0	0	0	0	0	0	++	++
HE2 -HE7	Development affecting designated heritage assets	+	+	0	0	++	0	0	0	0	0	0	+	++	++
HE8	Non-listed Locally Important Building or Vernacular Building	0	0	0	0	0	0	0	0	0	0	0	0	+	++
HE9	Enabling Development for the Conservation of Heritage Assets	0	0	0	0	0	0	?	0	0	0	0	?	?	+
AD1	The Control of Advertisements	+	0	0	0	+	0	0	0	0	0	0	0	+	++
SFA1	Strategic Focus Areas	+	+	0	0	++	+	0	+	0	0	?	0	++	++
Safeguarding our Natural Environment															
NAT1 -NAT5	Natural Heritage	0	0	0	0	?	-	+	0	+	++	++	++	++	+

Appendix 4: The Sustainability Appraisal Matrices

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SGS4 Protection of Zoned Housing Land	SGS4 Appraised	157
SGS5 Management of Housing Supply	SGS5 Appraised	160
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Policy RET3 Retail in Villages, Small Settlements and Local Centres	RET1, RET3 & RET4 appraised as a group	213
Policy RET4 Rural Shops and Roadside Service Facilities	RET1, RET3 & RET4 appraised as a group	213
Tourism		
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SGS1 Spatial Growth Strategy.

Option	To focus major population growth and economic development in the three main towns, facilitate appropriate growth in the small towns, sustain rural communities living in and around villages and small settlements and facilitate sustainable development in the open countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Focused growth provides good levels of access to healthcare, leisure centres and recreation activities in urban areas. There is an indirect influence through the provision of shared spaces and meeting places which enable community cohesion and social interaction, all of which has a positive influence for mental health and wellbeing. To facilitate appropriate growth in villages and small settlements helps to maintain a support network for families in the wider countryside.
2... strengthen society.	+	+	+	Focusing growth and services in key areas helps to enable social interaction. Focused growth helps to direct the delivery of facilities/services that improve community cohesion. Helps to direct provision of open/shared spaces and green spaces where people can meet and from which communities can benefit. Helps to build a support network in the urban area. Facilitating appropriate growth in villages and small settlements helps to provide a support network in the wider countryside but there is less access to services and facilities.
3... provide good quality, sustainable housing.	+	+	+	Focused growth should help provide the potential for a wider range of housing types across the Borough, e.g. various tenures to reflect population needs including affordable houses and those that are energy efficient. The Spatial Growth Strategy does not influence the quantity of housing, but directs where housing will go over the lifetime of the plan. Housing in the countryside will be constrained. It is noted that there are issues with treatment capacity at WwTWs in the Borough, most notably in Larne and this may influence permissions for some new housing, however, all committed housing in Larne has been allowed for by NIW in their capacity assessment and this issue will not impact the delivery of homes overall.
4... enable access to high quality education.	+	+	+	Able to maintain population and therefore help to sustain local schools in the three main towns and small towns and in rural communities. Maintains greatest proportion of population in areas which are well serviced for secondary education, further education and skills training providers. Constraining housing growth in the countryside may not help to increase population in rural schools where there are sustainability issues due to insufficient pupil enrolments.
5... enable sustainable economic growth.	+	+	+	Directs development towards the settlements, rather than dispersed development. Groups the majority of the population and major employment in the same locations. Can enable the most efficient use of the Borough in terms of economic use, by focusing growth in key areas where transport links for businesses and commuters can be provided. Economic development in the countryside will be constrained. It is noted that there are issues with treatment capacity at WwTWs in the Borough, most notably in Larne and this may influence permissions for new economic development requiring mains wastewater infrastructure.
6... manage material assets sustainably.	+	+	+	Focuses appropriate level of services and facilities in settlements to reflect the needs of the population that live there. Able to reflect and plan for energy demands, necessary infrastructure, reuse of vacant/contaminated land in high pressure zones (in all areas), and provide appropriate waste management facilities. Focuses growth in a descending scale i.e. main towns to small towns and so on, enables appropriate support for those populations.
7... protect physical resources and use sustainably.	+	+	+	Minimises loss of greenfield sites and the potential for other forms of land use by focusing development in settlements and in a descending scale i.e. growth based on local need. Approach helps to avoid conflict with mineral sites and earth science sites. More control is feasible under this approach as development contained in settlements where there are more opportunities to redevelop on brownfield sites, however there will be a degree of greenfield sites lost in the rural area to sustain appropriate growth. The approach of phasing the availability of uncommitted land for housing in the urban footprint (SGS5) will help to reduce the rate of greenfield land use. Development in the countryside will also consume greenfield land.

8... encourage active and sustainable travel.	+	+	+	All the main towns have both train and bus links. Focusing growth and populations to urban areas enables people to conveniently access public transport. Is able to focus on the provision of active travel options for the majority of people for use either for their commute or for just general day-to-day travel. Again, the use of a hierarchy of scale (SGS2) to direct growth helps to focus adequate facilities/services to meet the local need. Rural areas are not excluded, and part of their sustainability is ensuring adequate public transport and, where possible, active travel connections are in place. The delivery of the regional strategic greenways may enable new opportunities for connectivity for some rural settlements. Behavioural change is also a consideration with this objective.
9... improve air quality.	?	?	?	Ballymena has AQMAs for PM ₁₀ and NO ₂ , with emissions from transport the main source. Further growth and new development may risk further reducing air quality in these areas. Smoke control areas are in place, but development in general and increasing populations usually involve some impact on air quality. Focusing growth in key areas may reduce local air quality from increases in transport, economic and residential sources, but whether this would be significant or not is unknown. It is uncertain what type of emissions may need to be considered and to what extent i.e. area and time. There are other options to using the private car and increased access to gas and renewable energy sources for heating. Behavioural change is also a consideration with this objective. The impact is uncertain as it is unknown where the balance will lie.
10... reduce causes of and adapt to climate change.	?	?	?	Focused population growth and development in settlements requires new housing and heating, and usually increased levels of traffic. This general development may lead to increases in greenhouse gas emissions, however focusing growth in main towns may enable more efficient housing and allow greater access to active and sustainable travel options. New housing and buildings could be constructed using recycled materials. Building standards will require energy efficient construction and other measures are available to reduce energy needs, reuse water and integrate adaptation measures to local infrastructure such as SuDS. The overall impact on this objective is uncertain as it is dependent to a large extent on behavioural change.
11... protect, manage and use water resources sustainably.	+	+	+	Focused approach helps to encourage growth in appropriate areas with adequate facilities and services including water infrastructure. Directing most of the growth to the main towns and small towns may result in fewer new septic tanks in rural areas. It should also help with plans for adequate provision of mains water supply. Floodplains should remain avoided and this aspect of water conservation protected. Constraints on waste water treatment capacity and drainage network issues have emerged during plan preparation. However, development will not be allowed to proceed in areas where there is inadequate treatment capacity, unless private treatment is put in place, therefore water quality should not be adversely impacted. Policies on drainage assessment and SuDS will help to deliver more sustainable management of stormwater / runoff.
12... protect natural resources and enhance biodiversity.	+	+	+	Protects natural heritage, particularly in the wider countryside, by focusing development in settlements. Enables efficient use of land. May help to reduce pressure on some greenfield areas and inappropriate development pressure in rural areas by focusing growth to an appropriate scale and managing sustainable development patterns. Redevelopment and urban development can present biodiversity issues, but mitigation is feasible. Focused approach helps to cluster development and separate from the natural heritage resource. New SCA designations will indirectly protect rural areas from new development and preserve natural land cover.
13... maintain and enhance landscape character.	+	+	+	Able to protect by using measures such as Local Landscape Policy Areas and landscape wedges. Focusing development in settlements, particularly reusing brownfield sites helps to consolidate development to an appropriate scale and avoid sprawl into the wider landscape from either urban areas or smaller settlements. This helps to protect the wider landscape. The approach fits well with this objective. There is also an element of local building design and local landscaping standards. Other policies will help to strengthen landscape character in tandem with the Spatial Growth Strategy.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Built and cultural heritage in urban and rural areas is evident and other policies can be used to protect this heritage. Focusing growth in settlements enables and encourages reuse of buildings (vacant/historic/derelict), which goes some way to conserve built heritage across the Borough. There is a strong relationship between landscape and historic environment, measures to protect landscape will indirectly help to protect, conserve and enhance the historic environment. The boundary of the SCA designation has taken account of the Knockdhu ASAI and included it.

Summary of Policy:

The overarching aim of the Spatial Growth Strategy is to manage growth to secure sustainable patterns of development across Mid and East Antrim. The Spatial Growth Strategy is the strategic growth framework for realising the vision and objectives of the LDP. It sets out where growth should be directed in terms of housing, employment and commercial development over the plan period. In line with the Regional Development Strategy (RDS) 2035 Spatial Framework Guidance a hierarchy has been established which aims to focus growth and economic development in the 3 main towns whilst facilitating appropriate growth in small towns and sustaining villages and small settlements. In the open countryside, the emphasis is on facilitating sustainable development opportunities taking into account the need to protect rural character and the environment, while sustaining a strong and vibrant rural community. Our Spatial Growth Strategy will be delivered by the strategic spatial proposals and policies relating to the various sectors and supported by appropriate strategic subject policies. Whilst the Spatial Growth Strategy and associated sectoral strategies are largely aimed at promoting sustainable housing and economic growth throughout our Borough, sustainable development must also pay due regard to environmental considerations.

Reasonable Alternatives:

The Spatial Growth Strategy is required to uphold the RDS Spatial Framework. The RDS Spatial Framework seeks to promote growth and economic development opportunities in the Belfast Metropolitan Urban Area and the Main Hubs and to sustain the overall strength of the rural community living in small towns, villages, small rural settlements and the open countryside. Therefore no reasonable alternative has been identified.

Summary and comparison of options against the Sustainability Objectives:

This strategic policy will direct the majority of growth towards the settlements that already have good provision of services and facilities but will also help to sustain an economically active population in the smaller settlements and countryside. In doing so, it has a positive impact on the social sustainability objectives, with significant positive effects identified for the objective to improve health and wellbeing. Positive impacts are also identified for all of the economic sustainability objectives, with significant positive impacts identified for the objective to manage material assets sustainably, as the growth is directed towards the areas which already have good infrastructure provision. The objective has a positive impact on most of the environmental sustainability objectives, with significant positive impacts on encouraging active and sustainable travel and maintaining and enhancing landscape character. Growth has the potential to act negatively on the objectives to improve air quality and to reduce causes of and adapt to climate change, due to increased emissions. However, the plan can create the conditions to maximise opportunities for reducing emissions by encouraging new development to incorporate energy efficiency or renewable energy measures and enabling opportunities for active and sustainable travel. However, the overall effect is dependent on uptake and behavioural change and therefore an uncertain score is recorded.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are likely significant positive effects identified for the objectives to improve health and wellbeing, to manage material assets sustainably, to encourage active and sustainable travel and to maintain and enhance landscape character.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

The Spatial Growth Strategy will be delivered through the strategic spatial proposals and policies (SGS) 2 - 9 as well as the strategic subject policies. Both these elements provide additional measures to ensure that growth is directed to appropriate locations where there is the population and infrastructure available to support it. The strategic spatial proposals and policies SGS 2, 3, 6, 7 and 8 will direct development to the most sustainable locations and SGS4 in particular seeks to prevent urban sprawl. The Countryside Strategy and the associated designations seek to provide additional landscape protection. The strategic subject policies will provide opportunities to reduce negative effects and promote positive effects for example by requiring biodiversity enhancement measures, active travel options, provision of green infrastructure, ensuring compatible adjacent land uses, no development in floodplains, design requirements, etc.

SGS2 Settlement Hierarchy.

Option	Amend the existing hierarchy so there will be reclassification of existing settlements, addition of new settlements and de-designation of small settlements.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	The settlement hierarchy creates focal points with a sustaining population. It will influence the distribution of facilities that are beneficial to this objective, such as play parks, health or leisure centres and open space, which will be located appropriate to the scale of surrounding population. Larger settlements are more likely to have or attract health centres / health facilities.
2... strengthen society.	+	+	+	The hierarchy helps to focus future population growth in locations where there are services, facilities and concentrations of people. This helps community cohesion and social contact. Some settlements with greater provision of facilities will benefit from being upgraded in the hierarchy - these could become more sustainable in the long term.
3... provide good quality, sustainable housing.	+	+	+	Hierarchy directs housing towards settlements which are best able to accommodate growth but still allows for some housing in the countryside to sustain a rural population. Upgrading of certain settlements could become more sustainable in the long term as this helps to attract appropriate housing in the places where it is most needed, based on current factors and existing facilities/services. Housing will be zoned and phased in the main towns and in Greenisland, but not in settlements lower down the hierarchy. This will enable more flexibility within the settlement limit but less opportunity in the countryside. This approach makes the best use of location for housing and will help to create the potential to deliver a range of house types and tenures.
4... enable access to high quality education.	+	+	+	There will not be a major impact on education, however the new hierarchy would reflect existing infrastructure, including schools.
5... enable sustainable economic growth.	+	+	+	Upgrading settlements with adequate facilities and populations helps to encourage further growth and development in those key areas. This helps lead to local employment opportunities in both the short and long term. The hierarchy is based on recent assessment of current facilities and therefore represents a more sustainable distribution. The hierarchy gives opportunities for economic development that is appropriate in scale to the capacity of the receiving areas and is tailored according to needs of settlements. The main towns are located on strategic transport networks which supports efficient movement of goods. This helps to deliver economic growth that is sustainable - this includes the provision of development of an appropriate scale and type within the countryside. Development of an appropriate type and scale would still be permitted in the countryside. The approach makes best use of location and helps to enable provision of a range of job types that are accessible (including in areas of deprivation). The hierarchy directs the town centre first retail policy which aims to encourage vitality and vibrancy in town centres. It protects tourism by having a hierarchy rather than a free for all.
6... manage material assets sustainably.	+	+	+	The hierarchy focuses growth in areas where key facilities and infrastructure are (or can be) located. It uses the urban footprint of main towns to focus housing and encourage reuse of brownfield land in preference to greenfield. It also delivers advantages on collecting and recycling waste through the application of the proximity principle. By upgrading settlements within the hierarchy there will be increased control over access to existing and future infrastructure.
7... protect physical resources and use sustainably.	+	+	+	Delivers a strategic approach to the use of land by focusing most of the growth and potential new development in the main and small towns where there are more opportunities to develop in brownfield sites, however there will be a degree of greenfield sites lost in rural areas to sustain appropriate growth. Helps to avoid important mineral and earth science areas. Strategic approach helps to contain development and reduce extent of potential pollution.

8... encourage active and sustainable travel.	+	+	+	The assessments which have informed the hierarchy considered existing settlements and one of the indicators included public transport. The strategic policy reflects the most suitable hierarchy for sustainable travel and ability to encourage active travel.
9... improve air quality.	?	?	?	Growth and new development will generate emissions. These emissions may decrease air quality in the main towns and small towns due to focusing the majority of growth in these locations. However, the hierarchy could also deliver access to public transport and active travel options for a greater proportion of the population. It may make it easier for people to commute and travel within and between settlements. A hierarchy which is based on current evidence in terms of transport and economic development opportunities will help enable shorter car journey times, less need for commuting and possibly less pressure on the main towns with the increase in small towns. The overall impact on air quality is uncertain.
10... reduce causes of and adapt to climate change.	?	?	?	The principle of a hierarchy supports the objective, it may help to reduce the need to travel by car and the most efficient/sustainable hierarchy has been chosen based on recent assessment that looked at existing facilities and populations. The most efficient/sustainable settlements to support projected growth have been chosen. New development usually produces greenhouse gas emissions i.e. construction, new roads, increased traffic flows, new housing, heating, etc. but these may be balanced by encouraging the incorporation of renewables, more energy efficient buildings and less car travel. The overall impact on this objective is uncertain as it is dependent to a large extent on the rate of uptake on measures to reduce GHG emissions including behavioural change.
11... protect, manage and use water resources sustainably.	+	+	+	The hierarchy focuses the majority of growth towards areas with existing infrastructure, so any future growth/development should be adequately accommodated with fit-for-purpose water infrastructure and may help to reduce reliance on septic tanks over time. However, constraints on waste water treatment capacity and drainage network issues have emerged during plan preparation. Development will not be allowed to proceed in areas where there is inadequate treatment capacity, unless private treatment is put in place, therefore water quality should not be adversely impacted. The hierarchy enables service providers and regulatory authorities to plan for projected growth / new development in settlements and integrate measures to help alleviate surface water and flooding issues in the Borough.
12... protect natural resources and enhance biodiversity.	+	+	+	Focusing development on the larger key areas and reducing the number of smaller areas should help avoid piecemeal development of greenfield sites. The hierarchy is justified by current studies and evidence and is based on sustainability. Any growth should incur the minimal loss of biodiversity and encourage reuse of sites and buildings.
13... maintain and enhance landscape character.	+	+	+	The hierarchy will focus the majority of new development into settlements, which could help over time with landscape conservation as there will be less potential for inappropriate ribbon development and rural sprawl.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The strategic policy focuses on a more urbanised approach and will reduce the number of settlements in the lowest tiers of the hierarchy. Impacts on the historic environment and cultural heritage will mainly be influenced by operational policy rather than strategic policy, although there is some cross over with conserving landscape character. The hierarchy approach helps to maintain identity and sense of place in settlements. The overall impact on the objective is negligible.

Summary of Policy:

The purpose of this strategic policy is to designate the settlements within the plan area. This strategic policy sets out the new settlement hierarchy for the Borough which provides the spatial framework for the delivery of the Spatial Growth Strategy. A total of 36 settlements within the plan area have been designated and split into four tiers based on their role, facilities and services available and their potential for accommodating development in accordance with the RDS Spatial Framework Guidance. Our three main towns have been retained at the top tier of the hierarchy, based on their regional status set out in the RDS, as highlighted in the Spatial Growth Strategy they will be the focus for major population growth and economic development. Below this top tier, a detailed settlement evaluation was carried out to determine which settlements should be classified as small towns, as villages and as small settlements. Information on existing provision of education facilities, community facilities, retail provision and accessibility of all settlements were used as indicators to allow settlements to be ranked based on their sustainability. Account was also taken of other relevant factors such as population size and economic development, to refine the overall assessment. This study has resulted in five small towns being designated, the retention of Greenisland and Whitehead plus the former villages of Ahoghill, Broughshane and Cullybackey. The Settlement Hierarchy designates, 11 villages, including the former small settlement of Martinstown. They will continue to meet the daily needs of the rural area and provide a range of development opportunities appropriate to their location, size and scale. As part of the settlement evaluation process, it was concluded that 12 existing small settlements should be de-designated (Trooperslane to be subsumed into Carrickfergus) and eight new small settlements should be designated. The 17 small settlements will act as a focal point for the rural community and provide opportunities for small scale development.

Reasonable Alternatives:

No reasonable alternatives were identified for the draft Plan Strategy. Two alternative options were appraised in the Interim SA for the POP and these were found to be less sustainable.

The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP, with the exception that Portglenone has been returned to the village tier. Further to DfI feedback Portglenone has been retained as a village on account of its population (1,174) which falls well below the 5,000-10,000 NISRA definition of a small town. It was not considered necessary to appraise any other alternative options.

Summary and comparison of options against the Sustainability Objectives

This strategic policy has a positive impact on all of the social sustainability objectives, with a significant positive impact identified for the objective to provide good quality, sustainable housing. It also has a positive impact on all of the economic sustainability objectives, as it means that settlements are identified in accordance with their available land, facilities and infrastructure, which in turn informs their ability to accommodate types and scales of economic development sustainably. This leads to a significant positive impact being identified for the objective to enable sustainable economic growth. Minor positive impacts are identified for the majority of the environmental sustainability objectives, however the impacts on air quality and climate change tend towards the uncertain. It is unclear whether the positive influences that the hierarchy delivers in terms of accessibility and reducing reliance on the car can overcome the negative effects of transport and development emissions in towns. The impact of the strategic policy on the historic environment is negligible.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are likely significant positive effects identified for the objectives to provide good quality, sustainable housing and to enable sustainable economic growth.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.	

SGS3 Strategic Allocation of Housing to Settlements.

Options	Option 1: Proportionate allocation of housing for settlements within the same tier, according to population at Census 2011, but with some tailoring to reflect capacity of settlement and existing facilities. (Preferred Option).				Option 2: Proportionate allocation of housing for settlements within the same tier, according to population at Census 2011.				Option 3: Even distribution of housing for all settlements within the same tier.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Focused growth enables better access to health, recreation and leisure facilities/services for the majority of people. This option uses up to date information to enable a better match to be made between housing growth and the settlements with facilities that are available to accommodate the growth.	+	+	+	Focused growth enables better access to health, recreation and leisure facilities/services for the majority of people. This option does not consider the availability of services within a settlement and the facilities necessary to support sustainable growth may not be present.	+	+	+	Focused growth enables better access to health, recreation and leisure facilities/services for the majority of people. This option does not consider the availability of services within a settlement and the facilities necessary to support sustainable growth may not be present. May place strain on facilities and services, particularly in lower tier settlements.
2... strengthen society.	+	+	+	Maintains existing urban areas and continues to allow a degree of growth in rural areas which helps to maintain cohesion. Directing the greatest proportion of growth towards settlements promotes social interaction. The tailored approach takes into account public assets such as recreation facilities, open space, local services.	+	+	+	Maintains existing urban areas and continues to allow a degree of growth in rural areas which helps to maintain cohesion. Directing the greatest proportion of growth towards settlements promotes social interaction.	+	+	+	Maintains existing urban areas and continues to allow a degree of growth in rural areas which helps to maintain cohesion. Directing the greatest proportion of growth towards settlements promotes social interaction. Could result in a poorer match between population growth and available facilities, particularly in lower tier settlements.
3... provide good quality, sustainable housing.	+	+	+	Urban-focused but enables delivery of housing to lower tier settlements and the wider countryside. Directs housing growth to the most sustainable places. Urban focus suits providers such as Housing Executive and indirectly enables delivery of range of types and tenures and lifetime homes by enabling the delivery of larger developments. Means that housing is in the right place.	+	+	+	Urban-focused but enables delivery of housing to lower tier settlements and the wider countryside. Directs housing growth to the most sustainable places. Urban focus suits providers such as Housing Executive and indirectly enables delivery of range of types and tenures and lifetime homes by enabling the delivery of larger developments. Means that housing is in the right place.	+	+	+	Urban-focused but enables delivery of housing to lower tier settlements and the wider countryside. Directs housing growth to the most sustainable places. Urban focus suits providers such as Housing Executive and indirectly enables delivery of range of types and tenures and lifetime homes by enabling the delivery of larger developments. Means that housing is in the right place.

4... enable access to high quality education.	+	+	+	Urban focus but enables some growth of dispersed population in villages, small settlements and the wider countryside which could help support rural schools. Growth is directed towards settlements with education facilities that can accommodate the growth.	+	+	+	Urban focus but enables some growth of dispersed population in villages, small settlements and the wider countryside which could help support rural schools. Proportionate approach means that growth may not be as well matched to available facilities.	+	+	+	Urban focus but enables some growth of dispersed population in villages, small settlements and the wider countryside which could help support rural schools. Even approach means that available provision is not a factor in considering growth and therefore there may be conflict between capacity and growth.
5... enable sustainable economic growth.	+	+	+	Identifying where housing growth should occur supports economic growth across the settlement hierarchy, including rural areas. Should be a sustainable approach as it results in less dispersal in the wider countryside so directing development/growth to focused areas. Directs growth preferentially to settlements where there are existing facilities and better options for transport. May help to deliver/sustain critical mass for services in villages and smaller settlements.	+	+	+	Identifying where housing growth should occur supports economic growth across the settlement hierarchy, including rural areas. Should be a sustainable approach as it results in less dispersal in the wider countryside so directing development/growth to focused areas. Distribution based only on 2011 population does not reflect areas where service provision/availability may not match the population. Fewer opportunities for local employment may mean that more households have to travel for employment.	+	+	+	Identifying where housing growth should occur supports economic growth across the settlement hierarchy, including rural areas. Should be a sustainable approach as it results in less dispersal in the wider countryside so directing development/growth to focused areas. Even distribution approach does not reflect areas where service provision/availability may not match the population. Fewer opportunities for local employment may mean that more households have to travel for employment.
6... manage material assets sustainably.	+	+	+	Urban focused, but dispersal evident through the lower settlement hierarchy. Possible effects on ability to provide adequate infrastructure and provision of facilities/services to all people, however this may be managed through strategic policy on phased release (SGS5). Good opportunities for reusing brownfield sites. Strategic policy should enable higher level of consolidation of provision of services/facilities.	+	+	+	Urban focused, but dispersal evident through the lower settlement hierarchy. Possible effects on ability to provide adequate infrastructure and provision of facilities/services to all people, however this may be managed through strategic policy on phased release (SGS5). Good opportunities for reusing brownfield sites. Strategic policy should enable higher level of consolidation of provision of services/facilities.	+	+	+	Urban focused, but dispersal evident through the lower settlement hierarchy. Possible effects on ability to provide adequate infrastructure and provision of facilities/services to all people, however this may be managed through strategic policy on phased release (SGS5). Good opportunities for reusing brownfield sites. Strategic policy should enable higher level of consolidation of provision of services/facilities.

7... protect physical resources and use sustainably.	+	+	+	Urban focus for majority of growth, so able to avoid mineral and earth science sites but some dispersed development will occur through lower tiers of settlement hierarchy. Potentially some use of greenfield sites in settlements and in the open countryside but greater potential to use brownfield sites in settlements.	+	+	+	Urban focus for majority of growth, so able to avoid mineral and earth science sites but some dispersed development will occur through lower tiers of settlement hierarchy. Potentially some use of greenfield sites in settlements and in the open countryside but greater potential to use brownfield sites in settlements.	+	+	+	Urban focus for majority of growth, so able to avoid mineral and earth science sites but some dispersed development will occur through lower tiers of settlement hierarchy. Potentially some use of greenfield sites in settlements and in the open countryside but greater potential to use brownfield sites in settlements. Even allocation approach may result in wider greenfield land take in certain settlements.
8... encourage active and sustainable travel.	+	+	+	Urban focus helps to direct growth towards areas where there is best provision for active and sustainable transport routes and opportunities. Transport availability was a consideration for allocating growth and will enable more houses to be located accessible to active and sustainable travel routes.	+	+	+	Urban focus helps to direct growth towards areas where there is best provision for active and sustainable transport routes and opportunities. Proportionate approach does not consider the availability of specific active and sustainable travel routes within a settlement and may slightly reduce opportunities.	+	+	+	Urban focus helps to direct growth towards areas where there is best provision for active and sustainable transport routes and opportunities. Even approach does not consider the availability of specific active and sustainable travel routes within a settlement and may slightly reduce opportunities, particularly in lower tier settlements.
9... improve air quality.	?	?	?	Directs majority of growth to the urban areas but still retains a distribution through other levels of the settlement hierarchy and across the wider countryside. Greater housing densities in towns could be offset by greater access to active and sustainable travel and more energy efficient houses, but the overall impact on air quality is uncertain. Behavioural change also a consideration.	?	?	?	Directs majority of growth to the urban areas but still retains a distribution through other levels of the settlement hierarchy and across the wider countryside. Greater housing densities in towns could be offset by greater access to active and sustainable travel and more energy efficient houses, but the overall impact on air quality is uncertain. Behavioural change also a consideration.	?	?	?	Directs majority of growth to the urban areas but still retains a distribution through other levels of the settlement hierarchy and across the wider countryside. Greater housing densities in towns could be offset by greater access to active and sustainable travel and more energy efficient houses, but the overall impact on air quality is uncertain. Behavioural change also a consideration.
10... reduce causes of and adapt to climate change.	?	?	?	Housing growth and associated infrastructure are likely to result in greenhouse gas emissions. Growth may lead to increased need for transport which may increase emissions. Populations in main towns and small towns will have more opportunity to access active / sustainable transport options. Urban focus may help reduce loss of greenfield sites but some losses are still likely. Access to and use of renewables and/or gas heating more feasible. Adaptation measures feasible. Pros and cons for this objective and overall effect uncertain.	?	?	?	Housing growth and associated infrastructure are likely to result in greenhouse gas emissions. Growth may lead to increased need for transport which may increase emissions. Populations in main towns and small towns will have more opportunity to access active / sustainable transport options. Urban focus may help reduce loss of greenfield sites but some losses are still likely. Access to and use of renewables and/or gas heating more feasible. Adaptation measures feasible. Pros and cons for this objective and overall effect uncertain.	?	?	?	Housing growth and associated infrastructure are likely to result in greenhouse gas emissions. Growth may lead to increased need for transport which may increase emissions. Populations in main towns and small towns will have more opportunity to access active / sustainable transport options. Urban focus may help reduce loss of greenfield sites but some losses are still likely. Access to and use of renewables and/or gas heating more feasible. Adaptation measures feasible. Pros and cons for this objective and overall effect uncertain.

11... protect, manage and use water resources sustainably.	?	?	?	<p>Housing growth may place pressure on water quality and storm water management. Directs majority of growth to the urban areas where there is water and wastewater treatment infrastructure available and greater ability to manage potential water pollution. Less dependence on non-mains treatment such as septic tanks and less pressure exerted on rural services/facilities. Able to take advantage of larger wastewater infrastructure associated with urban areas though enhancement may still be required, noting that some settlements currently have limited capacity for growth. This option has taken consideration of capacity limitations in allocating growth. Measures such as SuDS can improve surface water / storm water management.</p>	?	?	?	<p>Housing growth may place pressure on water quality and storm water management. Directs majority of growth to the urban areas where there is water and wastewater treatment infrastructure available and greater ability to manage potential water pollution. Less dependence on non-mains treatment such as septic tanks and less pressure exerted on rural services/facilities. Able to take advantage of larger wastewater infrastructure associated with urban areas though enhancement may still be required, noting that some settlements currently have limited capacity for growth. This option has not taken consideration of capacity limitations in allocating growth but the proportionate allocation is unlikely to result in significant conflict between capacity and growth rate. Measures such as SuDS can improve surface water / storm water management.</p>	?	?	?	<p>Housing growth may place pressure on water quality and storm water management. Directs majority of growth to the urban areas where there is water and wastewater treatment infrastructure available and greater ability to manage potential water pollution. Less dependence on non-mains treatment such as septic tanks and less pressure exerted on rural services/facilities. Able to take advantage of larger wastewater infrastructure associated with urban areas though enhancement may still be required, noting that some settlements currently have limited capacity for growth. The even distribution approach does not take account of available treatment capacities. New development would not be allowed where adequate treatment is not available but capacity will conflict with growth rate in some settlements. Measures such as SuDS can improve surface water / storm water management.</p>
12... protect natural resources and enhance biodiversity.	+	+	+	<p>Concept of allocating the majority of growth to settlements helps to direct new development away from the wider countryside. Growth focused on main towns, which reduces potential loss of greenfield sites and avoids wider development of the natural heritage resource. Potential to use brownfield sites and apply mitigation to avoid impacts on biodiversity. Surrounding natural resource constraints were taken account of when tailoring allocation.</p>	+	+	+	<p>Concept of allocating the majority of growth to settlements helps to direct new development away from the wider countryside. Growth focused on main towns, which reduces potential loss of greenfield sites and avoids wider development of the natural heritage resource. Potential to use brownfield sites and apply mitigation to avoid impacts on biodiversity. Proportionate approach does not take account of natural resource constraints.</p>	+	+	+	<p>Concept of allocating the majority of growth to settlements helps to direct new development away from the wider countryside. Growth focused on main towns, which reduces potential loss of greenfield sites and avoids wider development of the natural heritage resource. Potential to use brownfield sites and apply mitigation to avoid impacts on biodiversity. Even approach does not take consideration of surrounding nature conservation constraints on expansion.</p>

13... maintain and enhance landscape character.	+	+	+	Directs the majority of growth towards settlements and efficient use of land. There is potential for some growth through the wider countryside and it may be difficult to manage local impacts, but reuse of brownfield sites is feasible and other policies are still required to be adhered to. Consideration was given to landscape constraints when determining allocation.	+	+	+	Directs the majority of growth towards settlements and efficient use of land. There is potential for some growth through the wider countryside and it may be difficult to manage local impacts, but reuse of brownfield sites is feasible and other policies are still required to be adhered to. Proportionate approach does not take account of landscape constraints.	+	+	+	Directs the majority of growth towards settlements and efficient use of land. There is potential for some growth through the wider countryside and it may be difficult to manage local impacts, but reuse of brownfield sites is feasible and other policies are still required to be adhered to. The even distribution approach does not take account of landscape constraints which is of particular relevance to Whitehead, which could not accommodate high levels of housing growth without encroaching on landscape.
14... protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	Lack of spatial information on exact location of growth areas means there is uncertainty with this option. Although the majority of growth is directed towards urban areas, there may be impacts on local built and cultural heritage, including undiscovered/unrecorded heritage. Negative effects may be reduced through operational policies. Constraining growth in smaller settlements and countryside may help to conserve sense of place.	?	?	?	Lack of spatial information on exact location of growth areas means there is uncertainty with this option. Although the majority of growth is directed towards urban areas, there may be impacts on local built and cultural heritage, including undiscovered/unrecorded heritage. Negative effects may be reduced through operational policies. Constraining growth in smaller settlements and countryside may help to conserve sense of place.	?	?	?	Lack of spatial information on exact location of growth areas means there is uncertainty with this option. Although the majority of growth is directed towards urban areas, there may be impacts on local built and cultural heritage, including undiscovered/unrecorded heritage. Negative effects may be reduced through operational policies. Constraining growth in smaller settlements and countryside may help to conserve sense of place.

Summary of Policy:

This strategic proposal sets out a notional allocation figure for settlements in the top three tiers of the settlement hierarchy and grouped figures for small settlements and the countryside. The draft Plan Strategy will make provision for 4,256 dwellings within our settlements for the period 2018-2030 and 350-400 new dwellings in the countryside over the same period. The proposed allocation is set out below:

Tier	Allocation to Tier (% of HGI)
Main Towns	62%
Small Towns	15%
Villages	8.5%
Small Settlements	2.5%
The Countryside	12%

Within the top three tiers, its allocation was split among individual settlements taking account of the distribution of households between those settlements at the time of the 2011 Census, followed by application of the RDS Housing Evaluation Framework.

It should be noted that the variation in housing numbers between the settlements within the same tiers is relatively minor between option 1 and option 2. However, this variation is greater under option 3, particularly as you move down the settlement hierarchy, and it could have a significant impact either increasing or decreasing a settlement's share.

Reasonable Alternatives:

Change to the allocation of housing between tiers was considered in the Interim SA for the POP in Key Issue 4. The preferred option put forward in the POP (Option 2 below) was 'to maintain the status quo in terms of housing allocation based on the proportion of households living in main towns and small towns at the time of the 2011 census and to increase the percentage of housing growth to villages and small settlements at the expense of the countryside'. Since the POP, the preferred option has been revised to take account of comments from DfI that the allocation to the top tier needed to be adjusted to ensure there would be appropriate growth in the top tier and to avoid disproportionate growth in the lower tiers.

No Reasonable Alternatives are being brought forward at draft Plan Strategy for the tiers, as the principle of directing greatest proportion of population to main towns is set by DfI and was tested in the Interim SA for the POP and found to be sustainable.

Three options are being appraised at draft Plan Strategy in respect of the allocation of housing within the same tier.

The preferred option (option1) is a proportionate allocation of housing for settlements within the same tier, according to population at Census 2011, but with some tailoring to reflect the capacity of a settlement and existing facilities as assessed in the Housing Evaluation Framework.

There are two Reasonable Alternatives for the housing distribution between settlements in the same tier:

Option 2: Proportionate allocation of housing for settlements within the same tier, according to population at Census 2011.

Option 3: Even distribution of housing for all settlements within the same tier.

Summary and comparison of options against the Sustainability Objectives

All three options received the same score in the appraisal, as the main influence on the sustainability objectives is the distribution of housing growth to each tier. However, the comments for each option reflect the subtle differences that would be generated through each approach.

The strategic proposal has a positive impact on the social sustainability objectives, with a significant positive impact on the objective to provide good quality, sustainable housing. The approach of directing the majority of housing growth to the main towns and small towns also has a minor positive impact on all of the economic sustainability objectives. Impacts on the environmental sustainability objectives are split evenly between minor positive impacts and uncertain impacts. The sustainability objectives that are more influenced by spatial extents and location such as physical resources, active and sustainable travel, natural resources and landscape received minor positive impacts as the approach will lead to more efficient patterns of land use and accessibility to existing infrastructure. The sustainability objectives of air quality and climate change have effects that are strongly influenced by behavioural change and there is more uncertainty around how these will be impacted. Uncertainty is also recorded for water resources, as the effects are linked with external service provision for waste water treatment. However, the plan can help to deliver more sustainable management of stormwater. The effects on the historic environment are also uncertain, as the conversion of land to housing may

adversely impact the setting of built heritage and may damage or destroy previously unrecorded archaeology, should it be present. These effects can be mitigated through operational policy.	
Option 2, proportionate growth within tiers based on the 2011 Census, generally delivers housing growth that is in keeping with the size of a settlement and represents a broadly sustainable approach. However, the tailored approach offered by option 1 helps to direct growth to the settlements within tiers which are best suited to accommodate it, and reduces the rate of growth for settlements which have fewer facilities and services. This helps to make the growth more sustainable at the local scale. The even distribution approach of option 3 is the least sustainable of the three options, as it does not consider any of the facilities, services and constraints which may be present in individual settlements.	
The most sustainable option: All options scored similarly, however the comments recorded for option 1 indicate that it represents a slightly more sustainable approach than option 2 but a substantially more sustainable approach than option 3.	The preferred option: Option 1 is the preferred option.
What likely significant effects are envisaged with the preferred option? There are likely significant positive effects identified for the objective to provide good quality, sustainable housing.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Wider adoption / use of SuDS would help to reduce pressure on sewerage / storm water drainage.	

SGS4 Protection of Zoned Housing Land.

Option	Protect land zoned for housing in settlements against the development of non-residential uses.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	The locations chosen for housing zonings are typically those which are best suited for this use, e.g. close to transport links or near to facilities. Protecting zonings indirectly helps to provide good quality housing which can benefit wellbeing. Zoned development may include requirements for open space provision which also benefits this objective. In the event that it is activated, the exception to allow alternative development when it meets an identified community need, is also likely to benefit this objective.
2... strengthen society.	+	+	+	Access to shared spaces is a main consideration when housing land is zoned and it is important to protect areas to deliver this access. Zoned land may have the requirement for a proportion of affordable housing as a KSR or through policy which helps to reduce inequalities and deliver for specific needs. In the event that it is activated, the exception clause which allows alternative development which meets an identified community need is also likely to benefit this objective.
3... provide good quality, sustainable housing.	+	+	+	The key benefit of this policy is that it protects land for the sole purpose of delivering of good quality, sustainable housing.
4... enable access to high quality education.	+	+	+	Protecting zoned land can indirectly support the objective by preventing land located close to schools / education from being taken over by other, less appropriate uses. Zoning / accessibility analysis tests accessibility to schools. The permitted exception to the policy would potentially allow a school, if a need was demonstrated.
5... enable sustainable economic growth.	0	0	0	The LDP has also identified an ample supply of employment land, the policy will not affect this objective. It enables the best use of location to be made.
6... manage material assets sustainably.	0	0	0	Zoning land for housing takes account of available infrastructure. Protecting the zoning means that housing is directed towards suitable areas where efficiencies can be made for material assets. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	Zoning helps to make more efficient use of land; protecting a zoning helps to make most efficient use of land that is suited to residential development. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	Zoning land for housing takes consideration of accessibility to active and sustainable transport routes and directs housing towards sustainable locations that are most suited to this type of use. It also allows consideration to be given towards future uses / zonings for planned greenways, etc. Protecting the zoning ensures that these opportunities are not lost to other types of development.
9... improve air quality.	0	0	0	Possible indirect benefits from protecting land with accessibility to active and sustainable transport. Policy allows for ancillary or community needs which can be accessed by walking / reduce need for car. Without the policy, there may be conflict between inappropriate /incompatible land uses. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Protecting land for suitable use maximises benefits from accessibility to active and sustainable transport and reducing reliance on car. Zonings also take in to consideration factors which may be influenced by climate change such as flood plains. The overall impact on the objective is negligible.

11... protect, manage and use water resources sustainably.	0	0	0	Protecting land that is identified as being most suitable for a particular land use can benefit this objective. If non-mains treatment is required due to capacity issues, a package WwTW could potentially be provided. Zoning (and protecting zoning) may lead to greater likelihood of drainage assessments measures such as SuDS to manage surface runoff and storm water more sustainably. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	Indirect link through zonings avoiding areas with identified biodiversity. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	0	0	0	Protects land identified as being suitable for housing, the zoning of which will have taken landscape character effects into account .The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Protects land identified as being suitable for housing, the zoning of which will have taken known historic environment constraints into account. Zoned land may also enable new development to be integrated sensitively with identified heritage features. The overall impact on the objective is negligible.
Summary of Policy: This aim of SGS4 is to prevent the loss of residential land to other uses. Exceptions to this are proposals for ancillary development to major housing developments or in cases where there is an identified need and when no other sites are available. Land use zoning is one way the LDP can help provide the right amount of land for housing in the right location to meet housing need. Sites will be selected for zoning in the LPP because of their sustainability, including proximity to the town centre, and accessibility to community facilities/services and public transport. It is therefore important that these sustainable sites for housing are not lost to competing land uses.				
Reasonable Alternatives: The policy is required to ensure an adequate and available supply of quality housing, and is in keeping with the LDP Plan, Monitor and Manage approach, as directed by the SPPS. No reasonable alternative has been identified.				
Summary and comparison of options against the Sustainability Objectives This policy has a positive impact on all of the social sustainability objectives, with significant positive impacts identified for the objective to provide good quality, sustainable housing. A minor positive impact is identified for the objective to enable access to high quality education but there are no other effects on the economic sustainability objectives. The policy has no impact on almost all of the environmental sustainability objectives, though a minor positive impact is identified for the objective to encourage active and sustainable travel.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to provide good quality, sustainable housing.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

SGS5 Management of Housing Supply.

Options	Option 1: Phased approach to the release of land zoned for housing in the three main towns and Greenisland. Land to be zoned, but not phased, for housing in the remaining small towns (preferred option).				Option 2: Do not apply a phased approach to the release of land zoned for housing.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Phased approach may result in housing being located closer to services and facilities therefore increasing accessibility and the potential for active travel. In addition, the approach may also increase accessibility for housing to open space. This approach has a greater likelihood of delivering services and facilities, as it will allow infrastructure to be progressively extended according to current need, rather than requiring a large capital expenditure to deliver infrastructure (for example a cycle path) to the furthest development.	?	?	?	Allowing housing growth without applying a sequential requirement may reduce opportunities for accessing active/sustainable travel and resultant development may not have the same level of services available. Some may prefer to live near the countryside on the fringe of a settlement.
2... strengthen society.	+	+	+	Greater likelihood for new housing to have accessibility to shared space. Directs towards regeneration of brownfield/derelict areas.	0	0	+	May lead to more single tenure/limited type housing at edge of settlement. May decrease accessibility to shared space in short-medium term. Communities may not be created from the outset.
3... provide good quality, sustainable housing.	+	+	+	This policy option does not have any effect on the quality of new housing. The option may influence the delivery of housing in the short term (in the identified settlements) as new housing will be constrained to already approved sites/zonings, however housing will be able to be delivered where it is required. Existing housing commitments do not necessarily match areas with identified need and this approach may make housing more sustainable over time. There is an element of uncertainty over the pattern of delivery, as it is dependent on whether existing commitments are left to lapse or whether permission is maintained.	+	+	+	This policy option does not have any effect on the quality of new housing. Existing housing commitments do not necessarily match areas with identified need. Overall, housing would be less sustainable.
4... enable access to high quality education.	0	0	0	May support this objective by focusing short-medium term housing growth towards areas that are more accessible to schools. The overall impact on the objective is negligible.	0	0	0	May not maximise opportunities for accessibility in short-medium term, but overall this option would not prevent access to education. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	May indirectly support this objective by focusing some of the short-medium term housing growth to areas closer to town centres and services and areas with transport links. Phased approach makes best use of location. Helps to support viability and vibrancy of town centres.	0	0	+	In the absence of a phased approach some of the short-medium term housing growth may not be in areas close to town centres and services, or areas with transport links. May result in less use of town centre, reduced support of viability and vibrancy of town centres.

6... manage material assets sustainably.	+	+	+	Aims to reduce short-medium term greenfield site use. Focuses on reusing existing sites in the urban footprint, where possible, therefore there is higher probability of brownfield sites being redeveloped. Should locate majority of new housing development in areas with existing/fit for purpose infrastructure, compact growth enables more efficient spending on infrastructure.	0	0	+	May result in a higher proportion of short-medium term greenfield land use and less preference towards reusing brownfield land. Less efficient use of land. Isolated pockets of development may never be linked up with the rest of a settlement, which may mean that infrastructure is less well developed.
7... protect physical resources and use sustainably.	+	+	+	Directs growth towards a more efficient pattern of development and would reduce short-medium term greenfield site use. Focus on reusing existing sites in the urban footprint, where possible, therefore there is a higher probability of brownfield sites being redeveloped. Will possibly result in slightly higher density of development/less overall consumption of land. Zoning land in the settlements is more efficient than dispersed development in the countryside.	0	0	0	Zoning land in the settlements is more efficient than dispersed development in the countryside. This option encourages less consolidation of and less efficient use of land. This may result in greater overall consumption of land/lower density development. It may potentially result in more greenfield land use in the short-medium term. May result in biodiversity losses in short-medium term.
8... encourage active and sustainable travel.	+	+	+	Zoning in towns directs it to more sustainable locations in the first place. Phasing makes those locations even more sustainable. Phased approach may result in housing being located closer to active and sustainable transport routes. It enables greater benefit for those without access to a vehicle. Easier to develop the infrastructure to match via the phased approach. This approach helps to deliver a more compact urban form.	+	+	+	Zoning in towns directs it to more sustainable locations in the first place. This approach risks not being able to develop an active and sustainable transport infrastructure that links housing to other areas.
9... improve air quality.	?	?	?	Creates more opportunity for delivering accessible transport options that are viable alternatives to the car, thereby reducing vehicle emissions. The effect is uncertain, as it depends on other factors such as behavioural change.	?	?	?	Housing development which is isolated or unable to be consolidated with other development has less chance of being linked by active and sustainable transport, and may sustain reliance on car. It may also be less cost effective to link to mains gas. The effect is uncertain, as it depends on other factors such as service providers.
10... reduce causes of and adapt to climate change.	0	0	0	Zoning housing in towns directs it to more sustainable locations in the first place. This approach provides a greater chance of encouraging other forms of transport than the car - cycling/walking.	0	0	0	Zoning housing in towns directs it to more sustainable locations in the first place. This approach offers less chance of linking housing with active and sustainable transport.
11... protect, manage and use water resources sustainably.	0	0	0	Zoning housing in towns directs it to more sustainable locations in the first place with capacity and infrastructure to accommodate waste water. Phasing is unlikely to affect the objective, though it may help service providers with forward planning.	0	0	0	Zoning housing in towns directs it to more sustainable locations in the first place with capacity and infrastructure to accommodate waste water.
12... protect natural resources and enhance biodiversity.	+	+	?	Zoning housing in towns directs it to more sustainable locations in the first place. Zoning may allow KSRs to be attached which protect features and which enhance linkages with green / blue infrastructure - sequential approach can make connections more feasible. Phased approach will help to reduce rate of greenfield land consumption in short-medium term. Long term rate will depend on growth and whether it continues.	?	?	?	Zoning housing in towns directs it to more sustainable locations in the first place. This option may result in a greater rate of conversion of greenfield land to built-on/urban. The overall effect is uncertain, as it is dependent on where the development occurs. The long term impact could be same as option 1, or could be completely different.

13... maintain and enhance landscape character.	+	+	?	Zoning housing in towns directs it to more sustainable locations in the first place and directs to more suitable locations. Phased approach may help to reduce risk of sprawl and unnecessary development of greenfield land.	-	-	-	Zoning housing in towns directs it to more sustainable locations in the first place. May result in more piecemeal development, which may adversely impact character.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Zoning housing in towns directs it to more sustainable locations in the first place and directs to more suitable locations within settlements. This approach may provide greater control over maintaining the setting of a settlement. However, it may result in construction activity/excavation in locations with potential for archaeological remains, or development which may affect the setting of historic environment features. Zonings can include KSRs to protect and conserve archaeology. By encouraging redevelopment of brownfield land over greenfield this option may have fewer adverse effects on this objective.	0	0	0	Zoning housing in towns directs it to more sustainable locations in the first place and directs to more suitable locations within settlements. However, it may result in construction activity/excavation in locations with potential for archaeological remains, or development which may affect the setting of historic environment features. Zonings can include KSRs to protect and conserve archaeology.

Summary of Policy:

This policy sets out the proposals for the managed release of housing land in settlements to ensure that the Council can meet its Spatial Growth Strategy and its Housing Allocation Strategy. The policy sets out a sequential approach for the phased release of housing land within the three main towns and Greenisland. Phase 1 land will include existing approvals and previously developed and undeveloped land within the urban footprint subject to a size threshold of 0.2 hectares or above or 10 dwelling units. Phase 2 land in the urban fringe will be zoned and held in reserve where the LDP strategic housing allocation would be met by live planning permissions, urban capacity sites and windfall potential. In the remaining four smaller towns, Ahoghill, Broughshane, Cullybackey and Whitehead the policy approach will be to zone land for housing, using a sequential approach, but not to phase it. The policy allows for the provision of windfall housing.

Reasonable Alternatives:

The SPPS states that LDPs should provide for a managed release of housing land in line with a 'plan, monitor and manage' approach. Two options have been appraised.

Option 1: Within some settlements live permissions already exceed their notional housing allocation including Ballymena, Greenisland, Broughshane and Cullybackey, and this is likely soon to be the case in Larne and Carrickfergus. In addition an Urban Capacity Study revealed a high level of additional housing land in the 3 main towns and further substantial units in the urban fringe. The policy approach is a response to these circumstances. By phasing housing land this will promote sustainable housing development within the urban footprint of our largest towns to achieve compact urban form, through a sequential approach and will avoid urban sprawl. Phasing will also ensure an appropriate supply of quality housing land to meet the needs of everyone. This is in line with the RDS policy direction that aims to manage housing growth to achieve sustainable patterns of residential development by promoting more sustainable development within existing urban areas and ensuring an adequate and available supply of quality housing to meet the needs of everyone.

Option 2: Do not apply a phased approach to the release of land zoned for housing. The extant plans for the Borough do not include phased housing lands. This option would allow for housing land to be developed within the urban fringe, before the land within the urban footprint. This option would therefore not achieve a compact form or sustainable patterns of residential development, including maximising the use of existing infrastructure and services.

Summary and comparison of options against the Sustainability Objectives:

Option 1 has a minor positive impact on all of the social sustainability objectives. It also has a positive influence on the economic sustainability objectives, with some benefits noted for education and a minor positive score on enabling sustainable economic growth. Significant positive impacts are identified for the objective to manage material assets sustainably as this option will enable infrastructure to be extended progressively according to need, which may also help to reduce overall costs. The phased approach of releasing land for development benefits the environmental sustainability objectives for physical resources, natural resources and landscape character, although there is some uncertainty over the long term impacts on the latter two. Impacts on air quality are also uncertain. The impact on the objective to encourage active and sustainable travel is significant positive, as this approach has the best chance of enabling new housing to be developed in tandem with active and sustainable travel routes or linkages.

Option 2 has an uncertain impact on health and wellbeing, as this option may make it less feasible to deliver housing with active and sustainable transport infrastructure that links the development to other areas. It also has a less positive relationship with strengthening society than option 1 in the short and medium term, as it may lead to a greater tendency towards the establishment of isolated developments at edge of settlements which are not linked to shared space. The impact on delivering housing is minor positive, however the housing may be less sustainable in terms of its accessibility to services, facilities and infrastructure. This option also has weaker relationship with the economic sustainability objectives, with negligible effects predicted for all three objectives although these may develop into minor positive impacts in the long term for economic growth and material assets. This option has a positive impact on only one of the environmental sustainability objectives, for encouraging active and sustainable travel. With no restrictions on development in the urban fringe, there is potential for market forces to lead to isolated pockets of development occurring at edge of settlement, which may include avoidable losses of greenfield land, while brownfield land closed to the centre could remain undeveloped into the long term. This leads to uncertain impacts on air quality and natural resources and a minor negative impact on landscape character.

The most sustainable option: Option 1 is the most sustainable option.

The preferred option: Option 1 is the preferred option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to manage material assets sustainably and to encourage active and sustainable travel.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Key Site Requirements (KSRs) for housing zonings will be reviewed at LPP in the context of more detailed spatial information. New KSRs may potentially be identified.

SGS 6: Strategic Allocation of Land for Economic Development

Option	Strategic policy proposal that seeks to focus economic growth in the main hubs of Ballymena, Carrickfergus and Larne.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Negligible effect although under the policy provision of job opportunities and incomes for people in these areas would help to bring positives for people's health and well-being.
2.... strengthen society.	0	0	0	Negligible effect although under the policy there may be potential to reduce inequalities in job provision across the Borough.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	Negligible effect although the policy may help enable potential opportunities for training and skills.
5.... enable sustainable economic growth.	+	+	+	The policy option would help ensure land would be set aside for economic development and help to support the vibrancy and vitality of local town centres because of the location of the economic land. The approach of the policy would help ensure the best use of location, which should in turn help to make the Borough a more attractive location for investment because appropriate economic use is being directed to the most sustainable locations. This could in turn attract more people to the Borough to work and live.
6.... manage material assets sustainably.	+	+	+	The policy would enable the development of land for economic development that is located within the three main towns but some of these sites are likely to be greenfield. Potential sites and locations are generally located well to existing transport routes and likely to be more fit for purpose with regards to accessing local material assets - electrical and waste management infrastructure. There are potentially sites/locations on the fringes of existing settlement development limits, which could be deemed less sustainable.
7.... protect physical resources and use sustainably.	-	-	-	The policy option would potentially facilitate development of sites that are greenfield land. Sites are able to avoid mineral areas and earth science sites. Cumulatively there would be a large amount of land-take for economic development, and although some sites have already been partially developed, the remaining areas and sites have not been, which is reflected in the score.
8.... encourage active and sustainable travel.	+	+	+	The policy option would help to facilitate development of land that is located well for the main transport routes as sites are located within the main towns where the larger populations are located and access to active or sustainable travel options is more feasible. This approach should help support and encourage people to opt for public transport options to and from work or to walk or cycle. It could also help to develop new routes through demand.
9.... improve air quality.	?	?	?	The policy option would help to retain land for economic development, which may include various types of industrial uses. Some users of the land could have air emissions but likewise some users may not. Transport related emissions could increase local air pollution if journeys to and from sites increased - particularly if heavy goods vehicles were a consideration. Although active and sustainable travel would be likely, and could help to reduce local transport related emissions, car related travel would likely remain a mode of transport for workers. Much would depend on the type of business/industry and its location concerning active and sustainable travel links.

10.... reduce causes of and adapt to climate change.	?	?	?	The policy option would help to retain land for economic development, which could attract investment varying uses - some with greenhouse gases emitting uses but also others with minimal emissions. Most users would be likely to have transport related emissions but to what extent would depend on the type of business/industry and where it is located with regards to local transport links. Potential areas to be developed under the policy are likely to be greenfield sites, or already partially developed. These areas may have existing habitat that may be important during local flooding, or periods of hot weather and it is uncertain if local landscaping plans could retain these.
11.... protect, manage and use water resources sustainably.	0	0	0	Under this policy, soft SuDS could be applied to potential sites to help reduce runoff, which would likely be more of an issue on larger sites. Some of the sites are already liable to flooding with some located on the coast but our proposed SuDS policy coupled with other mechanisms should help reduce local flooding and protect local water quality, for example policy that run off from a proposal should not be greater than run off rate of the existing greenfield site.
12.... protect natural resources and enhance biodiversity.	-	-	-	Under the policy option, the potential development of previously undeveloped sites may lead to losses of greenfield land and impacts on local biodiversity levels, particularly if no mitigation were in place. The development of large areas of land where there is existing semi natural land is reflected in the score.
13.... maintain and enhance landscape character.	0	0	0	Under the policy approach, potential sites would be located within the settlement development limits and their locations would limit any visual impacts across the wider countryside. We would be able to control the location of zoned land to help maintain landscape character and avoid marring the distinction between settlements and the countryside.
14.... protect, conserve and enhance the historic environment and cultural resources.	?	?	?	Under the policy option, greenfield sites would likely be developed and there may be features of the historic environment present on site, or archaeological remains present. These may not be evident until surveys begin and historic features unearthed - but other policies should help conserve any findings if located.
Summary of Policy: This policy sets out the quantity of economic land to be allocated within the Borough.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the RDS and the SPPS to help focus economic growth in the main hubs.				

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to have a negligible effect on delivery of the social sustainability objectives. Significant positive effects were predicted for delivery of the enabling sustainable economic growth objective based upon the policy making the best use of location by protecting land for the most appropriate economic development and help make the Borough a more attractive place for investment and employees.

Minor positive outcomes were predicted for the economic objective to deliver material assets sustainably. These positives were based upon the location of the land within the three main towns with better access to existing material assets although it was noted that some sites may be less sustainable because they are located on the edge of settlements. An adverse effect was predicted for delivery of the physical resources objective because the policy allocating economic land may potentially include greenfield sites within these settlements. Although these sites may be located well to existing infrastructure and transport routes, the loss of semi-natural land cover remains an adverse impact. Some sites are relatively large and any development would likely incur impacts on local biodiversity, which is recognised as a minor negative effect against one of the environmental objectives for delivery of protecting natural resources and enhancing biodiversity objective. A minor positive score was predicted for delivery of the environmental objective for active and sustainable travel. Positive effects were based upon the town location of sites to existing transport routes thus enabling people to choose more sustainable travel options more readily than the car, including active travel. It was also thought that the development of economic land might encourage new public transport routes to be provided. Uncertain outcomes were predicted for three of the environmental objectives including improving air quality, reducing causes of and adapting to climate change; and protecting, conserving and enhancing the historic environment and cultural resources. Uncertain outcomes were predicted because the use of land and related emissions from the economic use and related transport movements is not known. Much would depend on the type of business/industry and its location to sustainable travel links. Other uncertainties were predicted because some of the sites are greenfield land that may or may not be developed with the possible loss of habitat that can alleviate local flooding and/or reduce local temperatures. There is also the potential for historic features or remains to be evident in these greenfield sites that may only be discovered if works begin.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

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

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Landscaping and planting as adaptive measures for climate change as well as local biodiversity levels. Drainage assessment and flood risk assessment with application of SuDS as well as buffer zones to protect local water quality. Key Site Requirements to link areas to local green/blue infrastructure using planting, buffers and biodiversity measures. Local Policies Plan stage review of sustainability of sites with provision of adequate surveys including ecological surveys. Cross-reference to other relevant policies - historic environment.

SGS7: Retail Hierarchy

Option	Align the retail hierarchy with the proposed settlement hierarchy, but reposition settlements if necessary to other tiers depending on their retail offer, also include potential local centres that may be designated through the LDP.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Enables social meeting places in all settlements, which increases opportunities for social contact. Having places where people meet and interact adds to sense of safety.
2... strengthen society.	+	+	+	Helps to support the establishment of shared space which is inclusive of all groups. A mix of uses enables facilities which can be used by all. Enabling small settlements to have retail helps to meet local needs, such as shops and services for rural communities.
3... provide good quality, sustainable housing.	0	0	0	The retail hierarchy doesn't affect this objective. Town centre housing is considered under HOU4.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Improves the vitality and vibrancy of town centres. Supports the creation of a range of jobs throughout the Borough which provides income. Makes town centres a more attractive place to live, work, visit and invest. The 'Town Centre first' approach makes best use of location by directing developers to seek an appropriate site for their development in town centres first. Without a hierarchy there may be imbalances between the size of a settlement and the shops it accommodates.
6... manage material assets sustainably.	+	+	+	The hierarchy helps to direct development to areas that have infrastructure that is capable of accommodating it. Retail development is directed to larger settlements with better infrastructure, transport links, parking, waste management and recycling options before centres in lower tiers with fewer of these provisions. It also encourages the reuse of vacant sites/ buildings.
7... protect physical resources and use sustainably.	0	0	0	Doesn't have any relationship with earth science features or minerals industry. The 'Town Centre first' approach focuses development in most appropriate locations, i.e. identified centres, making more efficient use of land. Spatial designations will be looked at LPP. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	Retail development will be directed to main towns where it is closer to its catchment population and transport hubs, leading to more opportunities to access shops by active and sustainable travel. Benefits those without access to a vehicle.
9... improve air quality.	0	0	0	Impacts depend on the uptake/use of public transport and active travel. A strong retail hierarchy means that inappropriate out-of-town development that can only be accessed by a car is less likely to occur. Retail uses would not generally have significant amounts of polluting emissions, only emissions in relation to heating/transport. The overall impact on the objective is negligible. Indirect effects by keeping some of the heavier vehicles out of smaller settlements too.
10... reduce causes of and adapt to climate change.	+	+	+	Locations / 'Town Centre first' approach encourages / enables the use other forms of transport than the car (but perceptible impacts on this objective are somewhat dependent on behavioural change). Directs development to areas that are already developed and helps to avoid natural habitats - it encourages re-use of sites. Retail development would result in some emissions, but it is unlikely to have high-impact effects.

11... protect, manage and use water resources sustainably.	0	0	0	Focus on centres and settlements means that development is directed towards areas where there should be sufficient water/wastewater infrastructure. Makes the best use of location. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	+	+	+	Indirectly prevents development on greenfield and out-of-centre areas which may help to protect natural resources and biodiversity. Prevents inappropriate development in the wider countryside / outside of settlements.
13... maintain and enhance landscape character.	+	+	+	Town centre first approach and sequential approach prevents inappropriate scale of retail development in the open countryside which helps to safeguard landscape. Protects the setting of settlements and transport corridors.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	There is the potential for conflict between buildings designed for retail and integration with the historic environment. Other policies help to ensure that development is appropriate in design and scale and avoids negative impacts. Establishing a hierarchy protects sense of place by ensuring that scale, nature and design of development is appropriate to the surroundings. Helps to protect and conserve the historic environment.
Summary of Policy: Development within the designated town centres will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Retail activity elsewhere should be focussed within lower tier centres, which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position in the retail hierarchy.				
Reasonable Alternatives: No reasonable alternatives were identified for the draft Plan Strategy. Two alternative options were appraised in the Interim SA for the POP (Issue 5) but were found to be less sustainable. These were <i>5B: Align the Retail Hierarchy with the proposed Settlement Hierarchy for MEA</i> and <i>5C: Designate only Ballymena, Larne and Carrickfergus town centres as the main focus of retail development and have minimal intervention by the LDP below this level.</i> The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP, with minor changes that have been informed by a retail study and representations made on the POP. Greenisland has changed tiers to a Local centre, as the retail offer/ retail services are very low in number and there is no real sense of 'centre, despite the population being in line with other small towns. Braidwater Retail Park and Carrickfergus Waterfront Marina and are not included as local centres/ district centres but instead were recommended by Consultants to be retained within their respective Town Centre Boundaries given their supporting function to the town centre. Redlands, Larne is not appropriate to identify as a proposed local/district centre, as its convenience retail and leisure offer serves a wider area rather than a local community. Land to south of the Harbour Highway (inside Larne TCB) is also not suitable for a local centre given the lack of retail/community facilities.				

Summary and comparison of options against the Sustainability Objectives:

This option has a minor positive impact on the majority of the social sustainability objectives with the exception of housing where it has no effect. It has a significant positive impact on the objective to enable sustainable economic growth by directing retail development towards the areas that are best suited for it and supporting vitality and vibrancy in town and village centres. It also creates the best opportunities for accessibility for workers, shoppers and deliveries. A minor positive impact is also identified for managing material assets sustainably. The option has a minor positive influence on the majority of the environmental sustainability objectives, by encouraging efficient use of land and directing development away from the wider countryside. Negligible effects are recorded for air quality, physical resources and water resources.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

More detailed study to inform spatial designation of town centre boundaries at LPP.

SGS8: Tourism Strategy

Option	Retain the current strategic approach to tourism set out in PPS 16: Tourism (with minor amendments) for accommodating tourism development in both settlements and the countryside and provide broad direction on the potential opportunities and constraints for tourism development within areas listed under the following categories: Vulnerable, Sensitive and Opportunity.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The strategy will indirectly help to protect areas for their landscape and recreational value where outdoor activities and leisure pursuits can be enjoyed bringing multiple positive benefits for people’s physical and mental health and wellbeing. Tourism can bring positives to local areas through the provision of facilities that can also benefit local communities. Tourism can also help to ensure provision of an adequate level of environmental amenity.
2.... strengthen society.	+	+	+	The strategy should indirectly help to ensure provision of shared spaces by supporting new tourism development as well as protecting the key tourism assets that local people from different backgrounds and tourists can visit/access and benefit from. There is also the possibility that tourism related ventures will bring local community gain through delivery of shared resources such as an interpretative centre and related community facilities, or increased footfall with spend to rurally located services.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The strategy should help to deliver sustainable economic growth by protecting the area’s key tourism assets, which directly support numerous associated economic ventures across different sectors including hospitality, recreation and leisure, and retail. The strategy should help deliver benefits across urban and rural areas by enabling growth of associated ventures that are based on the preservation of the Council’s key assets.
6.... manage material assets sustainably.	+	+	+	The tourism strategy directs the majority of tourist development to settlements, where it is likely there will be more opportunities for the sustainable management of material assets due to existing infrastructure provision. Protection of key assets should not constrain the overall development of infrastructure or renewables. Adequate provision of waste management facilities should be an integral part of protecting assets - litter control, adequate and accessible facilities.
7.... protect physical resources and use sustainably.	+	+	+	The strategy should help to focus development away from greenfield land with a focus on settlements thus helping to some extent to protect greenfield land/soil while protecting key assets that are made up of open space. The strategy and its protection of assets is likely to align with appropriate protection of earth science sites/features and avoiding sites such as Knockdhu - a regionally important archaeological site.
8.... encourage active and sustainable travel.	0	0	0	The strategy would enable a focus on settlements so that public transport options would be available and encouraged. Some future tourism related projects within the Borough have potential to link up with the local railway network, for example at the former Magheramorne quarry. Active travel should also be encouraged within the assets themselves such as at Carnfunnock Country Park, which is rurally located but well connected to local settlements by paths. Greenways are likely to be a future aspect of the Borough and will facilitate active travel. In their own right, greenways have the potential to become local tourist attractions.
9.... improve air quality.	0	0	0	The strategy will help to focus on settlements but rural proposals are also likely. Accessibility to tourism facilities and assets may not always align with active or sustainable travel options but in some cases will and overall air quality is unlikely to be affected by the strategy. The assets are likely to be good for air quality and any related facilities unlikely to be big air polluters.

10.... reduce causes of and adapt to climate change.	0	0	0	The tourism strategy will help to retain coastal areas and further avoid areas from inappropriate development such as SCAs. This approach should help retain land important for combating the effects of climate change - erosion, flooding. Although travel to sites will be encouraged, alternative modes of transport will be promoted and including accessible greenways.
11.... protect, manage and use water resources sustainably.	0	0	0	The strategy will help to retain coastal areas and avoid areas from inappropriate development such as SCAs. This approach should help retain water quality including coastal water quality by helping to manage development in more sensitive areas. The focus of the strategy on settlements also aligns development to locations where adequate infrastructure is most likely to be already located and with potential to be upgraded.
12.... protect natural resources and enhance biodiversity.	+	+	+	The strategy will help to protect key assets that may include areas of semi-natural land and /or natural features with a biodiversity value. This approach should help to further avoid and protect sensitive areas designated for their biodiversity. The strategy refers to safeguarding assets and aims to do this by directing most development to the settlements thus helping to avoid development across the wider countryside. Key tourism assets are able to be protected and where possible enhanced which helps add to the Borough's network of green/blue infrastructure.
13.... maintain and enhance landscape character.	+	+	+	The strategy should be able to direct development toward the settlements - critical mass approach. This approach should help to avoid potential visual intrusion from development into locations valued for their landscape value. The approach of the strategy aims to protect key assets and this includes their settings, so the likes of Slemish and Knockdhu would be further protected from inappropriate development. Any development would need to be adequately considered under the General Policy and relevant landscape designation policies.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The strategy should help further protect the historic environment where buildings or structures and their settings are already located within key asset areas, as inappropriate development should be avoided. Many historic and cultural features are also key tourism assets. Whilst some of these features such as sites of archaeological interest are protected under separate policy, this strategy helps to reiterate this protection and extends it to the wider setting of such assets. Any development with impacts on historic parks/gardens must be adequately considered.

Summary of Policy:

The Tourism Strategy comprises the following elements:

1. Protection and Safeguarding of Key Tourism Assets
2. Promote a sustainable approach to tourism development
3. Identification of potential tourism growth areas
4. Environmental Considerations
5. Contribution of tourism to sustainable economic development, conservation and urban regeneration.

In order to provide broad direction on potential opportunities and constraints for tourism development, three categories have been set out - Vulnerable, Sensitive and Opportunity.

Reasonable Alternatives:

There is no reasonable alternative to the Tourism Strategy as it is required by the SPPS. This strategic policy is in line with the SPPS regional strategic objectives.

The principle of developing a bespoke policy for vulnerable, sensitive and opportunity areas which sought to balance tourism growth with the protection of the natural and historic environment was appraised in the Interim SA for the POP (Option 11A, Key Issue 11 'Accommodating Future Tourism Demand') alongside the alternative of retaining the current approach as set out in PPS 16 (Option 11B). This approach was found to be sustainable. Whilst the dPS replicates these three categories, a bespoke tourism policy has not been proposed for each of these. It was considered that a bespoke tourism policy was not required to protect these key tourism assets, as the majority of the vulnerable and sensitive areas are already designated and benefit from protection from natural and built environment policies.

The preferred option in the POP proposed three new tourism opportunity areas - Carnfunnock, Magheramorne and The Gobbins. After further consideration, The Gobbins is no longer being brought forward as an opportunity zone (please refer to TOU2 for detail in regard to the reasons for this). The dPS policy TOU2 (described in section 3.4.8 of this report) permits tourism development in settlements and tourism opportunity zones, subject to meeting certain criteria.

Summary and comparison of options against the sustainability objectives:

The strategy is predicted to have a minor positive impact on two out of the three social sustainability objectives. The appraisal recognises that sustainable tourism can bring positives to local areas through the provision of facilities that can also benefit local communities. A significant positive impact is identified for the objective to enable sustainable economic growth, based upon the strategy protecting the area's key tourism assets, which directly support numerous associated economic ventures across different sectors including hospitality, recreation and leisure, and retail. A minor positive effect is also identified for the economic sustainability objective to manage material assets sustainably, as the strategic approach of encouraging the majority of tourist development to occur within settlements will help to ensure that there is sufficient infrastructure to support this type of development. The strategy was also predicted to deliver minor positives for physical resources, natural resources, landscape character and the historic environment. Positives were based upon the strategy protecting key assets that may include areas of semi-natural land and /or natural features with a biodiversity value, and by directing development toward the settlements so avoiding visual intrusion into valued landscapes. In addition, the strategy further protects the historic environment when located within key asset areas, by avoiding inappropriate development within the wider setting of such assets.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? No likely significant effects were predicted for delivery of the objectives.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: Cross over with other relevant policy mainly General Policy, landscape designations, coastal erosion and flooding policies.

SGS9: Open Space Strategy

Option	Retain the current strategic approach to open space as set out in PPS8 'Open Space, Sport and Outdoor Recreation' for the protection, provision and facilitation of open space, sport and leisure facilities in both settlements and the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	++	++	++	Strategy facilitates a range of open space for sports, leisure, amenity and community needs including cemetery provision. Open space is supported in rural areas as well as urban areas so communities from across the Borough can directly benefit from physical and mental benefits from the open space provision. Play areas/parks also supported and facilitated, as too are greenways and allotments for growing food. Cemeteries are also included under this strategy, which can give people/families peace of mind as well as add to local open space with benefits for people's mental wellbeing as a place to peacefully visit and spend time.
2.... strengthen society.	++	++	++	Strategy enables spaces/locations where people from different backgrounds can have social interaction and this can strengthen social cohesion. Greenways are able to connect people and places and facilitate social interaction when people are using them. The provision of a variety of open spaces acts as a shared resource that can help to reduce social barriers and inequalities.
3.... provide good quality, sustainable housing.	+	+	+	Strategy helps to facilitate inputs that help to deliver good quality, sustainable housing by adding to the quality of the local environment and accessibility to it - requirement for 10% open space in residential developments of 25 units or more. The strategy is able to ensure provision of green areas around residential areas and help to add to the local attractiveness of it with positives for people living there - amenity and recreational value as well as adding to the natural resilience of residential areas.
4.... enable access to high quality education.	+	+	+	The strategy provides for local greenways, which can help people to walk/cycle if near to local educational resources, then people are likely to have more opportunity to use active travel as a means of transport to access these facilities/services. The Council approach to encourage shared use of school sports facilities will lead to more sustainable development and help futureproof facilities.
5.... enable sustainable economic growth.	+	+	+	The strategy is able to help support the natural setting of tourism areas such as Carnfunnock as well as enhance the attractiveness of the Borough for residents, visitors and investors. Walkways can also enhance the attractiveness of local settlements and help to sustain local vibrancy and footfall. The strategy can provide multiple associated positive spin-offs/benefits for the local economy.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effects although the approach of the strategy is able to help retain areas of open space some of which are likely to have semi natural land cover.
8.... encourage active and sustainable travel.	++	++	++	The strategy aims to protect existing greenways and to assist in delivery of future greenways. This will help to encourage and facilitate active travel for residents as well as visitors. The greenways can help to reduce reliance on the car and encourage active travel as an accessible means of connecting people to places including their work or school.
9.... improve air quality.	+	+	+	The strategy facilitates development and growth of greenway routes - strategic and community/local level - which can help to reduce car use and associated emissions. Approach of the strategy can also provide areas with semi-natural land cover and natural features that can help to maintain /improve local air quality. Areas of open space can also help to buffer land uses and help to maintain local air quality.

10.... reduce causes of and adapt to climate change.	+	+	+	The strategy links to the development and growth of green/blue infrastructure which can align with the provision of active travel options and help to reduce reliance on the car. Areas of open space are likely to have semi natural land cover or natural features such as trees or wetlands, which can help deal with local flooding, store carbon, or even provide a cooling effect during higher temperatures - particularly important in urbanised areas.
11.... protect, manage and use water resources sustainably.	+	+	+	The strategy helps to protect areas of open space in urban and rural areas including strips of green/blue infrastructure. Depending on the location, this land could help to conserve local wetlands including waterways through buffering from local pollution. This approach could help to protect local water quality, aquatic ecosystems and prevent erosion of waterways. Zoning for open space areas associated with waterways could also help protect local water quality from run-off.
12.... protect natural resources and enhance biodiversity.	+	+	+	The strategy enables retention of areas of land with natural features and semi natural land cover that help to maintain local biodiversity and are likely to have local wildlife corridors. This approach can help to safeguard the species and habitats present in the Borough. Allotments have a biodiversity value and cemeteries can also provide habitat for species. The strategy also enables greenways, which connect people to places, as well as act as wildlife corridors helping to conserve local biodiversity with an ecological value. Potential new areas of open space are likely to have a local biodiversity value - environmental and ecological benefit.
13.... maintain and enhance landscape character.	+	+	+	The strategy can help to retain a variety of areas of open space that cumulatively help to conserve local landscape character. Areas of open space such as allotments, parks, greenways and blue spaces, can all be identified and protected under the strategy and depending on location, these areas are likely to help maintain local landscape quality and character, particularly if located around the edge of settlements.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The strategy is able to help protect areas of open space that provide a setting for historic buildings or are integral to the character of conservation areas, areas of townscape character etc. This approach should help support retention and conservation of locally important buildings/features/sites by enabling their integration and/or reuse, thereby helping to conserve the historic environment.
Summary of Policy: Open Space Strategy comprises the following elements: <ol style="list-style-type: none"> 1. Protection of Open Space; 2. Facilitating development of regional and local community greenways; 3. Provision for and facilitating new public open space; 4. Provision for and facilitating of play space for children; 5. Provision for and facilitating of sport and outdoor recreation facilities; 6. Provision for and facilitating of community growing spaces and allotments; and 7. Provision for cemetery development. 				
Reasonable Alternatives: No reasonable alternative to the Open Space Strategy was appraised, as the Open Space Strategy is required by the SPPS. This strategy is in line with the SPPS and regional strategic objectives.				

Summary and comparison of options against the sustainability objectives:

The strategy was predicted to deliver significant positive outcomes for several objectives across the social and environmental pillars whilst minor positive outcomes were predicted for social, economic and environmental objectives. The significant positive outcomes for improving health and wellbeing, and strengthening society were based upon the range of open space provided for sports, leisure, amenity and community needs including cemetery provision and across urban and rural areas. People can benefit both physically and mentally from these areas as well as socially interact at these shared resources that can help to reduce inequalities. The two other social sustainability objectives for housing and education were predicted to have minor positive outcomes based on the facilitation of open space to housing areas which helps to deliver good quality, sustainable housing by adding to the quality of the local environment. The strategy will also link educational facilities to people using greenways thus enabling more people to access these facilities as a shared resource. The economic objective to enable sustainable economic growth was predicted to deliver minor positive outcomes because open space helps add to the attractiveness of an area and attracts visitors and investors. All of the environmental objectives scored positive with significant positive outcomes for encouraging active and sustainable travel, and protecting natural resources and enhancing biodiversity. Positive effects were based on the provision of new active travel routes and protection of existing routes, as well as the retention of areas of semi-natural land and protection of land with a local biodiversity value. All remaining environmental objectives for air quality, climate change, water resources, landscape character and the historic environment were predicted to deliver minor positive effects because of the function and role that the variety of open space uses can fulfil within spatial planning.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing, strengthening society, active and sustainable travel, and natural resources objectives over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Potential strengthening at Local Policies Plan stage through zonings for new open space and/or using Key Site Requirements. Cross over with other policies mainly General Policy and Housing Policies.

CS2: Special Countryside Areas

Option	Bring forward legacy plan designations (Larne Area Plan) and identify new Special Countryside Areas.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy would help to ensure areas where people could enjoy physical activity in areas of shared/open space. There would also be an amenity value from the protection awarded to these areas. The policy would help protect the tranquillity of these areas with positives for people’s mental health and well-being. The protected areas would enable people to meet up in and benefit from the social contact and interaction. Although the policy may not create areas of open space, it would help to protect what is already there. There would also be provision of active travel routes within these areas so people would benefit from the physical activity. There are also positive benefits for people’s mental health from being outside.
2.... strengthen society.	+	+	+	The policy would help to provide areas for physical activity and with an amenity value and enable people to benefit from social contact. The policy would help to support social interaction. The protective approach of the policy would likely strengthen areas by adding to their sense of place and likewise strengthening the link that people would have for their area. The provision of specific areas under this policy should help to increase accessibility to shared space within the Borough that can be enjoyed by people from different backgrounds and areas. There could be potential limits on development in these areas but extensions would remain feasible.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policy may possibly not allow any new housing in these areas but extensions, alterations and small replacements would be feasible so rural families and communities should remain appropriately considered. These areas are likely to remain sparsely populated with minimal applications and relative to the rest of the Borough any effect on delivery of the objective would be negligible.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy would help to make the Borough a more attractive place to live, work and visit because it would help to ensure accessible areas would be protected because of the quality of their natural baseline. This would be particularly important for the tourism sector as the areas protected under the policy attract visitors and residents and support numerous local economic ventures and related initiatives. The policy would help direct development toward the settlements and it would align with the location of Tourism Opportunity Zones - sustainable tourism. The coastal route would also remain and be protected as a key tourism asset. The policy would have no impact on agriculture growth which would remain viable under this policy but it would prohibit renewables in those areas designated for their exceptional landscape qualities.
6.... manage material assets sustainably.	0	0	0	Negligible effect as the policy may limit or restrict renewables and other associated infrastructure in some of these areas but the areas designated under the policy are not large and so any impact on delivery of the objective would be negligible. The areas are also sparsely populated and delivery of material assets is less likely to be a requirement.
7.... protect physical resources and use sustainably.	+	+	+	The policy would be able to protect earth science sites - designated and non-designated. The policy would help protect areas of land with semi-natural land cover and local biodiversity. The approach of the policy may restrict aggregate minerals if they are located in the areas protected under the policy but valuable minerals of regional significance could still be sought. There would be plenty of opportunity for minerals outside of these areas.
8.... encourage active and sustainable travel.	+	+	+	The policy would help to facilitate walking and cycling routes so people would be able to avoid using the car. Walking and cycling routes would be retained and enhanced so that good access would be available to people across the areas.

9.... improve air quality.	0	0	0	Negligible effect as the policy would help to protect areas with open and green space where transport emissions are more likely to be dispersed. The areas would promote and facilitate active travel and to some extent, minerals would be restricted, all of which would help to maintain good air quality.
10.... reduce causes of and adapt to climate change.	+	+	+	The policy option would help protect two coastal areas whilst some of the other areas are wetland or peatland habitats - all important habitats for climate change adaptation. The protection of these areas from inappropriate development would help to retain these areas as part of the Council's natural resilience to the impacts of climate change. The policy would help retain areas of land that will likely become more important in the future for coastal flooding and coastal erosion.
11.... protect, manage and use water resources sustainably.	+	+	+	The policy would help to protect and conserve wetlands, uplands and coastal areas from inappropriate development, which should help to maintain local water quality including coastal waters and healthy aquatic ecosystems. The conservation of wetlands in these areas would help to reduce flood risk as well as help to maintain water flow. Areas likely to flood or more at risk from erosion would be avoided because of this policy and potential pollution risks avoided.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy would help to protect areas already designated for their nature conservation interest - ASSIs, SPAs, SACs. These areas contain semi-natural land, green/blue infrastructure and contain part of the Borough's biodiversity baseline. The policy helps to strengthen the protection already awarded to the natural heritage found in these areas. The policy should help to support the preservation of areas that can provide multiple benefits - ecosystem services.
13.... maintain and enhance landscape character.	+	+	+	The aim of this policy is to designate areas that provide significant landscape value, visual amenity, local character and distinctiveness and ensure that these exceptional landscape resources and associated features are properly protected from inappropriate development and are fully considered in assessing development proposals. It also aims to protect those distinctive landscapes within our Borough, which are particularly sensitive to change due to their quality, features and low capacity to absorb new development. Policies which protect landscape character and natural heritage work together to strengthen the protection towards the historic environment and the setting of historic features. Policies also strongly encourage design that integrates new development with its surroundings.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy would help to protect areas where features of the historic environment including archaeological assets are located and to a considerable level. The policy helps to retain and conserve these areas, which should help to protect sense of place and local distinctiveness by enabling targeted protection and conservation at the landscape scale. The approach of the policy aligns with supporting preservation of local historic and cultural features and settings, which should enable a better understanding of the historic environment and enable opportunities for cultural initiatives.

Summary of Policy :

The aim of this policy is to ensure that the visual amenity, local character and distinctiveness afforded by our Borough's landscape resources and its associated features are properly considered when assessing development proposals. It also aims to protect those exceptional landscape, their unique amenity value and the environmental assets associated with the natural and historic environment, which are particularly sensitive to change due to their quality, features and low capacity to absorb new development. This aim has taken account of and is consistent with the provisions of the SPPS. In the case of the Larne Coast, the Gobbins Coast, Lough Beg and Slemish SCAs, these landscapes and their associated environment and heritage assets are considered so special, that they warrant a strong level of policy protection from the potential adverse impacts of development. The SCAs at Larne Coast is carried forward from the Larne Area Plan with Slemish, Gobbins Coast and Lough Beg being new designations.

Reasonable Alternatives:

The principle of spatially defining areas that should be afforded specific protection for their landscape quality has been established through legacy Larne Plan. Removing the existing spatial designation for landscape character is therefore not considered to be a reasonable alternative. In the case of the Larne Coast, Gobbins Coast, Lough Beg and Slemish SCAs, these landscapes and their associated environment and heritage assets are considered so special, that they warrant a strong level of policy protection from the potential adverse impacts of development.

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to deliver positive outcomes for the majority of the social, economic and environmental sustainability objectives. Minor positives were predicted for the social objectives to improve health and wellbeing, and strengthening society. These positives were based on the policy ensuring areas of shared/open space where people can enjoy physical activity but also benefit from the tranquility of these areas with positives for mental health and well-being as well as physical health. There would be provision of active travel routes and the opportunity for people to meet and interact with others. Minor positive outcomes were also predicted for delivery of the enabling sustainable economic growth objective because the policy would help to make the Borough a more attractive place for visitors and investors, with potential for an increase in tourism related opportunities. It would also help to direct development to the settlements and align with Tourism Opportunity Zones. Significant positive outcomes were predicted for the economic objective to protect physical resources and use sustainably. These positives were based on the policy further protecting earth science sites and semi-natural land. Significant positive outcomes were predicted for the majority of the environmental objectives including the objectives for climate change, water resources, natural resources and landscape character. These positives were based on the location of the areas protected under the policy and the multiple functions they provide including climate change adaptation. The habitats act as carbon/water stores and help to maintain natural resilience in the environment that can combat erosion, reduce flood risk, conserve local biodiversity as part of the green/blue infrastructure network as well as provide areas that provide significant landscape value and visual amenity. The most distinctive landscapes within the Borough, which are particularly sensitive to change, will be protected. Minor positives were predicted for two other environmental objectives, including encouraging active and sustainable travel, and protecting the historic environment and cultural resources. These positives were based upon the retention and enhancement of walking and cycling routes so that people would be able to access the designated areas easily. Positives were also predicted because of the further protection awarded to the historic environment, including archaeological assets, which would help to protect sense of place and local distinctiveness. Targeted protection and conservation of local historic and cultural features and settings, which should enable opportunities for cultural initiatives.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of protecting physical resources and using sustainably, reducing the causes of and adapting to climate change; protecting, managing and using water resources sustainably; protecting natural resources and enhancing biodiversity; and maintaining and enhancing landscape character.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross over with Policies TOU3, MIN1, MIN2, RE1 and TOC2 and use of planning conditions. Landscape Character Assessments and Candidate Sensitive Landscapes Report.

CS3: Areas of Constraint on High Structures

Option	New Policy - Spatially define and protect areas of high landscape value from the potential negative impacts of high structures			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Negligible effect as the policy may help to reduce or avoid high structures in some areas and deliver positive benefits for people's mental health by helping to maintain tranquillity or open landscapes.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	?	?	?	The policy would restrict some landowners from having turbines in the areas of constraint, which could affect their income. The policy could also help to protect landscape and the general amenity of areas, which could benefit landowners who may be linked to the tourism sector. There could be some benefits from the policy but likewise there could be some negatives although exceptional circumstances are referred to in the policy.
6.... manage material assets sustainably.	-	-	-	The policy would restrict certain heights of wind turbines and electrical infrastructure in these areas. Single turbines, wind farms and electrical infrastructure would all be constrained in these areas, which is reflected in the score.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect as the policy would have the potential to constrain certain types of development in these areas, which may retain greenfield land.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	Negligible effect as the policy would not fully encourage or facilitate all renewables in the constraint areas and would not reduce reliance on fossil fuels for energy but renewables would still be feasible outside of the constraint areas.
10.... reduce causes of and adapt to climate change.	-	-	-	The policy would not fully encourage or facilitate all renewables in the constraint areas, which would not fully support reducing greenhouse gas emissions from traditional energy sources. Other appropriate renewables such as small-scale turbines and solar, would remain feasible within these areas but the constraint areas represent a substantial area of the Borough (29%).
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.

12.... protect natural resources and enhance biodiversity.	+	+	+	The policy would enable further protection to areas with semi-natural land cover and local biodiversity from some types of development that could affect the natural heritage resource either through impacts on habitat or species. For example, some of the areas are in the uplands where designated SPA sites are evident the policy would help to conserve the protected bird species.
13.... maintain and enhance landscape character.	+	+	+	The policy helps to avoid or minimise visual intrusion in the constraint areas and would also help create a buffer for the most important landscapes in the Borough (SCAs). The constraint areas would help enable protection of landscape quality within the Borough and help to maintain views characteristic of the Borough. This policy is protective against the significant adverse effects of tall structures on sensitive landscape areas and will add additional protection to the most sensitive landscapes whilst providing a greater certainty.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy would help to enable the sense of place of these areas to be preserved. These areas are likely to have historic features present and the policy would help to preserve these settings. The introduction of this spatial restriction where certain types of renewables and or high structures are not acceptable provides additional protection to the historic environment and sense of place, for example the ASAI located at Knockdhu. This may help to preserve local distinctiveness and protects settlements and their setting.
Summary of Policy: <p>Within the rural area of Mid and East Antrim, some areas can adequately accommodate the development of public utilities and high structures without unduly compromising visual amenity and local character. However, in line with the SPPS it is important to identify those landscapes which are distinctive and vulnerable to this particular form of development, and to apply a cautionary approach in the determination of such proposals. The policy allows for smaller wind turbines up to 15m in height that serve local farms and remote rural communities.</p> <p>Development within these parameters will be considered acceptable provided all other policy tests are met and the visual impact of the development is minimised through mitigation measures that ensure the satisfactory integration of the development into the landscape. The protection of key views of landscape or heritage assets and their settings within the ACHS will be particularly important. Structures that exceed 25 metres in height will only be granted permission in exceptional circumstances where it can be demonstrated that they are of such regional significance as to outweigh any adverse impact within the designated area.</p>				
Reasonable Alternatives: <p>These designated areas and their associated environment and heritage assets are considered so sensitive to the adverse impacts of visually prominent development, that they warrant a strong level of policy protection that seeks to exclude such development from these areas, except in exceptional circumstances.</p>				

Summary and comparison of options against the sustainability objectives:

The policy was predicted to have negligible or no effects on all of the social sustainability objectives but uncertain and negative outcomes were predicted for most of the economic objectives however, positive outcomes were predicted for some of the environmental objectives. Uncertain outcomes were predicted for delivery of the enabling sustainable economic growth objective based upon possible restrictions on some landowners in the areas of constraint, which could affect their income but likewise the policy could support local tourism/hospitality services by protecting landscape as a resource. Adverse outcomes were predicted for delivery of the managing material assets sustainably objective based upon the policy restricting wind energy in certain areas. Adverse effects were also predicted for delivery of the environmental objective to reduce causes of and adapt to climate change based upon the restriction of wind energy across a substantial area of the Borough. This could affect attempts to reduce greenhouse gas emissions. Three other environmental objectives were predicted to deliver much more positive outcomes with minor positives for delivery of the natural resources objective, and the historic environment and cultural resources objective. These positives were based upon the policy further protecting semi-natural areas with local biodiversity present including designated sites. The approach of the policy with its spatial restriction on certain types of high structure would also help to conserve a sense of place and local distinctiveness in locations where historic features and settings are evident. Significant positive outcomes were predicted for delivery of the landscape objective based upon the policy managing potential for visual intrusion within the constraint areas and creating a buffer for the most important landscapes in the Borough (SCAs). The constraint areas would increase protection of landscape quality within the Borough and help to maintain views characteristic of the Borough.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the maintaining and enhancing landscape character objective.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross over with other relevant policy (in particular Policy RE1 Renewable Energy Development and Policy TOC1 Telecommunications and Overhead Cables) and use of planning conditions. Landscape Character Assessments and Candidate Sensitive Landscapes Report.

CS4 Rural Landscape Wedges and CS7 Local Landscape Policy Areas

Option	Bring forward legacy plan designations (BMAP).			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policies would be able to protect local areas for walking and cycling as well as their amenity value and generally add to people's quality of life and well-being.
2.... strengthen society.	0	0	0	Negligible effect as the policies would help to avoid neighbouring areas from merging, which may help preserve local sense of identity, but at the same time, the land under the policies would be shared space.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policies could reduce delivery of housing in some areas but it would be unlikely to affect the overall delivery of the objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	Negligible effect as the policies could potentially restrict local economic ventures in these areas but it would be at a negligible scale.
6.... manage material assets sustainably.	0	0	0	Negligible effect as the policies could potentially limit delivery of material assets in these areas but they could also help to reuse contaminated/derelict land but it would likely be at a small scale.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect as the policies would help to focus development to the settlements by retaining land as open / green space, which would avoid any adverse impacts on land/soil in those areas. The policies could help to protect earth science sites if located in the LLPAs although it would likely be to a negligible level.
8.... encourage active and sustainable travel.	+	+	+	The policies would help to provide areas where active travel routes could be located and future access links to local greenways for walking and cycling could be provided.
9.... improve air quality.	0	0	0	Negligible effect as the policies would restrict development in these areas, which would help to maintain them as open space able to function as a buffer to dissipate any local air emissions.
10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect as the policies would help to retain land as open / green space, which would help to maintain local natural resilience to the impacts of climate change, but due to the scale and locations of these, any effect would likely be negligible.
11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect as the policies would help to retain land as open / green space, which could help to manage local flood risk and water quality but any effect would likely be negligible.

12.... protect natural resources and enhance biodiversity.	+	+	+	The policies would protect local biodiversity located in these areas by maintaining and enhancing the natural features and land cover present and protecting the areas from development. LLPAs are likely to be part of local green/blue infrastructure networks and provide wildlife corridors for urban biodiversity.
13.... maintain and enhance landscape character.	+	+	+	The policies would help to protect areas free from development that add to the local distinctiveness and a sense of place. The policies would help to avoid settlements from merging as well as help to avoid the edge of settlements from marring with the wider countryside. LLPAs are in the Carrick area but the policies would provide potential for more LLPAs to be designated across the Borough, which should increase the amount and quality of landscape protection.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policies would help to protect the settings of historic and culturally important features and buildings or archaeological sites. They would enable a sense of place and local distinctiveness to be retained and conserved both in towns and on the edge of settlements. These areas would help support cultural initiatives by helping to conserve the cultural/historic assets and providing settings for related events to take place.

Summary of Policy:

These policies have a strategic function to prevent coalescence and to protect the open nature of land between settlements and protect those areas within or adjoining settlements which are considered to be of greatest amenity value, landscape quality or local significance. They offer protection to the following features - archaeological sites and monuments and their settings; listed and other locally important buildings and their settings; riverbanks and shorelines and associated public access; attractive vistas, localised hills and other areas of local amenity importance; and areas of local nature conservation importance including areas of woodland and important tree groups.

Reasonable Alternatives:

No reasonable alternatives have been identified. Option required to uphold the aims of the SPPS.

Summary and comparison of options against the Sustainability Objectives:

The policies were predicted to deliver negligible or no effects for the majority of the sustainability objectives but positive outcomes were predicted for delivery of the social sustainability objective for improving health and wellbeing. Positives were predicted based upon the policies protecting local areas for walking and cycling as well as their amenity value so able to provide positives for people's quality of life and well-being as well as their physical health. Minor positive outcomes were also predicted for delivery of the active travel objective. There were also minor positive outcomes predicted for delivery of the natural resources objective based upon the policies helping to protect local biodiversity located in these areas by maintaining and enhancing the natural features and land cover present and protecting the areas from development. Significant positive outcomes were predicted for delivery of the maintaining and enhancing landscape character objective, and the historic environment and cultural resources objective. These positives were based upon the policies helping to protect areas free from development, so maintaining local distinctiveness as well as avoiding merging of settlements. Importantly the policies would provide potential for more Local Landscape Policy Areas to be designated across the Borough, which should increase the amount and quality of landscape protection. The policies would also help to retain, protect and conserve the settings of historic and culturally important features and buildings or archaeological sites, both in towns and on the edge of settlements. This approach could support cultural initiatives by helping to conserve the cultural/historic assets and providing settings for related events to take place.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Likely significant positive effects were predicted for delivery of the maintaining and enhancing landscape character in the medium and long-term timeframes; and for the protecting, conserving and enhancing the historic environment and cultural resources objective.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Cross over to other relevant policies including the greenways policy.	

CS5: Antrim Coast and Glens Area of Outstanding Natural Beauty

Option	Take forward the direction of policy including the SPPS and NH6 of PPS2 Natural Heritage			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy would enable provision of a large area of land that can be accessed by people - residents and visitors - for recreational and leisure pursuits and for its amenity value. The provision of outdoor areas that people can visit, use and enjoy delivers positives for people's physical and mental health and well-being. The policy would help to retain the area as a resource that the Borough can benefit from.
2.... strengthen society.	+	+	+	The policy would enable provision of a large area of land or shared space, where people from different communities and across generations would be able to visit, use and enjoy together. The policy would help to secure the area as a place for social contact and cohesion with positives feasible for sense of place.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policy would help to ensure well-designed houses that are compatible with the local landscape but it would not facilitate their delivery.
4.... enable access to high quality education.	0	0	0	Negligible effect as the policy would protect an AONB, which could be used as an outdoor learning resource by schools as well as a location for skills training and development linked environmental studies/management.
5.... enable sustainable economic growth.	+	+	+	The policy would help to secure the area as a specific destination for visitors and residents and should help to make the area more attractive for visitors but also to investors. There would likely be positive spin offs for tourism and associated ventures linked to the AONB as a destination. There are unlikely to be any types of restriction on economic venture and diversification would remain feasible. Local design would be expected to be of a high quality and sustainable tourism
6.... manage material assets sustainably.	0	0	0	Negligible effect as the policy would constrain some larger scale renewables but other types of infrastructure would remain unaffected.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect as the policy would help to protect a large area of semi-natural land with earth science sites but appropriate development would remain feasible with potential loss of greenfield land but any effect is likely to be negligible.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	Negligible effect as the policy would help to protect an area of semi-natural land with open and green spaces, which can help to diffuse local air emissions, but under the policy, development would not be restricted and it is about design.
10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect as the policy would help to protect an area of semi-natural land with green spaces, which helps to retain natural resilience to the impacts of climate change. The policy would restrict some larger scale renewables but all other appropriate scale renewables would remain feasible.
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.

12.... protect natural resources and enhance biodiversity.	+	+	+	The policy would help to retain and conserve an area of land where semi-natural land and local biodiversity are evident and in which natural boundary details would be encouraged to be retained including hedgerows and stone walls. This approach would help to maintain wildlife corridors in the AONB and sustain green/blue infrastructure.
13.... maintain and enhance landscape character.	+	+	+	The policy would help to ensure that a specific approach to design within the AONB would be adhered to. This would help promote design that could integrate new buildings/structures to the local landscape without reducing the quality of the local landscape as well as minimizing any potential visual intrusion. The policy would help to protect local features that are indicative of local setting and local distinctiveness.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy would help to retain and protect boundary features within the AONB. This approach would help to conserve sense of place and local distinctiveness. Developers would be encouraged to consider the local character and features in their new designs and to consider the materials used - a high quality of design sympathetic to the local area would be expected. This approach could help to enhance local landscape character and the settings of settlements with the conservation of vernacular buildings and settings more feasible.

Summary of Policy:

The Antrim Coast and Glens AONB was designated for its high quality landscape, importance for wildlife and rich cultural and architectural heritage. The special character of some parts of the AONB is threatened by the cumulative impacts of development, the steady loss of distinctive features of built and natural heritage, and the degradation of important habitats. Therefore, a policy is required that seeks to protect this special area from the adverse impacts of development, and which is commensurate with the exceptional natural heritage assets and high scenic quality of this area. Additional policy criteria have been introduced that now requiring:

- a) the nature and intensity of the proposed use is compatible with the landscape and distinctive character of the AONB;
- b) public views of key features, ridge lines and coastal headlands within the AONB are protected, and
- c) development proposals that are outside but closely interlinked with the AONB must have regard to the sensitivity of the setting and the visual relationship with the designated area.

Reasonable Alternatives:

No other Reasonable Alternatives have been identified through either policy development or consultation. Given the specific requirements of the SPPS in relation to AONBs and as the thrust of the existing policy framework was considered fit-for-purpose, it has been broadly carried forward subject to normal policy refinement with additional criteria introduced.

Summary and comparison of options against the sustainability objectives:

The policy was predicted to deliver positive outcomes for some of the social, economic and environmental sustainability objectives. Minor positive outcomes were predicted for delivery of the social objectives for improving health and wellbeing, and strengthening society. These positives were based upon the policy protecting a large area of land that people can access for recreation, leisure and amenity with positive benefits their physical and mental health and wellbeing. The area can be used as a shared space - shared resource that people can visit, enjoy and use together. Minor positive outcomes were also predicted for delivery of the economic objective to enable sustainable economic growth. The policy helps to identify an area that people can visit and adds to the attractiveness of the Borough for visitors and investors. There could be multiple businesses linked to the AONB designation. Minor positive outcomes were also predicted for delivery of the environmental objective for protecting natural resources and enhancing biodiversity based upon the retention and protection of a relatively large area of green/blue infrastructure with local biodiversity evident and where wildlife corridors are encouraged to be retained. Significant positive effects were predicted for delivery of two of the environmental objectives for delivery of maintaining and enhancing landscape character, and the historic environment. These positives were based upon the policy adopting a specific approach to design within the AONB that would help to maintain local distinctiveness and minimise visual intrusion by retaining local features and considering local materials and designs within any new proposals. A high quality of design sympathetic to the area would be expected.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross reference with other relevant policy and Management Plans including the AONB Management Plan. Design guides for sustainable building design with reference to natural resilience.

CS6: Developed Coast (Belfast Lough Shore)

Option	Take forward the direction of policy including the SPPS and Policies COU2 & COU4 of BMAP.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Negligible effect as the policy supports development for recreation but there is already public access to the intertidal/coastal area, enabling people to participate in various recreational and leisure activities, with benefits for their physical and mental health and well-being.
2.... strengthen society.	0	0	0	Negligible effect as the policy would continue to enable access for people to participate in different activities and to interact in a shared space.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policy would help ensure only appropriate housing would be feasible in the area but the quantity would be unlikely to affect delivery of the objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	The policy would apply to only small areas on the coast and would be unlikely to negatively affect any economic ventures particularly as appropriate development would remain feasible which would help to sustain the Borough and the developed coast as an attractive place to live, visit and invest in.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	+	+	+	The policy would help to add additional protection to coastal areas already protected for their earth science value. Any development with potential adverse impacts on the coastal area, including erosion, would not be allowed. The policy would help to protect the intertidal area important for flooding and erosion.
8.... encourage active and sustainable travel.	0	0	0	Negligible effect as the policy applies to areas where there are pathways that people can use if they want to.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.
10.... reduce causes of and adapt to climate change.	+	+	+	The policy would help protect intertidal land from inappropriate development. This land is important for coastal flooding and erosion and so the policy would support climate change adaptation. The retention and protection of the intertidal areas would also help to ensure natural resilience of the natural environment is retained where natural defences will likely become more and more important for dealing with sea level rises, storm surges, and coastal erosion.
11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect as the policy would protect an intertidal area important for coastal processes that can help alleviate local flooding issues as well as help to manage run off and help to maintain local water quality.

12.... protect natural resources and enhance biodiversity.	++	++	++	The policy would further help to protect designated areas for nature conservation - SPA, Ramsar, ASSI, nature reserve, by retaining and protecting intertidal habitat and its biodiversity from inappropriate development. The policy would help retain coastal habitat and its species as part of the local green/blue infrastructure network. Where development has the potential to have a detrimental impact on the coastal setting and/or environment, including any heritage asset associated with the natural or historic environment, adequate mitigation and compensatory measures must be agreed with Council and complied with.
13.... maintain and enhance landscape character.	+	+	+	The policy would help to minimise development that may detract from local visual amenity, coastal views and coastal setting. There is already a developed coastline where local landscape has been negatively affected but the policy should help avoid future inappropriate development by minimizing visual intrusion.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy would help to protect sense of place by retaining and conserving local historic features including key historic assets. This approach would help retain local cultural character. Marine archaeology would also likely be protected by the policy. This policy would apply to the Shore Road ATC.
Summary of Policy <p>The aim of this policy is to protect, and where possible, enhance the developed coastal area of our Borough. This aim has taken account of and is consistent with the provisions of the SPPS and policy provisions of legacy plan designations. The invaluable contribution that Belfast Lough makes to the seascape and coastal shoreline between the shared Council boundary with ANBC and Whitehead is recognised by the RDS. The RDS contains direction to protect and enhance the quality of the setting of the Belfast Metropolitan Area and its environmental and historic environment assets located within or adjacent to the developed coastline of Belfast Lough. Given the importance of this coastline and its built and natural heritage assets and the high development pressure in this area, it is imperative to provide a robust policy to protect the intertidal area and the shoreline.</p>				
Reasonable Alternatives <p>No reasonable alternatives have been identified. Policy is the only realistic option to meet the aims of the RDS and the SPPS. Retaining BMAP policy to protect this coastal strip.</p>				

Summary and comparison of options against the sustainability objectives

The policy has a relatively narrow spatial scope and negligible or no effects were predicted for all of the social and some of the economic and environmental sustainability objectives. Minor positive outcomes were predicted for delivery of the economic sustainability objective for protecting physical resources and using sustainably. Positive effects were based upon the policy adding additional protection to coastal areas already protected for their earth science value. Any development with potential adverse impacts, including erosion, would not be allowed. Minor positive outcomes were also predicted for delivery of the environmental objectives for climate change, landscape character and the historic environment. These positives were based upon the policy further protecting an area of land important for climate change adaptation in terms of combating rising sea levels and storm events. Protecting these areas from inappropriate development would help to retain local landscape character and its sense of place with protection of marine archaeology also likely. Significant positive outcomes were predicted for delivery of the natural resources objective because the policy would further help to protect an area with several nature conservation designations present. The policy approach to avoid inappropriate development would help to protect the intertidal habitat and its biodiversity as part of the local green/blue infrastructure network.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the protecting natural resources and enhancing biodiversity objective.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

Cross over with other relevant policies including flooding and coastal. Partnership working with DfI and consideration of future coastal studies from key statutory consultees.

CS8: Protection of Main River Corridors

Option	New Policy - This policy applies to the following main rivers: Lower River Bann (east bank), River Maine, River Braid and Kellswater River and seeks to protect, conserve and enhance river corridors as significant environmental assets, in ways which bring benefits to local communities.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy would protect habitat that would help to reduce water pollution by buffering watercourses and filtering run off. This would provide positives for people’s health as well as for the local environment. The policy would provide areas of open space where potential links to local active travel routes could be made and where existing natural features with an amenity value are located. Enabling access to these provides positives for people’s physical and mental health and well-being. It could enhance opportunities for leisure and recreation near to watercourses.
2.... strengthen society.	0	0	0	Negligible effect as the policy would help retain and protect natural features within settlements, where people could participate in recreation and leisure as well as have an amenity value. The policy could help enhance these shared spaces.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policy would help add to the quality of the local environmental amenity where development does not exist.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	Negligible effect as the policy may help reduce the area of zoned land in some areas but would not be to a detrimental level.
6.... manage material assets sustainably.	0	0	0	Negligible effect as the policy could have potential impacts on some types of renewables such as hydro schemes but through early consideration for the delivery of material assets from an early design stage any effects on the objective should be negligible.
7.... protect physical resources and use sustainably.	+	+	+	The policy would help to protect greenfield land/soil as a physical resource and as a buffer, which would help to combat soil erosion and water pollution.
8.... encourage active and sustainable travel.	+	+	+	The policy would help provide areas where there would be the potential to integrate active travel routes and at the same time maintain the local green/blue infrastructure network.
9.... improve air quality.	0	0	0	Negligible effect as the policy would help to retain vegetation, which could help with local air emissions.
10.... reduce causes of and adapt to climate change.	+	+	+	The policy would help to protect aquatic wildlife corridors and adjacent riparian habitat that would act as natural floodplain and buffer to erosion. It would also help to maintain natural resilience within the local environment to the impacts of climate change such as flooding. The policy would also support active travel so potentially able to help reduce reliance on cars. The policy would help facilitate climate change adaptation.

11.... protect, manage and use water resources sustainably.	+	+	+	The policy would protect buffer strips along watercourses, which would help manage local water quality by acting as a buffer for run off. This would help to maintain good water flows and healthy aquatic ecosystems. The policy would also retain riparian habitat, which could reduce the local flooding. The policy approach would also support delivery of the Water Framework Directive.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy would help to protect natural riparian habitat and this would help to maintain and potentially increase the local green/blue infrastructure network. The policy would help to maintain semi- natural land cover and local biodiversity by facilitating wildlife corridors. The policy would support delivery of ecosystems services by helping to protect and conserve semi-natural land to deliver several functions.
13.... maintain and enhance landscape character.	+	+	+	The policy would help to protect local landscape features and settings by protecting watercourses and adjacent buffers. These would likely be locally characteristic and important for local setting and identity. The policy would enable protection of the watercourses but also associated trees and landscaping as well as any other prominent features associated with them including industrial heritage assets. This would help conserve local setting and distinctiveness.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy would help to ensure that numerous historic features associated to the watercourses would be protected and conserved. Industrial heritage would also be protected which would add to the value of the local historic environment and sense of place. The conservation of these aspects would help protect settings and could promote access to the watercourses. The policy would enhance potential delivery for this objective.
Summary of Policy: This policy aims to ensure high quality development along the identified river corridors, is appropriate to the location and that the impacts of development are effectively understood from the outset. It also encourages developments which positively respond to rivers and their settings, and safeguards and increases the role of the river corridors in the public realm, contributing to the open space network in the Borough. It will assist in the promotion of opportunities for sport, leisure, education, investment and employment in order that these corridors can be used to further amenity and biodiversity through integrating these areas into a network of blue and green infrastructure.				
Reasonable Alternatives: No reasonable alternatives have been identified. The policy has been developed through an evidence-based assessment (the Landscape Character Assessment, see LDP draft Plan Strategy Technical Supplement 10 Countryside Assessment) and no other option could achieve the objective.				

Summary and comparison of options against the sustainability objectives:

The policy was predicted to deliver positive outcomes for some of the social and economic sustainability objectives and for the majority of the environmental objectives. Minor positive outcomes were predicted for the social objective to improve health and wellbeing. These positives were based upon the policy protecting habitat that would help to reduce water pollution and provide areas of open space with potential for links to active travel. The policy could help develop new recreational opportunities near to watercourses. Minor positives were predicted for the economic objective for protecting physical resources because the policy would help protect green/blue infrastructure, which would also help reduce soil erosion. The policy scored positive for nearly all of the environmental sustainability objectives with significant positives for delivering the water resources, natural resources and historic environment objectives. These positives were based upon the policy retaining natural riparian habitat as a buffer along watercourses, which would help to manage run off and support healthy aquatic ecosystems. The policy approach would also support delivery of the Water Framework Directive. The policy would also help protect and enhance the local green/blue infrastructure network and local biodiversity levels by protecting wildlife corridors. Historic features associated to the watercourses would also be protected, adding to a sense of place and protecting settings. Overall, the policy would support delivery of ecosystems services by helping to protect and conserve semi-natural land that can deliver several functions. Minor positive outcomes were also predicted for delivery of the environmental objectives for encouraging active and sustainable travel, reducing causes of and adapting to climate change, and maintaining and enhancing landscape character. These positives were based upon the retention of semi-natural land and the functions that it can provide including links to local active travel routes and natural resilience to flooding. The policy would also help to protect the setting of watercourses as landscape features helping to protect local settings and identity.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of protecting, managing and using water resources sustainably, protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross over with other relevant policies including flooding policies. Landscape Character Assessments.

CS9: Development at Risk from Land Instability or Coastal Erosion

Option	Take forward the broad thrust of PSRNI Development At Risk Policy insofar as it refers to land instability and coastal erosion and tailor policy to take into account SPPS reference to same.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy would seek to protect people's health and safety from potential risks associated to developing in unsafe areas. The policy aims to avoid the likelihood of any risk by preventing development in such areas.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policy would potentially help to protect delivery of unfit/unsafe homes.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	Negligible effect as the policy would help to prevent economic development in unsafe areas so avoiding costs associated with any potential risks including land stabilisation. The areas are located outside of settlement development limits so any restrictions would be less likely to affect local economic ventures.
6.... manage material assets sustainably.	0	0	0	Negligible effect as the policy could restrict material assets if routes for electrical infrastructure or energy related facilities were needed in those areas but it would be unlikely that delivery of the objective would be affected.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect as the policy would enable protection of areas of land likely to be greenfield and where earth science features are located and more easily accessed but due to the scale of areas, any effect on the objective would likely be negligible.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.
10.... reduce causes of and adapt to climate change.	+	+	+	The policy would help protect areas of land from development where there is already an existing risk of landslides and erosion, which could be exacerbated by increased rainfall, more frequent storm events and increasing sea level. The policy would in effect help to maintain natural resilience within the local environment by avoiding development in these already vulnerable areas and help avoid damage and costs to local property from weather events. The policy would also enable new areas to be identified, which would help futureproof the Council by identifying additional vulnerable areas if required. The policy helps to facilitate climate change adaptation.

11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect as the policy may help reduce the need for artificial flood defences.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy would protect semi-natural land with its local biodiversity value from development and help to retain it as part of the local green/blue infrastructure. Some of the areas are important for natural features.
13.... maintain and enhance landscape character.	+	+	+	The policy would help to protect land in vulnerable areas from development, which would help to retain local landscape character by completely avoiding development and therefore any type of visual intrusion into those areas.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	Negligible effect as the policy would help retain vulnerable areas of land free from development but any studies/investigations required for health and safety reasons would have to adhere to strict controls to manage any adverse impacts on any features of the historic environment that could be present.
Summary of Policy: There is a general presumption against any type of development in known areas of land instability and/or coastal erosion unless it can be demonstrated that there are no risks to health and safety by submitting a report showing the extent of the unstable land and remedial measures that would be adequate to permit development. Where health and safety cannot be sufficiently addressed, where there is insufficient information re the level of risk, where measures could trigger land instability elsewhere or where remedial measures have a significant impact on biodiversity, landscape character or archaeology - Planning permission will be refused.				
Reasonable Alternatives: Three options were appraised in the Interim SA for the POP (Key Issue 13, <i>Safeguard against potential subsidence and the effects of land instability</i>). Option 13A was the preferred option and had 3 parts. The first part is addressed in policy MIN 6 re retaining the BMAP policy CE06 - Areas of potential Subsidence within the Carrickfergus area. The second part, which suggests assessing whether there are any other areas of known subsidence in the Borough and identifying them and the third part which suggests also relying on the PSRNI Policy PSU 10 to prevent development in areas known to be at risk from land instability, both refer to this Policy option which has been carried forward to the draft Plan Strategy. A new criterion ensuring that remedial measures do not have a significant impact on biodiversity, landscape character or archaeology has been included as a consequence of stakeholder consultation with HED. It was not considered necessary to appraise any other alternative options for the draft Plan Strategy.				

Summary and comparison of options against the sustainability objectives:

The policy was predicted to deliver significant positive outcomes for delivery of the social sustainability objective for health and wellbeing. These positives were based upon the policy seeking to protect people's health and safety by avoiding the likelihood of any risk by preventing development in such areas. Minor positives were also predicted for delivery of some of the environmental objectives including reducing the causes of and adapting to climate change, protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources. Positive outcomes were based upon the policy helping to maintain natural resilience within the local environment and local landscape character without any visual intrusion by retaining vulnerable areas that are also semi-natural areas and avoiding any development within them.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the improving health and wellbeing objective over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross over with other relevant policy and designations such as the SCAs. Partnership working with GSNI.

GP 1: General Policy for all Development

Option	Bring forward a general policy for all development to avoid repetition of criteria throughout the strategic policies and to provide operational policy for those forms of development not specifically catered for through the strategic subject policies.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The overall approach of this policy is to provide positive benefits for people’s health and wellbeing. Criteria in the policy provide opportunities for healthier lifestyles through the promotion of active travel and facilitation of recreational opportunities for everyone. The option should also help people’s safety through criteria focused on avoiding any risks to human health from the development itself; as well as avoiding areas at risk of flooding, erosion or land instability. Criteria in the policy are focused on deterring crime. Residential amenity is also a consideration along with good design of development, which would help to create quality environments, which can provide positive benefits for people’s mental health and wellbeing.
2.... strengthen society.	+	+	+	The policy option would help to encourage and enable healthier lifestyles through the promotion of active travel, which would enable and increase social interaction and social cohesion. The policy would enable opportunities for people to meet and have positive social contact within shared spaces. The safety of people could also be promoted through good design. The quality design of shared spaces can encourage people outdoors and to benefit from their local surroundings.
3.... provide good quality, sustainable housing.	+	+	+	The policy option would contribute to quality residential environments, particularly through criteria in relation to design and layout supporting residential amenity. Access and movement patterns would also be a consideration within any potential design. Aspects of scheme design such as adequate waste areas would be required and SuDS would be encouraged.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy option, particularly the criteria listed in section (a), aims to make the local environment, in terms of quality and character, more attractive for residents and investment. It is able to affect all local areas –streetscape/public realm. The option supports and encourages active travel, which would also contribute to the attractiveness of the Borough. The policy helps to make economic development more sustainable.
6.... manage material assets sustainably.	+	+	+	The policy option contains specific criteria in relation to sustainable development that would help to ensure that efficient energy sources would be available for consideration and used where possible. It would also help to ensure consideration of adequate waste management services.
7.... protect physical resources and use sustainably.	0	0	0	The policy option should help to ensure the efficient use of land and avoid suburban style build-up of development or ribbon development in the countryside.
8.... encourage active and sustainable travel.	+	+	+	The policy option would help to promote active travel such as walking and cycling (in particular criteria c (ii)) as well as promote the provision of adequate access to public transport. It would help to encourage efficient movement patterns.
9.... improve air quality.	+	+	+	Under the policy, any air emissions would be expected to meet certain standards so that impacts on human health are minimised resulting in positive benefits for people’s quality of life and their residential amenity. The policy option would support a reduced reliance on car travel, which should help to improve local air quality. This policy also requires SuDS to be used, which could play a positive role in delivering for this objective if trees and hedgerows are a feature.

10.... reduce causes of and adapt to climate change.	+	+	+	Under the policy option, ecosystems services would be expected to be adequately considered and adverse impacts on the local environment avoided, which would include protection of habitats linked to climate change - floodplains, peatlands. An efficient use of resources would also be expected, with consideration and integration of SuDS, micro-generation and passive solar design. Active travel and public transport also encouraged. Flood risk - both existing and future, as well as areas vulnerable to erosion, would be expected to be considered and avoided.
11.... protect, manage and use water resources sustainably.	+	+	+	The policy option makes specific reference to water so that water quality should be protected by encouraging the efficient use of water as a resource, integrating SuDS, controlling discharges to water by meeting legislative requirements and avoiding areas vulnerable to flooding or erosion whilst ensuring flooding wouldn't be exacerbated.
12.... protect natural resources and enhance biodiversity.	+	+	+	Under the policy option, natural heritage should not be adversely affected and proposals should integrate natural features. The quality and integrity of the environment, local biodiversity and delivery of ecosystems services are all referred to in the policy as considerations for any proposal coming forward that should not be adversely impacted upon to an unacceptable level.
13.... maintain and enhance landscape character.	+	+	+	The policy option makes reference to consideration of the local landscape, with a focus on protecting the environment, landscape and townscape. Compatibility with other land uses, integration within local landscape, retention of landscape features and avoidance of ribbon development, whilst maintaining local distinctiveness and character, would all be expected.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy option would help to ensure consideration of the historic environment so that features are retained and integrated. Consideration of the local character and distinctiveness of an area would be expected through consideration of its historic environment. Retaining established boundaries would be encouraged as well as respecting local designs and siting of buildings - historic settlement patterns.
Summary of Policy: <p>New policy wording developed following the amalgamation of general policy criteria from across a number of existing policies such as PPS 3 AMP 1 and AMP 6, PPS 4 PED 9, PPS 7 QD1, PPS 16 TSM 7, PPS21 CTY 13, 14 &15, PPS 18 RE 2 as well as policies DES 2 and DES 10 in the PSRNI. The policy also takes account of planning principles included within PPS 12 and PPS 13.</p> <p>The proposed General Policy for all Development seeks to ensure that all development (except minor proposals) is sustainable, accords with the LDP and will not result in demonstrable harm to interests of acknowledge importance. This policy also provides operational policy for specific forms of development e.g. schools, which are not specifically catered for through other subject policies. The policy set out criteria under five headings that all development (except minor proposals) must meet, where relevant. Development within the countryside must also meet a number of additional criteria.</p>				
Reasonable Alternatives: <p>No reasonable alternatives were offered in regard to the General Policy for all Development for two main reasons. Firstly, the criteria seek to uphold the aims and policy approach of the SPPS, and particularly the five core planning principles set out in the document. Secondly, as these are general criteria many of which reflect a broad range of established planning principles (for example the safeguarding of residential amenity, respect for local character and distinctiveness, and safety / wellbeing of people), there is no sufficiently distinct objective.</p>				

Summary and comparison of options against the sustainability objectives:

The policy was predicted to deliver positive outcomes for most of the social, economic and environmental sustainability objectives with significant positive effects predicted for some of the social and environmental objectives. The significant positives for the improving health and wellbeing objective was based upon the policy's overall aim to provide positive benefits for people's health and wellbeing based upon the policy promoting active travel and recreational opportunities for everyone. Safety is another aim of the policy through criteria focused on avoiding any risks to human life including using design to help deter crime and create quality environments, with positives for people's mental health and wellbeing as well as their physical health. Minor positives were also predicted for delivery of the strengthening society objective, and the provision of good quality, sustainable housing. These positives were based on the provision of active travel and recreational opportunities that would lead to social interaction and cohesion amongst people. Shared spaces would also be designed to encourage positive wellbeing. Likewise, the policy would contribute to quality residential environments, particularly through criteria in relation to design and layout supporting residential amenity. Significant positive outcomes were also predicted for delivery of the environmental objective to maintain and enhance landscape character based upon the policy's approach to protecting the environment, landscape and townscape by ensuring compatible land uses and integration of local landscape features. Minor positive outcomes were predicted for delivery of all the remaining environmental objectives. Positives were based upon the promotion of active travel routes, legislative requirements, adequate consideration of ecosystem services, integration of SuDS, adequate consideration of local biodiversity, and retention and consideration of the local character and distinctiveness of an area through its historic environment.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the health and wellbeing objective, and maintaining and enhancing landscape character over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects were identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross-over to other relevant policies including a SuDS policy. The positive effects of this policy will be further promoted through more specific strategic subject policies such as those in relation to Transportation, Flood Risk and Drainage.

ECD 1: Economic Development in Settlements

Option	Policy that carries through PED 1 of PPS 4 with amended wording and allows for business uses and industrial uses in appropriate locations in settlements.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	The option would have no effect on this objective.
2.... strengthen society.	+	+	+	The policy option could help to sustain footfall within the town centres and help to maintain a level of vibrancy for those areas. Under this option, a new level of vibrancy could potentially be accessible to more deprived areas through the application of a sequential approach, with spin-off positives for those local communities.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option could provide an increased level of potential opportunities for skills and training opportunities as well as placements.
5.... enable sustainable economic growth.	+	+	+	The policy option could deliver positives for businesses already located in the town centres, with the increased flexibility of the sequential approach for new business users to locate there also, or in other undeveloped sites. The option could help to make town centres more vibrant, which could in turn make them more attractive for further investment and to visitors and residents because of the flexibility.
6.... manage material assets sustainably.	+	+	+	The policy option would enable a sequential approach to development, which would help to direct users to the most suitable land i.e. where adequate and appropriate infrastructure is already located. Vacant land could also be considered under the option. The approach would also help to bring businesses to sites that are partially developed, which helps with economies of scale for aspects such as electrical distribution, connectivity infrastructure and waste management facilities.
7.... protect physical resources and use sustainably.	+	+	+	The policy option would help to reduce the loss of greenfield sites by adopting a town centre first approach for business uses - town centre/edge of town/zoned site/elsewhere. This sequential approach should help to achieve the most efficient use of land in terms of location to existing infrastructure and therefore enable development with the least likely impacts across the wider countryside.
8.... encourage active and sustainable travel.	+	+	+	The policy option encourages a town centre approach and then sequential approach. This is more likely to align with the existing delivery of and access to active and sustainable travel routes. The town centre approach is likely to help enable more people to access the work place by using public transport or active travel. Other zoned sites should also be accessible by alternative modes of travel to the car.
9.... improve air quality.	?	?	?	Under this policy, option there is increased flexibility for locating a wide range of economic development uses. . The impact is uncertain as we do not know the end use of these sites - could vary from a clean R&D facility to a heavier industrial use or storage & distribution use which could also have more traffic associated.
10.... reduce causes of and adapt to climate change.	?	?	?	Under this policy option there is increased flexibility for locating a wide range of economic development uses some of which could add to greenhouse gas emissions more than others. It is also slightly uncertain how much associated traffic to the sites there could be particularly if storage or distribution were to be an aspect of the business/industry.

11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect of the policy option although existing local infrastructure should already be in place for the proposed use of the sites i.e. fit-for-purpose.
12.... protect natural resources and enhance biodiversity.	-	-	-	Under this policy option, the sequential approach should reduce need for developing greenfield sites in the short term as other sites closer to town centre may be suitable. Any development of these greenfield sites would bring losses of semi-natural habitat with impacts on local biodiversity. Within the town centres and other brownfield sites, there are likely to be natural features also present - urban biodiversity. Any economic uses which come forward for consideration that are unsuitable for the town centres would be directed to greenfield sites, which is reflected in the score.
13.... maintain and enhance landscape character.	0	0	0	The policy option to focus on the town centres and then apply a sequential approach to development of sites would help to avoid or reduce visual impacts across the wider landscape and avoid any areas designated for their landscape value. Potential sites are located within settlement development limits, which should help to avoid impacts on local landscape but measures could also be applied to sites located on the edge of settlements.
14.... protect, conserve and enhance the historic environment and cultural resources.	?	?	?	The policy option includes reusing town centre or edge of centre buildings for business use, which could help to retain historic or culturally important buildings or areas of the town centres to accommodate new appropriate economic uses. Much would depend on the type of business coming forward however and whether this location/building would be suitable. The additional industrial aspect of this policy adds to the uncertainty which is reflected in this score.
Summary of Policy: Class B1 business uses permitted in town centre and LDP specified locations, elsewhere sequential test applied. Industrial uses land zoned for such, or in an existing industrial area. In other settlements, both uses permitted if criteria met. In addition, General Policy applies to all. The wording of PPS4 PED 1 has been carried forward with some changes. Policy wording has been simplified in relation to B1 business uses with sequential approach for all. All Industrial uses (B2-B4) now permitted on land zoned for such purposes or in an existing industrial area. In lower tier settlements, wording simplified with criteria to be applied to ensure proposal is appropriate for that settlement.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPSS.				

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to have a negligible or no effect on delivery of most of the social sustainability objectives but a minor positive outcome was predicted for strengthening society. The positives were based upon the policy sustaining footfall within town centres helping to maintain a level of vibrancy with positives for those local communities. Positive effects were predicted for all of the economic sustainability objectives with significant positives predicted for delivery of the enabling sustainable economic growth objective because the policy could increase flexibility for new business users to locate in the centres or in other undeveloped sites. The approach would help to make a more vibrant location, which would be attractive to investors. Minor positive outcomes were predicted for the other remaining economic objectives for delivery of material assets and physical resources. Positive effects were based upon the sequential approach of the policy helping to ensure the best use of location and land with adequate consideration of existing infrastructure and development phase of sites. Minor positive effects were also predicted for delivery of the environmental objective for active and sustainable travel because of the policy's town centre first approach, which would enable access to more sustainable modes of travel. However, uncertain outcomes were predicted for three other environmental objectives including improving air quality, reducing causes of and adapting to climate change; and to protect, conserve and enhance the historic environment and cultural resources. Uncertainties for delivery of these objectives were based upon the potential variety of economic development uses and their related emissions, as well as their potential locations which could enable appropriate reuse of buildings but it may not be feasible particularly with the additional industrial aspect of this policy.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Landscape measures to integrate sites with local landscape character. Cross-reference with other relevant policy.

ECD 2: Retention of Economic Development Land in Towns

Option	Policy that carries through PED 7 of PPS 4 with amended wording, criteria simplified and reworded.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy option would help to retain land for specific economic uses, which should help to avoid future incompatible land uses with greater potential for future related nuisance pollution.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy option would help to retain land for economic uses and help to maintain compatibility between neighbouring land uses. Flexibility for allowing compatible sui-generis uses under the policy subject to meeting criteria would also help to make the best use of location.
6.... manage material assets sustainably.	+	+	+	Using existing zoned economic land for these uses makes best use of the land.
7.... protect physical resources and use sustainably.	+	+	+	The policy option aims for compatibility of adjacent land uses. Potential zoned sites could include greenfield land and potential land uses may include industrial land uses which are likely to be better placed on these sites, or on the fringes of settlements, as opposed to in town centres. Some uses may be suited to partially developed zones, which would still help to avoid development and loss of greenfield land across the wider countryside.
8.... encourage active and sustainable travel.	+	+	+	The policy option would facilitate the use of sites that are located in areas where people would be able to travel using public transport and active travel routes. The sites are located in the main towns where sustainable transport options are available which would help to enable people/workers to opt for alternative modes of travel to the car more easily. Behavioural change may still be required.
9.... improve air quality.	?	?	?	The policy option may include identifying zoned land for specific economic uses and should help to contain similar and compatible land uses into specific areas including those with the potential for air emissions. Much would depend on the type of business/industry coming forward and to what extent they produce air emissions from their daily practices and due to associated transport movements.
10.... reduce causes of and adapt to climate change.	?	?	?	The policy option may include identifying zoned land for specific economic uses and should help to contain similar and compatible land uses into specific areas including those with the potential for greenhouse gas emissions. For example, a heavier industry would likely have an increased amount of greenhouse gas emissions and a storage & distribution centre would likely have an increased amount of transport related emissions. Much would depend on the type of business/industry coming forward and to what extent associated transport movements may also need to be considered.
11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect of the policy on the objective although some of the potential sites are liable to flooding whilst others are coastal but mechanisms are in place to help avoid local flooding (SuDS) and to manage run off which shouldn't be greater than that from a greenfield site. Other measures such as buffer zones are also feasible to help protect local water quality and aquatic ecosystems.

12.... protect natural resources and enhance biodiversity.	-	-	-	The policy option would help to retain land for development including uses that may be more difficult to locate but impacts on local biodiversity would be likely particularly on greenfield sites and sites with only partial development. The potential losses of semi-natural habitat and associated species are reflected in the score.
13.... maintain and enhance landscape character.	0	0	0	The policy option would enable control over identification of sites/areas for economic development uses that are not located within the wider countryside. The policy option's approach should help to minimise any risk of visual intrusion on local landscape character within the wider countryside or on designated sites.
14.... protect, conserve and enhance the historic environment and cultural resources.	?	?	?	The policy option enables zonings for economic use. Known areas of historic importance would be able to be avoided but some zonings such as the greenfield sites or town centre locations, could contain a variety of historic environment features - buildings, natural features, archaeological remains. The potential amount of historic assets, or culturally important features may not be fully known until a developer begins to work on a site.

Summary of Policy:

No loss of zoned land unless it has been substantially developed for alternative uses, or for a compatible sui generis use if the policy criteria met. More flexible approach for land currently or last used for economic development with criteria to be met. Policy ensures economic land retained for business and industrial uses. The wording of PPS4 PED 7 has been carried forward with some changes. Zoned land section now set out as criteria. Unzoned land criteria simplified to apply to all B use classes. Criteria simplified and reworded.

Reasonable Alternatives:

No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to have no effect on most of the social sustainability objectives but minor positive effects were predicted for delivery of the health and wellbeing objective. Positive effects were predicted for all of the economic objectives with significant positive outcomes predicted for the enabling sustainable economic growth objective. Positives were based upon the policy's approach to ensuring compatible land uses that would help make the best use of location. Minor positives were predicted for delivery of the material assets and physical resources objectives due to the best use of location helping to ensure compatibility of land uses and possibly helping to avoid development across the wider countryside. Minor positives were also predicted for the environmental objective to encourage active and sustainable travel because of the location of sites in town centres where access to more sustainable modes of transport is feasible. Several of the environmental objectives had uncertain outcomes predicted. These were improving air quality, reducing causes and adapting to climate change; and protecting, conserving and enhancing the historic environment and cultural resources. Uncertainties were based upon unknowns regarding the type of business/industry likely to come forward, the quantity and type of emissions due from daily routine and associated transport movements, and the location of land, as it could be greenfield or in town centres. An adverse effect was also recorded against the protecting natural resources and enhancing biodiversity objective because the policy would likely develop greenfield sites and/or sites with only partial development with potential losses of semi-natural habitat and impacts on associated species.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Likely significant positive effects were predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Soft SuDS and other measures to help reduce local flooding and protect water quality. Cross over with other relevant policy. Archaeological site surveys.	

ECD 3: Development Incompatible with Economic Development Uses

Option	Policy that carries through PED 8 of PPS 4, with amended wording.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	The policy option would help to protect existing housing areas from economic development uses with nuisance pollution that could affect the quality of life for residents. Likewise, an element of protection would be awarded to people working on sites. The policy approach would also help to keep industrial related traffic movements to appropriate areas and may help to reduce the risk of traffic accidents and so help add to the local sense of safety.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect on the delivery of the objective although it should help to deliver sustainable housing by avoiding it adjacent to incompatible land uses as referred to under the health and well-being objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy option would help to ensure compatible economic uses in specific areas. The policy approach would help add to their sustainability by ensuring any future expansions would not be compromised through incompatible land uses. The policy could help make the Borough more attractive to investors by ensuring that economic ventures could be protected from inappropriate development and help to futureproof the economy within the Borough.
6.... manage material assets sustainably.	0	0	0	Negligible effect of the policy on the objective, although the purpose of the policy is to help avoid incompatible land uses and help manage the use of land.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect of the policy on the objective although the policy would help to manage incompatible land uses for overall sustainable development with the potential to move some land uses to other sites.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The policy option would help to manage the location of businesses and industries to specific areas where any likely air emissions and potential negative impacts on residents and other businesses would be avoided because of the policy approach to incompatible land uses. The policy would help to avoid local air quality issues by reducing the risk of deterioration of air quality to local people and the local environment.
10.... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.

12.... protect natural resources and enhance biodiversity.	0	0	0	The option would have no effect on this objective.
13.... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	The option would have no effect on this objective.
Summary of Policy:				
Incompatible development which would prejudice existing economic development use in the vicinity not permitted.				
Reasonable Alternatives:				
No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.				
Summary and comparison of options against the sustainability objectives:				
The policy has a narrow scope and a negligible or no effect on most of the sustainability objectives. However, minor positive effects were predicted for delivery of the social sustainability objective to improve health and wellbeing and significant positive effects were predicted for delivery of the economic objective to enable sustainable economic growth. At the same time the policy would help to ensure expansions of businesses or industries would not be compromised from incompatible land uses which would make the Borough more attractive to investors and help to futureproof the local economy.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option?				
Likely significant positive effects are predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?				
No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.				

ECD 4: Economic Development in the Countryside

Option	Policy that offers opportunities for sustainable economic development in the countryside and carries through policies PED 2 - 6 of PPS4 as well as policies CTY 4, CTY 11 and CTY 12 of PPS21 - all with amended wording..			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Policy option has a rural focus with sustainable opportunities for rural communities and rural families to help develop more or new local jobs with incomes. Potential to help rural dwellers work near to where they live. The option would help enable positive benefits from the provision of incomes and the social interaction and cohesion that comes from rural work/opportunities - likely to help improve the quality of life and personal well-being of those individuals.
2.... strengthen society.	+	+	+	The policy option would help to sustain and strengthen local rural communities by enabling local opportunities that could go some way to help rural people and rural families to stay in their local area.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The may be more opportunities for local rural skills and training, or work placements.
5.... enable sustainable economic growth.	+	+	+	The most sustainable opportunities for growth are considered under this approach - start-ups and farm diversification like agri foods and tourism. There would be economic benefits for local people and local areas with positive spin-offs for the wider economy through the increased/strengthened skills base, disposable incomes and secure jobs. The policy would be able to contribute to the wider economic package particularly given the rural nature of the Borough.
6.... manage material assets sustainably.	-	-	-	The policy may create additional pressure on material assets in the countryside. For example, new transmission lines may be needed, or new waste collections set up, or new telecommunications installed. Generally, development in the countryside is not the most sustainable and although the scale of developments would likely be minor and potentially align with existing development, the potential wider distribution of material assets and demands made to it is recognised in the score.
7.... protect physical resources and use sustainably.	-	-	-	The most likely developments would be on existing curtilage - existing farms and businesses but there could be a change of use from one agricultural activity to another. Farm diversification and any industrial uses could however use up more greenfield land with potential impacts on land/soil which is reflected in the score.
8.... encourage active and sustainable travel.	-	-	-	The rural locations tend to be outside of active travel routes and not always on public transport routes. There may be a higher chance that workers will be from the local area but visitors are most likely to travel to the sites by car. There may be a feasible increase in the number of people able to work from home, but this may not encourage those people to avoid the use of a car. Overall, there are likely to be fewer opportunities for workers and visitors to consider active and sustainable travel routes depending on their location.
9.... improve air quality.	?	?	?	Under the policy option there is likely to be reliance on the car for this type of development but in some locations public transport may be a feasible choice. There is more chance of air emissions from transport movements being dispersed in the wider countryside but some agricultural proposals that may come forward may increase local ammonia issues and these may be more difficult to dissipate because of background levels. Ammonia is more of an air quality issue across the wider countryside and is referred to in the policy to help manage future emissions. Much would depend on the type of development being brought forward and the local receptors.

10.... reduce causes of and adapt to climate change.	?	?	?	As a consequence of other policy, development brought under this policy would not be permitted on habitats important for climate change - for example on peatlands or floodplains. Where feasible, greenhouse gas emissions would be controlled, but much would depend on the type of development coming forward and the potential amount of GHG emissions from it.
11.... protect, manage and use water resources sustainably.	0	0	0	Under the policy option, any proposal coming forward should only be for fit-for-purpose developments. It is most likely that septic tanks would be relied upon. Larger scale proposals may have more risk linked to accidental spillages and local water pollution - however these larger developments will be very few and far between in the countryside under this policy so the risks will be very minimal and assessed in the application. There would likely be an increased amount of wastewater to treat from any new development/proposal and with that potential risks to aquatic ecology and water quality. However, again, the size and number of developments this policy allows for in the countryside will not be large so the impact is not considered to be more than negligible.
12.... protect natural resources and enhance biodiversity.	-	-	-	Under the policy option, much would depend on the type of business/development and its location. Proposals may be on a farm within existing curtilage or a building but a proposal could be located on a greenfield site with potential impacts on local biodiversity. There can be mitigation to help maintain local biodiversity levels and to help reduce ammonia emissions.
13.... maintain and enhance landscape character.	0	0	0	Under the policy option, proposals would be encouraged to be sensitively located within the countryside. The reuse of existing buildings in their settings would also be encouraged. Smaller start-ups would be clearly associated within the settlement with preference given to an edge of settlement location. Any potential impacts would be safeguarded against using mitigation measures like landscaping and siting.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Under the policy option, there could be a greater potential to find new evidence of the historic environment by enabling new developments/proposals. The policy would still enable cross-reference with other policy to help protect and conserve the historic environment. There would also be the potential to reuse old buildings, structures and associated features, which would cumulatively help to conserve the historic environment.
Summary of Policy: Policy that offers numerous opportunities for economic development in the countryside, including: a) Expansion of an established economic development use in the countryside b) Redevelopment of an established economic development use in the countryside c) Major Industrial Development in the Countryside d) Small Rural Start-up Projects e) Farm/Forestry Diversification f) Agricultural and Forestry Development g) The Conversion and Re-use of an Existing Building.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option required to uphold the aims or policy approach of the SPPS.				

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to have a positive effect on some of the social sustainability objectives and a significant positive on one of the economic sustainability objectives. However, adverse effects were predicted for the remaining economic objectives as well as some of the environmental objectives with uncertain outcomes also likely. Minor positive effects for delivery of improving health and wellbeing, and strengthening society were based upon the policy enabling economic opportunities for rurally located people and their families, as well as communities to benefit from and all the positive mental benefits that this approach facilitates. The facilitation of local economic opportunities could go some way to help rural people stay in their local area so maintaining the community. Significant positive effects were predicted for delivery of the economic objective to enable sustainable economic growth. These positives were based upon the approach of the policy that would consider the most sustainable opportunities for growth with positive spin-offs for the wider economy through an increased/strengthened skills base, disposable incomes and secure jobs. Given the rural nature of the Borough, the policy would be able to contribute to the wider economy. Adverse effects were predicted for the rest of the economic objectives, with minor negatives predicted for delivery of material assets and physical resources. These negatives were based upon likely increases in demand for material assets such as adequate telecommunications and provision of waste management services across a much wider distribution. Negatives were also predicted from the likely development of greenfield land. The policy was also predicted to have minor negative effects for the environmental sustainability objectives for active and sustainable travel, and protecting natural resources and enhancing biodiversity. These negative outcomes were based upon the lack of access to active and sustainable travel within rural localities. It was noted that there may be more opportunities for local employment and people to work from home but it is likely that reliance on the car would remain for workers and customers. Much would depend on the type of economic development and its location as to how it may affect local biodiversity. Uncertain outcomes were predicted for some of the environmental objectives including improving air quality, and reducing causes of and adapting to climate change. These uncertainties were based upon the type of economic use, its location with regards to existing transport infrastructure and existing air quality and background levels of pollutants. However, minor positive effects were predicted for the environmental objective to protect the historic environment and cultural resources. These positives were based upon the potential of the policy to enable new sites to be found by enabling new developments/proposals. There would also be the potential to reuse old buildings, structures and associated features, for new economic uses thus helping to conserve locally important buildings with cultural links.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of the enabling sustainable economic development objective over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Landscape planting and site design as well as inclusion of biodiversity measures such as bat boxes or replacement planting.

RET1 Retail in Town Centres, Policy RET3 Retail in Villages, Small Settlements and Local Centres and Policy RET4 Rural Shops and Roadside Service Facilities.

Option	Take forward the broad thrust and direction of retail policy in the SPPS.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Enables social meeting places in all settlements, which increases opportunities for social contact. Having places where people meet and interact adds to sense of safety.
2... strengthen society.	+	+	+	Helps to support the establishment of shared space which is inclusive of all groups. The policy is inclusive of all groups including rural communities. Enabling small settlements to have retail helps to meet local needs, such as shops and services for rural communities.
3... provide good quality, sustainable housing.	0	0	0	This option would have no effect on the objective.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Makes best use of location - directs most of retail to town centres and other centres with the best infrastructure and connectivity. Sequential 'Town Centre first' approach helps to support vitality and vibrancy in town centres. It also helps to sustain smaller settlements by focusing appropriate development into their centres. Supports creation of a range of job types that are accessible (including to rural areas). However, rural roadside services will only be permitted where a need is demonstrated and where the proposal is on a motorway or high standard dual carriageway, to avoid drawing business away from villages and small settlements.
6... manage material assets sustainably.	+	+	+	Directs development to areas where there is appropriate infrastructure to accommodate the scale / size of the development. Enables waste to be handled efficiently.
7... protect physical resources and use sustainably.	+	+	+	Makes efficient use of land, sequential approach encourages the reuse of vacant buildings and brownfield land before coming to edge of centre or out of centre and greenfield as a last resort, only in exceptions. Town centre first / sequential approach also avoids impact on physical resources.
8... encourage active and sustainable travel.	+	+	+	Benefits people without access to a car. The town centre first approach, in combination with allowing mixed uses helps to encourage reduced reliance on car and using active and sustainable transport alternatives instead. The scale of the impact depends on uptake, but the policies' approach helps to create the conditions to support this objective.
9... improve air quality.	0	0	0	Enables workers and shoppers to access retail using other modes of transport to the car, especially in main towns. In rural areas there is increased reliance on the car, but enabling local services means that journeys can be shorter for day-to-day needs. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Retail is a lower impact development in terms of greenhouse gas emissions. Policies allocate development of a size and scale appropriate to each site. Policies indirectly support and encourage reduced reliance on the car. Noted that filling and service stations sustain the transport sector, but policies help to manage the locations to more sustainable areas and avoid greenfield land use. The overall impact on the objective is negligible.

11... protect, manage and use water resources sustainably.	0	0	0	Focus on centres and settlements means that development is directed towards areas where there should be sufficient water/wastewater infrastructure and that it is fit for purpose. Makes the best use of location. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	+	+	+	Sequential approach and tests protects against unnecessary development on greenfield and out of centre areas, which indirectly will help to protect natural resources and biodiversity.
13... maintain and enhance landscape character.	+	+	+	Protects setting of settlements, focuses development in areas that are already developed. Avoids areas designated for landscape character. Directs towards infill, reuse of sites in settlements. Policies ensure scale, nature and design is appropriate to settlement and surroundings. Has to be a strong evidence base demonstrating no impact to support out of centre exceptions.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policies help to conserve historic environment and cultural heritage (in tandem with other policies). Encourages re-use of old buildings which helps to preserve local character and sense of place. Potential conflicts on design where retail areas overlap with Conservation Areas, however respecting the Conservation Area will always remain the priority.

Summary of Policies:

RET1 Retail in Town Centres: Proposals for retail development will be permitted within the town centre (where defined). For other locations, a sequential approach to site selection will be applied. Proposals for other town centre uses (cultural and community facilities, leisure, entertainment and businesses) are also required to follow an identified sequential order. There will be a presumption to refuse a retail application outside of these locations unless it can be demonstrated that alternative sites within these locations are either not suitable, not viable or not available, that there is a need for the retail provision and that there will be no significant adverse impact on the existing centre.

RET3 Retail in Villages, Small Settlements and Local Centres: A proposal for retail development within a village, small settlement or local centre will be permitted provided that it is to meet a local need and which helps to sustain local communities; and it is keeping with the scale nature and design appropriate to the character of the settlement or centre.

RET4 Rural Shops and Roadside Service Facilities: There will be a general presumption against the development of retail facilities in the countryside. However, a proposal for a new or extended shop in the countryside (outside settlement limits) may be considered on its merits where it is of modest floorspace, is largely incorporated within an existing building and falls under one of the indicated retail types. Development of roadside service facilities in the open countryside will only be accepted if it meets the identified criteria.

Policies RET1, RET3 and RET4 have been appraised together as a group as they all seek to achieve the same aim, sustainable retail development.

Reasonable Alternatives:

No reasonable alternatives have been identified, the inclusion of these policies is the only realistic option to meet the regional strategic objectives of the SPPS.

RET1 draft Plan Strategy policy ensures a sequential approach to site selection that is consistent with regional policy, i.e. Town centre, edge of centre, out of centre with refusal outside these areas unless alternative sites can be proven to be not suitable, not viable or not available.

RET3 draft Plan Strategy policy ensures that retail proposals in these areas are consistent with the 'town centre first policy approach' of the SPPS, by curtailing development to local need and appropriate scale, nature and design for the settlement. The SPPS says LDPs should set out appropriate policies that make clear which uses will be permitted in the hierarchy of centres and other locations, and the factors that will be taken into account for decision taking.

RET4 draft Plan Strategy policy is in keeping with 'Town Centre First Approach' of the SPPS, in that inappropriate retail development in the Countryside will be resisted. Roadside Service Facilities are also controlled to ensure there is no unacceptable adverse impact on the vitality and viability of an existing town centre in the catchment.

Summary and comparison of options against the Sustainability Objectives

This option has a minor positive impact on the majority of the social sustainability objectives with the exception of housing where it has no effect. It has a significant positive impact on the objective to enable sustainable economic growth by directing retail development towards the areas that are best suited for it and supporting vitality and viability in town centres, villages and rural settlements. A minor positive impact is also identified for managing material assets sustainably. The option has a minor positive influence on the majority of the environmental sustainability objectives by directing development into settlements and away from the wider countryside and creating the best opportunities for accessing retail by active or sustainable travel. Negligible effects are recorded for air quality, climate change and water resources.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

RET2 Retail Impact Assessment

Option	Take forward the broad thrust and direction of retail policy in the SPPS which refers to RIAs and tailor policy to take into account findings identified by the Council's Retail and Commercial Leisure Study 2018.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	This option would have no effect on the objective.
2... strengthen society.	0	0	0	Small convenience shops can help to meet needs of neighbourhoods within settlement limits but outside town centre boundaries and enable access to facilities and services. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	This option would have no effect on the objective.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Ensures vitality and vibrancy of town centres is safeguarded. Ensures that larger projects are directed towards the most suitable sites where there is the best infrastructure. Sustains competitiveness of the town centre, everyone benefits from footfall increases brought by larger developments. Supports strong 'Town Centre first' approach. Reduced threshold means that more prospective retailers may have to prepare an impact assessment, but this is set in the context of what the average unit size is and what is appropriate in the Borough's centres.
6... manage material assets sustainably.	0	0	0	This option would have no effect on the objective.
7... protect physical resources and use sustainably.	0	0	0	Ensures that development is focused toward the town centre / existing developed area. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	+	+	+	Helps to constrain inappropriate out of centre development where alternatives exist in town centre. Retains access to transport hubs and active / sustainable transport routes.
9... improve air quality.	0	0	0	This option would have no effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	This option would have no effect on the objective.
11... protect, manage and use water resources sustainably.	0	0	0	This option would have no effect on the objective.

12... protect natural resources and enhance biodiversity.	0	0	0	This option would have no effect on the objective.
13... maintain and enhance landscape character.	0	0	0	This option would have no effect on the objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Indirect link through preserving settlements and retaining sense of place in town centre.
Summary of Policy				
All applications for retail development and town centre uses above an identified threshold, including extensions, must be accompanied by a Retail Impact Assessment (RIA) where the proposal is located outside the town centre. Outside town centres, permission may be granted for a small scale convenience shop which does not exceed 100sq. m gross external area, subject to it meeting the identified criteria.				
Reasonable Alternatives				
No reasonable alternative has been identified, the option is required to uphold the policy approach of the SPPS. The draft Plan Strategy policy ensures retail proposals over a certain floorspace size assess the Retail Impact to the town centre if location is proposed outside town centre boundary. The identified thresholds have been adjusted downward from the SPPS default of 1,000sq.m to align with average unit sizes in each town centre as identified through a retail study undertaken by independent consultants to inform the draft Plan Strategy. The SPPS permits councils to adjust thresholds taking into account local circumstances.				
Summary and comparison of options against the Sustainability Objectives				
This policy has a narrow scope and thus has limited impact on almost all of the sustainability objectives. Its main aim is to ensure that that larger projects are directed towards the most suitable sites to sustain the viability and vitality of town centres and also to support neighbourhoods within settlement limits but outside town centre boundaries by enabling small, locally accessible shops for everyday shopping needs. This approach has a significant positive impact on the objective to enable sustainable economic growth. A minor positive effect is also identified for the objective to encourage active and sustainable travel. No other impacts are identified.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth.				

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

TOU1: Safeguarding of Tourism Assets				
Option	Bring forward existing PPS 16 policy TSM 8 with minor amendments.			
Sustainability Objective	ST	M	LT	Explanation
		T		
1.... improve health and wellbeing.	0	0	0	The policy aims to conserve and protect tourism assets and their settings for residents and visitors, based on their tourism value. These assets can provide positive mental and physical benefits through their accessibility and use. The policy helps to enable provision of shared spaces where people can benefit from social contact.
2.... strengthen society.	0	0	0	The policy is able to help protect key tourism assets and their settings for residents and visitors to visit and use as shared resources/spaces, across a variety of habitats including the coast and the uplands.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy aims to protect the tourism assets that people are coming to see and experience within the Borough. This approach is sustainable because it helps to protect assets like the Coastal Route to continue to exist and provide people with an exciting visitor experience. Positive economic spin-offs from this approach are also likely as local economic ventures should be more feasible to create and be sustained from the preservation of the tourism assets.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	+	+	+	The policy should help to protect geological features of interest and their settings further. It should also help to retain areas of semi natural land including the coastline either as an integral part of the local land or as where assets are located. This approach is likely to help avoid land/soil erosion as a result of inappropriate development.
8.... encourage active and sustainable travel.	0	0	0	The policy will safeguard assets that may be located in settlements where access to public transport - both rail and bus connections, and walking or cycling are more feasible. Other assets may be located in rural areas and it may be less feasible for people to access the locations without a car. Assets cannot always be linked to active travel routes although with the future development of greenways there could be more potential to develop links.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	The policy aims to protect assets that are located both within settlements and in rural locations. In the rural areas, there may be less potential to visit without a car but both rail and bus connections are available within the Borough. Walking and cycling can also be accommodated to many assets located in towns, or near to settlements, particularly along the coast. The assets themselves are likely to be a mix of habitats and buildings so potential to both emit and store greenhouse gases.

11.... protect, manage and use water resources sustainably.	0	0	0	The policy aims to protect assets that may be existing designated wetland sites for example Lough Beg and Larne Lough. This approach should help further protect water quality and aquatic ecosystems from inappropriate development. There are likely to be coastal assets and the policy should help to protect these areas further and may help reduce risk of erosion.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy aims to protect tourism assets and their settings, which may help to maintain areas of semi natural land with a local biodiversity value - species and habitats. Under this policy, any asset associated to the natural environment would be able to further protect green/blue infrastructure and link to ecosystem services whether located in urban or rural areas.
13.... maintain and enhance landscape character.	+	+	+	The policy aims to protect tourism assets and their settings, which should enable further protection of buildings, features or signs of the past within the landscape. These assets are likely to help conserve areas of land integral to local landscape character and through their protection help to avoid any future visual intrusion.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy aims to protect tourism assets and their settings, which should enable further protection of buildings, structures or open spaces where the historic environment is evident. The approach of the policy should help with the preservation and conservation of assets through access to them and their use.
Summary of Policy Planning permission will not be granted for development that would in itself or in combination with existing development have an adverse impact on a tourism asset. The policy provides safeguarding for any feature associated with the built or natural environment, which is of intrinsic interest to tourists.				
Reasonable Alternatives Policy is required to uphold the aims of the SPPS. A more prescriptive approach to the protection of all tourism assets was considered as a reasonable alternative. However, it is not considered appropriate to provide a prescriptive list of Tourism Assets within the Borough as the resources are not available to compile a fully comprehensive list. It is considered that the Council's Tourism Strategy provides a solid foundation for establishing what the Borough's key tourism assets are. Furthermore, there is concern that providing such a list could result in assets being missed. It could also be restrictive as it would fail to take account of any new assets which may emerge over the plan period. Many of the vulnerable and sensitive areas are already protected through designations. The reasonable alternative was consequently scoped out.				

Summary and comparison of options against the sustainability objectives

The policy was predicted to have a negligible or no effect on all of the social sustainability objectives and several of the environmental objectives. Significant positive outcomes were predicted for delivery of the enabling sustainable economic growth objective based on the protection of tourism assets that so many people come to visit and so many other businesses benefit from. Minor positives were predicted for delivery of the economic objective for physical resources because earth science sites and areas of semi-natural land could all feasibly be protected. Significant positive outcomes were predicted for natural resources, landscape character and the historic environment based upon the protection awarded to tourism assets where areas of semi natural land with a local biodiversity value are likely to be present. Assets are likely to be part of a green/blue infrastructure network and part of the local landscape character, which should help avoid any visual intrusion. The policy aims to protect tourism assets and their settings, which should enable further protection of buildings, structures or open spaces where the historic environment is evident. The approach of the policy should help with the preservation and conservation of assets through access to them and their use.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for the delivery of enabling sustainable economic growth, protecting natural resources and enhancing biodiversity, maintaining and enhancing landscape; and protecting, conserving and enhancing the historic environment and cultural resources over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: Cross over with other relevant policy, mainly General Policy.

TOU2: Tourism Development in Settlements and Tourism Opportunity Zones				
Option	Bring forward existing PPS16 policy TSM 1 with amendments to include Tourism Opportunity Zones			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	0	0	0	The policy helps to enable provision of specific locations where people can arrange to meet, or visit and interact with people from different areas delivering positives for people's mental health and wellbeing.
2.... strengthen society.	+	+	+	The policy helps to enable provision of specific locations as shared spaces where people can meet and interact creating social cohesion. It is likely that facilities and services provided for the tourism aspect of an area would benefit local people too. People could benefit from the provision of community facilities, museums, galleries, interpretative centre e.g. the integration of the Gobbins visitor centre and community centre.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	It is likely that the policy could help ensure provision of facilities such as an interpretative centre or all year access to a nature trail that could be used as an educational resource as part of people's learning. In addition, there could also be greater access to other educational resources like museums, galleries, craft villages and exhibitions.
5.... enable sustainable economic growth.	+	+	+	The policy should help to directly support tourism related economic ventures by protecting specific locations for tourism and be able to spread the benefits from tourism across urban and selected areas. This policy takes a critical mass approach concerning the best use of location potentially generating spin-off benefits for other local economic ventures. Tourism Opportunity Zones at the Magheramorne quarry and Carnfunnock Country Park both potentially able to generate associated local level economic ventures. All of these opportunities may create more opportunities for local jobs with training and skills development thus increasing the employability of local people and adding to the attractiveness of the Borough as a place to visit, live and invest in. The policy should be able to enhance the Causeway Coastal Route as a tourism asset and help to strengthen the existing tourism offer within the Borough.
6.... manage material assets sustainably.	0	0	0	The policy should help to focus development where existing infrastructure already exists as well as enabling any suitable vacant land to be considered for reuse - regeneration.
7.... protect physical resources and use sustainably.	+	+	+	The policy enables focus on settlements or within Tourism Opportunity Zones so that development across the wider countryside with the loss of greenfield and semi-natural land can be avoided or reduced. There is also potential for disused mineral sites to be reused for educational or recreational uses, or retained for their biodiversity value. Magheramorne Quarry is a good example.
8.... encourage active and sustainable travel.	0	0	0	The policy approach to focus on settlements should help facilitate and encourage public transport as a travel option for tourists. There is also likely to be a future rail halt at Magheramorne Quarry.
9.... improve air quality.	0	0	0	The policy approach to focus on settlements should help facilitate and encourage public transport as a travel option for tourists.
10.... reduce causes of and adapt to climate change.	0	0	0	The policy approach to focus on settlements should help facilitate and encourage public transport as a travel option for tourists. A rail halt is also feasible for the Magheramorne Quarry site, potentially helping to reduce reliance on the car for future travel.

11.... protect, manage and use water resources sustainably.	0	0	0	The policy is likely to help enable avoidance of inappropriate development around floodplains and waterbodies. The focus on settlements and Tourism Opportunity Zones are more likely to have adequate infrastructure in place. Appropriate mitigation would still be required for proposals needing septic tanks and discharge consents.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy focus is for development in settlements but there would be potential for sensitive development in Tourism Opportunity Zones which could have a local biodiversity value and possibly near to designated nature conservation sites - loughs, country parks, coastal areas. These green spaces and their natural features - trees/hedgerows, species and habitats, should be further protected under this policy although there may be a loss of some local biodiversity through related development. However, any losses could be mitigated.
13.... maintain and enhance landscape character.	+	+	+	The policy should enable minimal intrusion of tourist related development across the wider countryside with its focus on settlements or specific zones. The approach to focus on the tourism value in these areas is likely to help further protect local landscape, as it is part of the local setting and character. The protection of some development for example the former Magheramorne quarry may help to enhance local landscape character.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Reference to protecting historic assets is within the policy, which also supports the use of sites with historic/cultural features present including buildings. Tourism can maximise use of these resources to their best potential, which should help to preserve and conserve them through access and use.

Summary of Policy:

Tourism development will be permitted within a settlement where it is of a high quality design, meets General Policy, accords with other provisions of the LDP and provided it is of a nature appropriate to the settlement. This policy also applies within the designated Tourism Opportunity Zones at Carnfunnock Country Park and the former Magheramorne Quarry subject to meeting any key site requirements that may be introduced at Local Policies Plan stage.

Reasonable Alternatives:

No reasonable alternatives have been identified at draft Plan Strategy stage. The principle of identifying opportunity zones was appraised in the Interim SA for the POP (Key Issue 11 'Accommodating Future Tourism Demand') alongside the alternative of retaining the current approach as set out in PPS 16, and was found to be sustainable. The Gobbins was put forward in the POP as a potential opportunity area, however there are a number of factors as to why this is no longer considered to be appropriate. These include:

1. The Gobbins Visitor Centre is located within Ballystrudder settlement where there is already a presumption in favour of tourism development there isn't a need for further special status. In addition, there is approval for a carpark to the north outside existing settlement limits.
2. The Path itself is the key tourism asset we want to protect and to highlight it an opportunity zone would contradict other policies and associated spatial designations within the Plan, namely CS2 Special Countryside Areas and CS3 Areas of Constraint on High Structures, which seek to protect the areas from inappropriate development. It is considered that there is sufficient allowance within the protectionist policy to accommodate a sensitive extension to the path and small scale ancillary development.

Summary and comparison of options against the sustainability objectives:

The policy was predicted to deliver positive outcomes across the social, economic and environmental sustainability objectives but negligible or no effects were also predicted for the majority of objectives. Significant positive outcomes were predicted for delivery of the enabling sustainable economic growth objective based on the policy directing tourism related economic ventures to specific locations - a critical mass approach concerning the best use of location. The benefits from tourism would be spread across urban and selected areas with training and skills development increasing the employability of local people. This would add to the attractiveness of the Borough as a place to visit, live and invest in. Minor positives were also predicted for the economic objective for protecting physical resources; and the environmental objectives for protecting natural resources, maintaining and enhancing landscape character, and for the historic environment. These positives were based on the policy's critical mass approach to development and the protection of assets that are reliant on the local natural heritage and/or landscape value. There may be opportunities to enhance local landscape character at the Tourism Opportunity Zones. Tourism can maximise the appropriate use of historic assets to their best potential, which should help to preserve and conserve them through access and use.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects are predicted for delivery of enabling sustainable economic growth over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

Potential for key site requirements in Tourism Opportunity Zones at Local Policies Plan stage and cross over with other relevant policy as well as application of adequate planning conditions to protect water quality or historic environment.

TOU3 All Tourism Development in the Countryside, TOU4 Tourist Amenities in the Countryside, TOU5 Hotels, Guest Houses and Tourist Hostels in the Countryside, TOU6 Self Catering Accommodation in the Countryside and TOU7 New and Extended Holiday Parks in the Countryside

Option	Bring forward a new directional policy to be applied to all tourism development in the countryside and bring forward existing PPS 16 policies TSM 2, TSM 3, TSM 5 and TSM 6 with amendments to provide opportunities for tourist amenities and accommodation in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	No strong link, unless a development such as a hotel includes facilities that can be used by the wider public. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	May provide spaces and facilities for social interaction. The effect is dependent on the type of development. Tourist amenities under TOU4 are required to have a sustainable impact on amenity to the community. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective. The policy includes measures to prevent conversion to housing - it will enable no new opportunities for permanent accommodation.
4... enable access to high quality education.	0	0	0	Link is indirect, if new tourism amenity provides an opportunity for interpretation or enrichment it may benefit the objective. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	+	+	+	Provides opportunities for jobs in tourism industry. The effects may be spread through the year, but are more likely to be seasonal. Greater gains are likely for development in settlements which is the preferred approach and is facilitated through other policies, therefore so the impact from this policy is considered minor overall.
6... manage material assets sustainably.	0	0	0	Unlikely to impact on infrastructure or waste management. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	?	?	?	Directing tourism development towards settlements and presumption against certain types of development in SCAs may help to protect earth science sites and preserve areas with natural land cover. However the extent of new development that would be brought through this policy is unknown. The impact depends on the location, nature and scale of tourism development.
8... encourage active and sustainable travel.	0	0	0	Development in the countryside will not have the same degree of access to active and sustainable travel as development in settlements, but some development could be located accessible to strategic greenways (if and when these become operational). Access to facilities in the countryside may require car use, but it is not likely to occur on a scale that would produce an impact. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	New development is likely to rely mainly on car travel, but it is not likely to occur on a scale that would produce an impact. Policies would generally involve low-impact/ low emissions development.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.

11... protect, manage and use water resources sustainably.	?	?	?	Development in the countryside could lead to effects on water quality. Policies on river corridors, general policy and policy for development relying on non mains wastewater infrastructure will help to protect against negative impacts. Landscape design considerations for Holiday Parks include permeable pitches and other measures for water and drainage which supports this objective. The impact depends on the location, nature and scale of tourism development.
12... protect natural resources and enhance biodiversity.	?	?	?	Development in the countryside could lead to effects on natural resources and biodiversity. Policies direct development away from vulnerable areas which includes designated nature conservation areas. TOU7 encourages opportunities for tree planting and there is also encouragement towards landscaping. Could be some gains, could be some losses. The impact depends on the location, nature and scale of tourism development.
13... maintain and enhance landscape character.	+	+	+	Policies require that proposals should be visually integrated into the landscape and respect the landscape setting. They encourage the reuse / conversion of buildings. They also encourage grouping of buildings with existing development to reduce visual impacts. There are specific criteria for holiday parks in respect of setting and integration. The policies direct certain types of development away from SCAs which are designated for their particular landscape quality.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Overarching policy directs development in the countryside away from SCAs and vulnerable areas which include sites of archaeological interest. Tourism policies encourage re-use of old buildings, in line with policy HE8.

Summary of Policies:

Policy TOU3 All Tourism Development in the Countryside: This is a directional policy stating that tourism development in Special Countryside Areas and other Vulnerable Areas will only be permitted under the exceptions or circumstances specified with the relevant LDP policy. Outside of Special Countryside Areas and other Vulnerable Areas, tourism development in the countryside will only be permitted where it meets the requirements of the relevant tourism policy, the General Policy for all Development and accords with other provisions of the LDP.

Policy TOU4 Tourist Amenities in the Countryside: Proposals must meet policy TOU3, the development must be in association with and requires a site at or close to a particular tourism attraction in the countryside or be the type of activity itself requires a countryside location. Proposals must make provision in existing and replacement buildings, where possible. Amenities of regional or Borough wide importance or significant in terms of the extent of new build or engineering operations must submit a tourism benefit statement and a sustainable benefit statement. Policy also makes provision of the expansion or extension of a tourism amenity where it meets TOU3, proposals in the first instance will be expected to be accommodated through the conversion, reuse or extension of existing buildings unless it can be demonstrated that it is not feasible. Any new build must be sited and designed to integrate with the overall development. Proposals must meet criteria in relation to design, scale, materials and finishes.

Policy TOU5 Hotels, Guest Houses and Tourist Hostels in the Countryside: Proposals will only be permitted where they meet TOU3 and only where they relate to the conversion, re-use or replacement of an existing rural building or a new build proposal on the periphery of a settlement. The policy sets out specific criteria that must be met in each of these circumstances. The policy also makes provision of the expansion of existing facilities subject to meeting a number of criteria.

Policy TOU6 Self Catering Accommodation in the Countryside: Proposals will only be permitted where they meet with TOU3 and only under two circumstances; one or more new build units within the grounds of an existing accommodation facility, or a cluster of 3 or more new units at or close to an existing approved tourist amenity.

Proposals must be subsidiary in scale and ancillary to the primary tourism use of the site. Any permissions will be subject to a condition preventing occupation for permanent residential accommodation. Proposals will be subject to design criteria.

Policy TOU7 New and Extended Holiday Parks in the Countryside: Proposals must meet TOU3 and create a high quality and sustainable form of tourism development. Proposals must be based on an overall design concept that respects the surrounding landscape, rural character and site context. A number of specific criteria in relation to design, layout and landscaping must be met.

Policies TOU3, TOU4, TOU5, TOU6 and TOU7 have been appraised together as a group as they all seek to achieve the same aim, sustainable tourism development in the countryside.

Reasonable Alternatives:

No reasonable alternatives have been identified. Provision of opportunities for tourism development in the countryside is in line within the policy direction set out in the SPPS. The principle of safeguarding the most vulnerable / sensitive areas is also established in the SPPS. The policies incorporate bespoke policy specifically for proposals within SCAs/vulnerable areas and opportunity areas, through specific policies relating to these designations. Special Countryside Areas have been designated on the basis of a robust Landscape Character Assessment. The other vulnerable areas include many of our already designated areas as such they are highlighted under the tourism strategy as areas where little or no tourism development should be permitted within the majority of their extent in order to safeguard the integrity of them.

Summary and comparison of options against the Sustainability Objectives:

These policy options have negligible impact on the social sustainability objectives, though it is noted that there may be some indirect effects where tourism amenities are developed which can also be accessed by the wider public. The policy options also have a negligible impact on the majority of the economic sustainability objectives, with the exception of enabling sustainable economic growth, where there is a minor positive impact. A range of effects is identified for the environmental sustainability objectives. Negligible impacts are reported for active and sustainable travel, air quality and climate change, although it is noted that tourism development in the countryside is likely to be more reliant on car transport. The impact on the objectives for physical resources, water resources and natural resources is uncertain as it may result in the development of greenfield land and in locations where mains wastewater treatment may not be available. The overall impact on these objectives depends on the location, nature and scale of tourism development, however any negative impacts should be minor. A minor positive impact is identified for the landscape character and historic environment objectives through the protection of the most sensitive landscapes and criteria on integration with setting.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: No additional measures have been identified.

TOU8 Major Tourism Development in the Countryside - Exceptional Circumstances				
Option	Bring forward existing PPS 16 Policy TSM 4 in relation to major tourism development in the Countryside with minor amendment.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	There may be a relationship - through regeneration, it depends on the service that the development encompasses and how the requirements of the appendix to policy (Appendix B) in respect of delivering community benefit are applied. The overall impact on the objective is considered to be negligible.
2... strengthen society.	+	+	+	Effects will depend somewhat on the nature of the development. There could be community facilities or shared space associated with the development. It may bring jobs to a rural area which could help to support the community and could make a rural area become a new destination. There is a requirement (through Appendix B) to deliver community benefit through a project coming forward through this policy.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4... enable access to high quality education.	0	0	0	Indirect opportunities may emerge through shared use or education enrichment, depending on the type of development. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	+	+	Will provide jobs in rural communities. Development under this policy would only be permitted if it provides flow into the local economy and extends over the tourism season. Also promotes use of local goods and services, strengthening the economy in these areas, or as part of wider rural diversification. While potentially significant, the frequency/likelihood of this type of project coming forward over the life of the plan reduces the impact magnitude to minor.
6... manage material assets sustainably.	0	0	0	The requirement to adhere to other rural development policy means that new development should not adversely affect any existing infrastructure.
7... protect physical resources and use sustainably.	?	?	?	The effect on this objective is dependent on the nature and scale of development - a development with a large footprint may result in greenfield land loss, or losses of semi natural habitat.
8... encourage active and sustainable travel.	0	0	0	Development under this policy will be located rurally and therefore will not typically have good access to active and sustainable travel routes. However, policy encourages linkages to be made where they are available and must be made accessible. A new development would have limited influence over the objective, connectivity would only be to/from the asset. The overall impact on the objective is negligible.
9... improve air quality.	?	?	?	Development could result in emissions - the effect is difficult to predict as it depends on the nature, location and scale of the proposal. It is unlikely to have significant negative impacts.
10... reduce causes of and adapt to climate change.	0	0	0	The policy (through Appendix B) encourages the incorporation of sustainable design which promotes energy efficiency, renewables, SuDS, develop green transport initiatives where possible and reduce CO ₂ emissions. The overall impact on the objective is negligible due to the frequency/likelihood and scale of projects coming forward over the life of the plan.

11... protect, manage and use water resources sustainably.	0	0	0	General policy covers adequate treatment of effluent and sufficient water supply. Policy encourages the use of SuDS over and above normal development requirements. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	?	?	?	Development under this policy may have an effect on this objective, depending on the nature and scale of development - a development with a large footprint may result in loss of natural habitats. However, significant negative impacts would be avoided through NH policies and mitigation. Policy encourages inclusion of measures to enhance biodiversity, possibility to create woodland or wetland habitat which may help to mitigate some of the adverse impacts.
13... maintain and enhance landscape character.	?	?	?	Impact on rural character is an important consideration when assessing development proposals under this policy. There is a requirement to integrate with landscape character. However, impacts depend on nature, scale and location of the proposal. Adverse impacts on landscape character may occur if it is determined that there are more significant gains to be had socially and/or economically. However, significant negative impacts should be avoided through mitigation.
14... protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	Impact on the historic environment is an important consideration when assessing development proposals under this policy. The impact depends on the location, nature and scale of tourism development, but it could deliver positive impacts in the case of heritage-led development around a historic environment asset.
Summary of Policy A proposal for a major tourism development in the countryside will only be permitted if it fully complies with Policy T0U3 - All Tourism Development in the Countryside and meets all of the identified exceptional circumstances. There is a requirement for a sustainability assessment to accompany any proposal brought forward under this policy.				
Reasonable Alternatives No reasonable alternatives have been identified. Option is required to uphold the policy approach of the SPPS. Within the Mid and East Antrim Borough council area it is not considered viable to exclude major tourism development in the countryside. However, it is important that it is only allowed for in exceptional circumstances, in order to ensure that our rich natural and built environment is safeguarded. 'Sustainable Jobs and Tourism' are key themes both within our Corporate and Community Plans and this policy only makes provision for tourism developments that offer exceptional benefit to the tourism industry in Northern Ireland. The opportunity to facilitate appropriate major tourism development within the Council area could therefore bring jobs and investment to the area, thereby meeting the priorities and objectives of the Corporate and Community Plans. In addition such development could contribute to the Council's emerging tourism strategy which aims to create a strong tourism brand and create a compelling package for attracting visitors.				

Summary and comparison of options against the Sustainability Objectives:

This option has a minor positive impact on the objective to strengthen society. Possible effects are also noted for health and wellbeing, but these are not sufficient to raise a perceptible impact. Negligible impacts are reported for the majority of the economic sustainability objectives however a minor positive impact is identified for the objective to enable sustainable economic growth over the medium-long term. The policy option has a negligible impact on the environmental sustainability objectives to encourage active and sustainable travel, to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably. There is less certainty on the impact of this policy on the remaining environmental sustainability objectives, where effects are linked to the spatial elements of location and extent, in addition to the nature of the development. Some potential positive effects are noted and it should be possible to incorporate measures which prevent significant negative impacts. For these objectives, an uncertain score has been recorded.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Policy TOU3 - All Tourism Development in the Countryside and Policy GP1 - General Policy for all Development. For major projects (where qualifying) EIA will help to identify impacts and design effective mitigation for environmental sustainability objectives. Linkages with the Council's Community Plan may help to enhance social and economic benefits.

MIN1 Mineral Development - Extraction & Processing of Hard Rock and Aggregates.

Option	Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	Quarrying of hard rock and aggregates may have historically contributed to nuisance impacts in some instances. Policy protects against unacceptable impacts from new quarries or quarry extensions on health, safety and wellbeing of people living or working in proximity to existing or proposed quarries. It enables controls on nuisance impacts (noise, dust, vibration) which may be harmful to health. Focuses on road safety and HGV traffic and helps to safeguard against increased risk of traffic accidents. Can contribute towards jobs and prosperity in rural areas which can indirectly support wellbeing. This option is unlikely to have positive impact on health and wellbeing but it will provide important safeguards against negative impacts.
2... strengthen society.	0	0	0	This option would have no effect on the objective.
3... provide good quality, sustainable housing.	0	0	0	Helps to provide locally-sourced materials for building and makes the construction of housing more sustainable. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Enables best use of location to be made, as geology will determine the availability of a resource. Supports the creation of a range of job types; quarried minerals are a high value product. Some of the quarries in the Borough are regionally significant in terms of value of product and it is important to safeguard these and enable appropriate expansion. Also helps to sustain supply chain / complementary businesses such as crushing, processing and screening equipment. Enables provision of locally-sourced materials for infrastructure such as roads.
6... manage material assets sustainably.	0	0	0	This option would have no effect on the objective. The policy in conjunction with MIN8 will help to ensure that overburden and other material unsuitable for use in construction will not be disposed of and instead retained / stored for future use in restoration.
7... protect physical resources and use sustainably.	+	+	+	Enables the minerals industry to operate sustainably. The presumption against minerals development in SCAs helps to protect earth science sites and preserves natural land cover. The policy enables materials to be locally sourced where available. Allowing expansion helps to avoid opening new quarry sites and reduces overall land consumption. Over time some quarries may become earth science features.
8... encourage active and sustainable travel.	-	-	-	The minerals industry is not really compatible with encouraging active and sustainable travel. Quarries are often in remote locations and are unlikely to have access to public transport. The industry can't really operate without road transport, there are currently no transport alternatives available. Unlikely to reduce traffic congestion as the industry generates traffic.
9... improve air quality.	-	-	-	This type of industry will lead to emissions from machinery and transport, impacts can be reduced through measures such as transport planning. Policies allow for control of nuisance emissions such as dust, which can be mitigated.
10... reduce causes of and adapt to climate change.	?	?	?	This type of industry will lead to greenhouse gas emissions from machinery and transport, impact can be reduced through measures such as transport planning and incorporating measures such as installing renewables onsite. Locally sited quarries help to reduce transport distances for local construction.

11... protect, manage and use water resources sustainably.	+	+	+	This type of development can result in increased risk to surface and groundwater. Policy includes detailed information on importance of water resource and requirement to protect and mitigate. It has criteria protecting against unacceptable impacts on water environment, water quality and flow regime.
12... protect natural resources and enhance biodiversity.	+	+	+	The policy recognises that adverse impacts on this objective can occur from this type of development however it has criteria to prevent development that would negatively impact designated areas for nature conservation. Policy also recognises that sensitive restoration can help to enhance biodiversity in the long term.
13... maintain and enhance landscape character.	-	-	-	The policy recognises that adverse impacts on this objective can occur from this type of development. This type of development is not permitted to occur in the Borough's most sensitive landscapes (SCAs). Impacts on landscape quality and visual amenity are a consideration in the criteria and proposals which have an unacceptable negative impact on landscape character would not be permitted however minor negative effects are possible. Also crossover with restoration which must occur in phases where possible. Impacts are also very much dependent on location.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policy includes criteria to protect against unacceptable adverse impacts on the historic environment. The historic landscape and associated features will also be given due consideration in assessing proposals. Negative impacts should be able to be avoided through the application of the policy.

Summary of Policy:

Outside of Special Countryside Areas and Areas of Constraint on Mineral Development, planning permission can be granted for the extraction and/or processing of hard rock and aggregates, when Council is satisfied that the proposal will not have an unacceptable adverse impact on identified interests. All proposals must include details relating to the restoration and management of the quarry site in accordance with MIN8.

Reasonable Alternatives:

Three options were appraised in the Interim SA for the POP (Key Issue 12, Balancing the need for Minerals Development with safeguarding of Landscape and Environmental Assets). Option 12A was considered to be the most sustainable option and this option has been carried forward to the draft Plan Strategy in a slightly amended form. The POP Option 12A proposed designating Mineral Reserve Areas in the preferred option for Key Issue 12, however there is currently a lack of a robust evidence base on supply and demand to identify new Mineral Reserve Areas in the Borough. This aspect has been postponed until the first review stage, when hopefully the information will be gathered through the newly formed minerals working group.

The SPPS seeks to achieve a more rounded balance in the requirement for mineral resources and the need to protect the environment with more policy direction on economic considerations so the language in new MIN 1 is more positive to reflect this. The SPPS also has more detail around peat extraction - this has been included under the separate MIN7. This Policy applies spatially to all areas outside SCAs so there is no alternative to addressing specifically these areas if the SCA policy remains. It has not been considered necessary to appraise any new alternatives.

Summary and comparison of options against the Sustainability Objectives:

This option has no effect on any of the social sustainability objectives. Significant positive impacts are identified for the economic sustainability objective to enable sustainable economic growth, as the minerals industry is an important contributor to the economy of the Borough, but no other perceptible impacts on the economic objectives are predicted. This option has mixed impacts on the environmental sustainability objectives. Significant positive impacts are identified for the objective to protect physical resources and uses sustainably as it enables the extraction of minerals in a sustainable manner. Minor positive impacts are also identified for the objectives to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity as this policy is protective against negative impacts and includes linked requirements with MIN8 for post-use restoration with an emphasis on enhancing biodiversity. Minor negative impacts are identified in respect of active and sustainable travel, air quality, and landscape character as this type of development does not have alternative transport options and may still result in some deterioration of landscape character. The effect on the objective to reduce causes of and adapt to climate change is uncertain as this type of development can result in emissions, however having materials locally available can reduce overall transportation requirements. A neutral effect is predicted on the historic environment, as the policy will protect against unacceptable negative impacts.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth and to protect physical resources and uses sustainably.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Developer impact assessments e.g. transport, air quality, noise, etc. will help to ascertain potential impacts and to identify effective mitigation if adverse impacts are predicted.

MIN2 Valuable Minerals and MIN3 Hydrocarbons

Option	Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	This Policy (in association with MIN1) protect against unacceptable impacts from valuable minerals extraction and hydrocarbons on health, safety and wellbeing of people living or working in proximity to existing or proposed mines. It enables controls on nuisance impacts (noise, dust, vibration) which may be harmful to health. Focuses on road safety and HGV traffic and helps to safeguard against increased risk of traffic accidents. Can contribute towards jobs and prosperity in rural areas which can support wellbeing. This type of minerals exploitation may be less extensive / impacting than hard rock / aggregates. The policy options are unlikely to have positive impact on health and wellbeing, but they will provide important safeguards against negative impacts.
2... strengthen society.	0	0	0	This option would have no effect on the objective.
3... provide good quality, sustainable housing.	0	0	0	This option would have no effect on the objective.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Enables best use of location to be made, as geology will determine the availability of a resource. Supports the creation of a range of job types; valuable minerals and hydrocarbons are a high value product. Salt mining in the Borough is regionally significant in terms of value of product. May also have indirect effects on this objective through the development of spin-off / supply chain industries associated with a valuable mineral.
6... manage material assets sustainably.	0	0	0	This option would have no effect on the objective.
7... protect physical resources and use sustainably.	+	+	+	The policy enables minerals to be locally sourced where available. It enables the minerals industry to operate sustainably. The presumption against minerals development in SCAs helps to protect earth science sites and to preserve natural land cover.
8... encourage active and sustainable travel.	-	-	-	Minerals exploitation is not really compatible with encouraging active and sustainable travel. In most cases the minerals industry can't really operate without road transport, as opportunities for using alternative modes of transport are limited and are dependent on the location of the mineral. The hydrocarbons industry may be facilitated through pipelines rather than road transport, but it is difficult to predict.
9... improve air quality.	0	0	0	This type of industry will lead to emissions from machinery and transport. Valuable minerals or hydrocarbons extraction usually does not incorporate open cast mining, so there is less risk of dust, or other polluting emissions, from reaching receptors. Impact can be reduced through measures such as transport planning. Policies allow for control of nuisance emissions.
10... reduce causes of and adapt to climate change.	-	-	-	Mineral exploitation will lead to greenhouse gas emissions from machinery and transport. Fossil fuels are a principal source of greenhouse gas and their extraction is not compatible with this objective. Impacts from transport and machinery emissions can be reduced through measures such as transport planning, or incorporating carbon offset measures such as installing renewables onsite.

11... protect, manage and use water resources sustainably.	?	?	?	Mineral exploitation can result in increased risk to surface and groundwater. Policy (through application of MIN1, which all MIN2 & MIN3 proposals must accord with) includes detailed information on importance of water resource and requirement to protect and mitigate. It has criteria protecting against unacceptable impacts on water environment, water quality and flow regime. However, for underground mining it can be more difficult to manage and monitor emissions to groundwater or changes to groundwater flow. Valuable minerals or hydrocarbons extraction could occur in or near to areas which are wetlands or have other water habitat. The impact is uncertain as depends on location, type, nature and scale of the extraction.
12... protect natural resources and enhance biodiversity.	?	?	?	Mineral exploitation may present less risk on this objective if mining is underground, however open cast mining could impact biodiversity and nature conservation. Mineral extraction would still be subject to legislative requirements for nature conservation, however as extraction may be permitted in circumstances where it is of such national or regional importance as to outweigh any potential adverse impact, there is the possibility of adverse impacts on this objective. Significant negative impacts may be reduced through mitigation.
13... maintain and enhance landscape character.	?	?	?	Mineral exploitation may present less risk on this objective if mining is underground, however open cast mining could impact landscape character. Hydrocarbon extraction may have limited above-ground infrastructure. Some development may be able to be sensitively integrated, some may not. The impact is uncertain as depends on location, type, nature and scale of the extraction. SCAs would remain protected, however an exception may be permitted in circumstances where it is of such national or regional importance as to outweigh any potential adverse impact, there is the possibility of adverse impacts on this objective. Significant negative impacts may be reduced through mitigation.
14... protect, conserve and enhance the historic environment and cultural heritage.	?	?	?	Mineral extraction would still be subject to legislative requirements for known/ recorded historic environment and built heritage assets, however as extraction may be permitted in circumstances where it is of such national or regional importance as to outweigh any potential adverse impact, there is the possibility of adverse impacts on this objective. There could be historic features on a piece of land with valuable minerals, where the benefits from extraction outweigh the importance of the asset. However, in cases where archaeological potential is identified there would still be opportunities to allow archaeological features to be assessed, recorded and preserved.

Summary of Policies:

Policy MIN2 Valuable Minerals: There will not be a presumption against the exploitation of valuable minerals, including metalliferous minerals in any area, apart from within designated Special Countryside Areas.

For all other areas, but particularly within areas designated for their landscape quality or their importance for nature conservation or the historic environment, Council will apply a cautious approach in assessing applications for the exploitation of valuable minerals. This will require all such proposals to comply with MIN1.

Policy MIN3 Hydrocarbons: Proposals for exploitation of hydrocarbons through conventional methods of extraction must comply with MIN2.

Council will apply a presumption against unconventional extraction of hydrocarbons and gases by methods such as hydraulic fracturing ('fracking'), until there is sufficient and robust evidence on all environmental impacts.

Reasonable Alternatives:

The option is required to uphold the policy approach of the SPPS and representation made by DfE on the POP. The policy carries across the thrust of PSRNI MIN3 in that 'there will not be a presumption against exploitation of valuable minerals in any area. However it has included an exception to this positive approach for SCAs, as the Landscape Character Assessment undertaken to inform the draft Plan Strategy identified four very small tracts of land to be of the highest landscape quality, warranting this restriction. The SPPS allows protection of most important areas of landscape quality, therefore this is not contrary to the SPPS.

Summary and comparison of options against the Sustainability Objectives:

These policies have no impact on the social sustainability objectives though it is noted that aspects of the policies linking them with MIN1 will safeguard against adverse impacts on health and wellbeing. The policies have a significant positive impact on the objective to enable sustainable economic growth, as they will enable the extraction of valuable minerals/hydrocarbons, should these be found in extractable quantities in the Borough. The policies have no effect on the other economic sustainability objectives. The impacts on the environmental sustainability objectives are mostly uncertain. While the policies are generally protective towards water resources, natural resources, landscape and the historic environment there is the possibility for exceptions to be made which may result in negative effects, however mitigation may help to reduce the scale of any impacts. Minor negative impacts are also predicted for the objectives to encourage active and sustainable travel and to reduce causes of and adapt to climate change as mineral or hydrocarbons extraction are not compatible with these objectives. A significant positive impact is recorded for the objective to protect physical resources and use sustainably as these policies will permit the minerals industry to operate sustainably. Negligible impacts are predicted for the objective to improve air quality.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to enable sustainable economic growth and to protect physical resources and uses sustainably.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Developer impact assessments e.g. transport, air quality, noise, etc. will help to ascertain potential impacts and to identify effective mitigation if adverse impacts are predicted.

MIN4 Areas of Constraint on Mineral Development.

Option	Take forward the broad thrust and direction of policy including the SPPS. Planning Strategy for Rural NI and Legacy Plan Designation in LAP 2010.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Protecting areas of high scenic or environmental value from minerals development enables land to be enjoyed for recreation and amenity which can help to support good mental health and enhance wellbeing. Protecting areas from this type of development will reduce noise and traffic effects which may also impact on tranquillity.
2... strengthen society.	+	+	+	Protecting areas can protect some communities, leaves land unspoilt for enjoyment at the local level.
3... provide good quality, sustainable housing.	0	0	0	This option would have no effect on the objective.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Constrains some areas for minerals development, but protects attractive landscapes for other economic uses such as tourism and recreation. Makes the Borough a more attractive place to live, work and visit. Designation allows existing mineral development to expand and there is sufficient supply elsewhere to accommodate anticipated demands. Still enables valuable minerals to be extracted, subject to evidence.
6... manage material assets sustainably.	0	0	0	This option would have no effect on the objective.
7... protect physical resources and use sustainably.	+	+	+	Indirectly helps to protect earth science features; there are several ASSIs with earth science features and ESCRs within the ACMD. Directs the minerals industry to operate sustainably by directing minerals development away from areas better suited to other land uses without precluding the extraction of regionally significant deposits, should they be discovered over the life of the plan.
8... encourage active and sustainable travel.	0	0	0	This option would have no effect on the objective.
9... improve air quality.	0	0	0	Indirect link through constraining minerals development. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Indirect link through constraining minerals development and reducing the areas where minerals development may occur. Retains areas of greenfield, protects semi-habitats.
11... protect, manage and use water resources sustainably.	?	?	?	Protects the ACMD against impacts from the minerals industry on water quality. However, exceptions would allow exploitation for valuable minerals to occur in the ACMD, which may result in impacts. For underground mining it can be more difficult to manage and monitor emissions to groundwater or changes to groundwater flow. The impact depends on nature, location of development that comes forward.

12... protect natural resources and enhance biodiversity.	+	+	+	Protects areas that are designated for their nature conservation value from general minerals development which can deliver significant positive impacts for this objective. However it is noted that exceptions allowing development for valuable minerals extraction could occur in the ACMD. It is uncertain whether any of these would come forward in the ACMDs in the lifetime of the plan and the exploitation of valuable minerals could mainly occur underground which would reduce the risk of impacts on natural resources and biodiversity. The impact magnitude is reduced to minor due to the exceptions.
13... maintain and enhance landscape character.	+	+	+	Protects areas designated for their landscape quality from general minerals development. Includes the protection of coastal views and prominent features. Development occurring as a result of applying one of the exceptions is less likely to impact landscape character.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Takes away a form of development that may otherwise affect this type of asset which will indirectly help to protect sites and conserve the setting of historic environment assets. The ACMD encompasses the ASAI at Knockdhu, providing an extra layer of protection to this area. Activities carried out in the AONB such as maintaining dry stone walls, traditional gateways and farming practices form part of the Borough's cultural heritage and sense of place.
Summary of Policy In Areas of Constraint on Mineral Development there will be a general presumption against the extraction and processing of minerals, other than those considered to be 'valuable. Subject to meeting MIN1, a proposal for mineral development within a designated Area of Constraint on Mineral Development may be granted planning permission when one or more of the identified exceptional circumstances apply.				
Reasonable Alternatives Three options were appraised in the Interim SA for the POP (Key Issue 12, <i>Balancing the need for Minerals Development with safeguarding of Landscape and Environmental Assets</i>). The POP Option 12A was considered to be the most sustainable option and this option has been carried forward to the draft Plan Strategy in a slightly amended form. Option 12A proposed a presumption against minerals development within areas designated for their landscape and/or environmental/heritage significance, or at least within the majority of their extent, e.g. within existing, expanded or new Areas of Constraint on Minerals Development (ACMD). However there is currently a lack of a robust evidence base on supply and demand to identify new areas of Constraint on Minerals Development in the Borough. This aspect has been postponed until the first review stage, when hopefully the information will be gathered through the newly formed minerals working group. A new exception has been added to allow for minor expansion to existing mineral workings. The justification explains how the boundary of the existing ACMD is amended to exclude an existing limestone quarry at Munie road and some minor amendments to align the ACMD boundary with physical features such as hedges or roads, both in keeping with the SPPS balanced approach to meeting mineral resource needs. It was not considered necessary to appraise any other alternative options for the draft Plan Strategy.				

Summary and comparison of options against the Sustainability Objectives:

This policy has a minor positive impact on the social sustainability objectives to improve health and wellbeing and to strengthen society but has no effect on housing. The policy has no effect on the majority of the economic sustainability objectives, although a minor positive impact is identified for the objective to enable sustainable economic growth. While this policy may constrain some minerals development, it protects areas which may have value for alternative, less impacting land uses. The policy has a positive relationship with around half of the environmental sustainability objectives, with positive impacts identified on protecting natural resources and biodiversity and the historic environment and cultural heritage. These raise to significant positive for protecting physical resources and maintaining and enhancing landscape character. Uncertain impacts are identified for protecting, managing and using water resources sustainably as the permitted exceptions may have an effect on this objective. Negligible impacts are recorded for the objectives to encourage active and sustainable travel, to improve air quality and to reduce causes of and adapt to climate change.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to protect physical resources and uses sustainably and to maintain and enhance landscape character.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

MIN5 Area of Salt Reserve, Carrickfergus				
Option	Take forward the broad thrust and direction of policy including the SPPS and legacy Plan Designation in BMAP (Carrickfergus).			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Indirectly benefits this objective in terms of safety, by preventing new residential development from being constructed in areas at potential risk of future subsidence
2... strengthen society.	0	0	0	Protecting against certain land uses leaves land available for other lower-risk uses, such as amenity.
3... provide good quality, sustainable housing.	0	0	0	Restricts an area from having new housing development, but would allow extensions or replacement dwellings. Most of the identified area of salt reserve is subject to rural housing policy, so the potential quantity of new housing that would otherwise have occurred in this area is very limited. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Safeguards a regionally significant mine and the jobs that are linked with that resource. Enables best use of the location and the proven resource to be made.
6... manage material assets sustainably.	0	0	0	Unlikely to affect the delivery of any future infrastructure. This option would have no effect on the objective.
7... protect physical resources and use sustainably.	+	+	+	Enables the minerals industry to operate sustainably for this particular mineral. Allows a regionally significant mineral to be locally sourced and protects it for future use. Also indirectly protects some greenfield land on the surface.
8... encourage active and sustainable travel.	0	0	0	This option would have no effect on the objective.
9... improve air quality.	0	0	0	Existing minerals operations are underground and have an established transportation system (conveyors and ships) that avoids road transport where possible. Effects on this objective would perhaps worsen if forced to open new site elsewhere. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	This option would have no effect on the objective.
11... protect, manage and use water resources sustainably.	0	0	0	This option would have no effect on the objective.

12... protect natural resources and enhance biodiversity.	0	0	0	Indirectly may protect natural resources by constraining some types of development at the surface. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	0	0	0	Indirectly may protect landscape by constraining some types of development at the surface. Extraction operations are underground. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Indirectly may protect archaeology and built heritage by constraining some types of development on the surface. The overall impact on the objective is negligible. Noted that some of the salt mining activity is historic and forms part of the area’s cultural heritage.
Summary of Policy: An Area of Salt Reserve is designated east of Carrickfergus and to the north of Kilroot as identified on the District Proposals Maps. Within this designated area, planning permission will not be granted for surface development that would prejudice the exploitation of the proven Salt Reserves.				
Reasonable Alternatives: No reasonable alternative has been identified. This regionally important resource must be protected in accordance with aims of the SPPS (i.e. a mineral that is of particular value to the economy).				
Summary and comparison of options against the Sustainability Objectives: This policy has a very narrow scope of influence and therefore has a limited impact on the majority of the sustainability objectives. A minor positive impact is identified for health and wellbeing as this policy will help to protect against future risks to safety. Significant positive impacts are identified for the objectives to enable sustainable economic growth and to protect physical resources and uses sustainably by enabling this regionally significant valuable mineral to continue to be extracted without the underground resource being sterilised by surface development. No other impacts on the sustainability objectives are identified, though there are some indirect effects on the environmental sustainability objectives through the constraints on new development, however these are of negligible magnitude overall.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to enable sustainable economic growth and to protect physical resources and uses sustainably.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.				

MIN6 Development at Risk of Subsidence due to past or present underground mineral extraction.

Option	Take forward the broad thrust and direction of policy including Planning Strategy for Rural NI and legacy plan designation in BMAP (Carrickfergus).			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	This approach aims to ensure safety of people and property in areas known to be at risk of potential subsidence, by avoiding development in risk areas. Assessment may add to sense of security.
2... strengthen society.	0	0	0	These option has no effect on this objective.
3... provide good quality, sustainable housing.	+	+	+	Some identified areas of potential subsidence are located within the settlement limit for Carrickfergus. The policy will constrain housing in these areas. However, housing in these areas may not be sustainable if they are vulnerable to damage through subsidence. The policy ensures that land used for housing is safe and sustainable.
4... enable access to high quality education.	0	0	0	This option has no effect on this objective.
5... enable sustainable economic growth.	0	0	0	The policy will constrain development in these areas. However, new economic development in these areas may not be sustainable if it is vulnerable to damage through subsidence. The policy helps to ensure that best use of location is made. There are sufficient opportunities for economic development elsewhere nearby.
6... manage material assets sustainably.	0	0	0	Will constrain infrastructure in the identified areas of potential subsidence. However, the areas are small and infrastructure can be relocated to avoid these areas without affecting the objective.
7... protect physical resources and use sustainably.	0	0	0	Indirectly helps to protect / retain greenfield land. The extent of the areas where development is constrained is small and the policy will have a negligible impact overall on this objective.
8... encourage active and sustainable travel.	0	0	0	This option has no effect on this objective.
9... improve air quality.	0	0	0	This option has no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	This option has no effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	This option has no effect on this objective.

12... protect natural resources and enhance biodiversity.	0	0	0	Indirectly helps to protect / retain greenfield land by preventing new development. The extent of the areas where development is constrained is small and the policy will have a negligible impact overall on this objective.
13... maintain and enhance landscape character.	0	0	0	Indirectly helps to protect landscape by preventing new development. The extent of the areas where development is constrained is small and the policy will have a negligible impact overall on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Indirectly helps to protect archaeology or built heritage by preventing new development. The extent of the areas where development is constrained is small and the policy will have a negligible impact overall on this objective.
Summary of Policy Planning permission will not be granted to for any new built development within Areas of Potential Subsidence associated with the Carrickfergus disused salt mines in the interests of public safety. Planning permission will only be granted for new built development in proximity to other known abandoned mines, shafts and adits, where a Mine Risk Assessment (MRA) is submitted with the application which confirms to the satisfaction of the council the suitability of the site for the development and addresses any health and safety issues.				
Reasonable Alternatives Three options were appraised in the Interim SA for the POP (Key Issue 13, Safeguard against potential subsidence and the effects of land instability). Option 13A was considered to be the most sustainable option and this option has been carried forward to the draft Plan Strategy. A new criteria in respect of conducting a Mine Risk Assessment for development in proximity to known abandoned mines, shafts and adits has been included as a consequence of stakeholder consultation with DfE Minerals and Petroleum Branch Geological Survey of Northern Ireland. It was not considered necessary to appraise any other alternative options for the draft Plan Strategy.				
Summary and comparison of options against the Sustainability Objectives This policy has a very narrow scope of influence and therefore has a limited impact on the majority of the sustainability objectives. A significant positive impact is identified for health and wellbeing as this policy will help to protect against future risks to people and property from subsidence and undermining. A minor positive impact is also identified for the objective to provide good quality, sustainable housing as it will prevent housing from being constructed in areas where there is a risk of it becoming damaged or unfit through subsidence. No other impacts on the sustainability objectives are identified, though there are some indirect positive effects on the environmental sustainability objectives through the constraints on new development, however these are of negligible magnitude overall.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to improve health and wellbeing.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

MIN7 Peat Extraction				
Option	Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	The option has no effect on this objective.
2... strengthen society.	0	0	0	The option has no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option has no effect on this objective.
4... enable access to high quality education.	0	0	0	The option has no effect on this objective.
5... enable sustainable economic growth.	0	0	0	Will constrain some economic activity through restricting commercial peat extraction - new areas and extensions may not be permitted. However, peat is a finite resource and its extraction at a rate that exceeds its restoration capacity is not a sustainable activity. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	Peat may be used an energy source, although the evidence base indicates that it is not the typical use for commercially extracted peat in this Council area; most of the commercially extracted peat is used to produce compost. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	+	+	+	Directs the minerals industry to operate more sustainably. Permits non-commercial scale extraction and will not affect turbary rights. Protects areas of biodiversity.
8... encourage active and sustainable travel.	0	0	0	The option has no effect on this objective.
9... improve air quality.	0	0	0	The option has no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	Protects peatland habitats that capture carbon and water. Peatland performs an important function in climate change resilience.
11... protect, manage and use water resources sustainably.	+	+	+	Bogs and peatlands perform a role in upland water capture and flood alleviation. Bog restoration plans are linked with catchment management plans.
12... protect natural resources and enhance biodiversity.	+	+	+	Helps to protect areas of high value biodiversity. Protects sites which form important ecosystem services. However, the clause on degradation may result in existing activities progressing to a stage where the peatland is completely destroyed.

13... maintain and enhance landscape character.	+	+	+	Commercial peat extraction can have visual impact and affects landscape character. Protection of peatlands from commercial extraction will help to protect landscapes from being degraded.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policy will not affect the cultural activity of hand-cutting turf. Peat areas can be linked with landscape and history. Draining bogs can result in damage to / loss of archaeological artefacts. The overall impact on the objective is negligible.
Summary of Policy				
There will be a presumption against commercial peat extraction. Exceptions may be allowed where the peatland is already degraded and not reasonably capable of restoration, or where it can be demonstrated that peat extraction is linked to a management and restoration plan which will deliver improved peatlands over the longer term.				
Reasonable Alternatives				
No reasonable alternative has been identified. This option is required to fulfil the regional strategic policy of the SPPS regarding commercial peat extraction.				
Summary and comparison of options against the Sustainability Objectives				
This policy has negligible or no impact on all of the social and economic sustainability objectives. The protection of peatland from commercial extraction has a minor positive impact on almost all of the environmental sustainability objectives, with the exception of the objectives to encourage active and sustainable travel and to improve air quality where there is no effect.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects:				
No additional measures have been identified.				

MIN8 Restoration and Management of Mineral Sites				
Option	Take forward the broad thrust and direction of policy including the SPPS and Planning Strategy for Rural NI.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	+	Restoration must be proactive and could include options for community open space or outdoor recreation which would benefit this objective. Other measures such as biodiversity enhancement could indirectly help to enhance wellbeing.
2... strengthen society.	0	0	0	This policy could enable the delivery of shared space or community open space. The policy links with needs of the local community and may serve to establish a new place that people can go to.
3... provide good quality, sustainable housing.	0	0	0	The option has no effect on this objective.
4... enable access to high quality education.	0	0	0	There could be an indirect link through any education enrichment opportunities created by quarry after-uses. The overall impact on this objective is negligible.
5... enable sustainable economic growth.	0	0	+	End uses can include tourism development. The policy makes an effort to try and deliver a new and functional asset at end of mineral use. Restoration, conservation, management and monitoring can all lead to jobs.
6... manage material assets sustainably.	0	0	0	The option has no effect on this objective.
7... protect physical resources and use sustainably.	0	+	+	Former quarries can become earth science interest sites. The policy aims to restore biodiversity. It directs minerals development to be more sustainable. The impacts of restoration will enhance over time.
8... encourage active and sustainable travel.	0	0	0	The option has no effect on this objective.
9... improve air quality.	0	0	0	The option has no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	Restoration of biodiversity could help to capture carbon. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	?	Restoration could help to improve the quality of surface water and groundwater. It could result in the establishment of a new water / storage feature. The overall effect depends on location and nature of restoration.

12... protect natural resources and enhance biodiversity.	0	0	+	It is a direct requirement of the policy to be proactive about re-establishing and enhancing biodiversity. The phased approach means that benefits can begin to be delivered before the quarry is at end of life. After uses could include establishment as a nature conservation site.
13... maintain and enhance landscape character.	0	0	+	It is a direct requirement of the policy to be proactive about enhancing the landscape character of the area. The phased approach means that benefits can begin to be delivered before the quarry is at end of life.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Quarries are unlikely to have built heritage, however it is noted that parts of older quarries may include some industrial heritage. However potential gains in terms of preserving or enhancing industrial heritage would only be realised if an old quarry was being reapplied for to be brought back in to use and it is unlikely that this policy would deliver any impact on this objective.

Summary of Policy

Subject to meeting MIN1, all applications for mineral development must be accompanied by restoration proposals and a Management Plan to ensure the appropriate and sustainable ongoing use of the site subsequent to the cessation of minerals extractions and/or processing operations. Restoration proposals must take account of the specific characteristics of the site and its local context and restore or, where possible, enhance the landscape character of the area.

The appraisal of this policy has been conducted in the context of the best case scenario and is looking over the long term, which may be longer than the life of the plan.

Reasonable Alternatives

No reasonable alternatives have been identified, the inclusion of this policy is the only realistic option to uphold the policy approach of the SPPS. The existing restoration MIN 8 in PSRNI is not a reasonable alternative, as the additional detail in the SPPS regarding the need to provide adequate restoration detail as part of the planning application is required.

Summary and comparison of options against the Sustainability Objectives

This policy has a negligible impact on the social sustainability objectives, although there are some potential effects in respect of the policy's requirement to deliver benefits which include community open space or recreation. In the long term, this policy should lead to a minor positive impact on health and wellbeing. Limited impacts are identified on the economic sustainability objectives however a minor positive impact on enabling sustainable economic growth is identified for the long term timescale as the policy aims to deliver a functional asset for a new use at the conclusion of the quarry's life and the act of restoration will help to support some jobs. For the environmental sustainability objectives, there are minor positive impacts on the objective to protect physical resources and use sustainably, which will increase to significant over the long term. Long term minor positive impacts are also identified in terms of landscape and natural resources as the main aim of the policy is to re-establish a more natural environment, where possible, at the end of the quarry's life. An uncertain effect is identified in the long term on water resources, as the impact is dependent on the nature and location of the quarry.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to protect physical resources and uses sustainably' in the long term only.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.	

HOU1 Quality in New Residential Development in Settlements, HOU2 The Conversion or Change of Use of Existing Buildings to Flats or Apartments and HOU3 Residential Extensions and Alterations

Option	Bring forward existing policies QD1, QD2, LC1, LC2 and EXT1 from PPS 7 and its addendums, with minor amendments.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	++	++	++	Promotes housing design and layouts which help to create a sense of safety and pleasant environments which will provide mental health benefits. HOU3 may allow extensions for the purpose of enabling provision for care or carers, therefore allowing people to stay in their own homes longer. HOU1 encourages physical activity and active travel, through requiring the consideration of linkages to active travel and public transport under good design.
2... strengthen society.	++	++	++	Quality and well-designed residential developments will help promote social inclusion through the provision of adequate open space and play areas which create shared spaces for community interaction. Good design may help to deter crime and antisocial behaviour. Encourages consideration of the wider area in design and discourages piecemeal development/fragmented neighbourhoods with poor layouts, which will help to enable connectivity between areas.
3... provide good quality, sustainable housing.	++	++	++	The policies promote high quality design, layout and landscaping in all new residential development with the aim of delivering attractive, safe, sustainable and better quality homes. The policies may also contribute to the provision of lower carbon homes, e.g. the consideration of the orientation of dwellings can contribute to passive heating). For larger sites, the concept master plan approach can be linked with HOU7 and HOU6 to ensure that a range of housing types are delivered. Encourages affordable housing to be designed to blend in with rest of housing (tenure blind).
4... enable access to high quality education.	+	+	+	Indirect link through HOU1 in layouts enabling physical access and links to schools and crèches. Ensures that if a need for education facilities is identified for larger developments, it will be provided.
5... enable sustainable economic growth.	0	0	0	The proposed policies will contribute to making the Borough a more attractive place to live, work, visit and invest. It is acknowledged that housing construction provides jobs however, these policies do not impact on the quantity of new homes, only their design/layout. The overall impact on the objective is negligible.
6... manage material assets sustainably.	+	+	+	Design-led approach allows and may encourage incorporation of energy efficiency measures such as renewable technologies. Policies includes requirement for adequate space to manage waste. HOU2 includes the criteria that there must be adequate storage space for refuse.
7... protect physical resources and use sustainably.	0	0	0	This option would have no effect on the objective. Noted that extensions may have a very minor effect on changing land use.
8... encourage active and sustainable travel.	++	++	++	HOU1 encourages development to link where possible with active and sustainable transport routes including greenways where available. HOU2 will indirectly require the inclusion of provision for bicycle parking (under Appendix D). New development is required to have regard to public rights of way and these should be respected. Impacts depend on the location of the site. HOU2 may allow greater densities in urban areas therefore increasing proximity to transport alternatives for more people. Limited relationship with HOU3.
9... improve air quality.	+	+	+	Housing growth can place pressure on air quality through increased transport and domestic heating emissions. HOU1 encourages efficient housing design and incorporating renewables, reducing where possible heating requirements. Retaining existing nature vegetation and encouraging planting will help to support the objective. In addition, new residential development may require the provision of SuDS where practicable which would contribute positively to this objective, Open space can also help to provide a buffer for development, enabling better dispersal.

10... reduce causes of and adapt to climate change.	+	+	+	Design-led approach encourages measures such as permeable paving, renewables, green roofs, integration of renewables all of which support this objective. Efficient housing which requires less energy to heat it also supports this objective. HOU1 encourages links to active travel which provides opportunities for the use other forms of transport than the car - cycling/walking. The policies encourage rather than require these measures, therefore the impact is minor rather than significant.
11... protect, manage and use water resources sustainably.	+	+	+	Guidance for New Residential Development in Settlements in Appendix D encourages the incorporation of measures such as green roofs, rainwater harvesting, permeable paving and SuDS into new residential development, which can contribute positively to this objective. The policies encourage rather than require these measures, therefore the impact is minor rather than significant.
12... protect natural resources and enhance biodiversity.	+	+	+	The requirement for residential development in settlements to avoid impacts on local biodiversity is delivered through GP1. Hedgerows and watercourses, etc. should be identified and retained. Where there are unavoidable losses, these should be compensated for. There is a requirement for development to include appropriate landscaping and means of enclosure. Proposals will be required to link with open space and green/blue infrastructure such as greenways where available.
13... maintain and enhance landscape character.	+	+	+	HOU1 provides focus on new development which has good layout and design; the design concept statement will look at surroundings and will aid the development to be integrated with existing landscape and topography. An example may include avoiding building on high spots and instead using that part of a site for open space instead.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Development should be able to integrate with surrounding heritage, masterplanning will help to enable identified features to be designed around and incorporated as focal points in new development - enables a more heritage led approach to be taken. Archaeological conditions can help to avoid damage or disturbance to unrecorded or undiscovered heritage features. HOU2(c) requires extensions / conversions to maintain or enhance the form, character and architectural features, design and setting of an existing building.

Summary of Policies:

The aim of HOU1 is to create high quality, sustainable, accessible and safe residential environments, the policy applies to all proposals for new residential development in settlements. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area, provides adequate public and private open space and ensures good connectivity with existing local facilities and amenities. Where a need is identified adequate provision should be made for necessary local neighbourhood facilities to be provided by the developer as an integral part of the development. The policy seeks to prevent piecemeal development. The policy also seeks to ensure that new development within established residential areas is in keeping with the overall character and environmental quality. The policy is supported by additional guidance set out in Appendix D, 'Creating Places and 'Living Places - An Urban Stewardship and Design Guide. Proposals must meet GP1: General Policy for all Development.

The aim of HOU2 is to support increased density without town cramming as a more sustainable form of development through sub-division or conversion without adverse effect on local character, environmental quality or amenity. The policy supports initiatives such as 'Living Over the Shop. Proposals must meet GP1: General Policy for all Development.

The aim of HOU3 is to promote high quality in the design of residential extensions and alterations and to ensure that such works are sympathetic to the original property, respect the character of the local area and protect neighbouring residential amenity. Also sets out detailed guidance in Appendix G relating to the appropriate application of the policy criteria

Policies HOU1, HOU2 and HOU3 have been appraised as a group due to their similar/common aims to provide quality residential environments and to protect amenity.

Reasonable Alternatives

No reasonable alternative has been identified. The SPPS states that Councils should bring forward local planning policy or guidance for achieving quality in residential development and for residential alterations and extensions. It is considered that the provision of guidance without policy would not enable the Council to exercise sufficient control in seeking to achieve quality in new residential developments. This could ultimately undermine the core regional planning principles, as well as the objectives of the LDP. The provision of guidance only would not be strong enough to protect against inappropriate development that could have the potential to impact on interests of acknowledged importance such as character and amenity.

Summary and comparison of options against the Sustainability Objectives:

These policies have a significant positive impact on all of the social sustainability objectives, by encouraging communities to be more connected and enabling buildings to be modified to provide good-quality homes. The policies also have a minor positive impact on two out of the three economic sustainability objectives, through the encouragement of design principles that promote energy and resource efficiency and by enabling connectivity with schools. The promotion of good design and encouraging re-use of existing buildings delivers a positive impact for all of the environmental sustainability objectives, increasing to significant positive for the objective to encourage active and sustainable travel as it is primarily through this policy that linkages between residential areas and active and sustainable travel routes will be delivered.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to improve health and wellbeing, to strengthen society, to provide good quality, sustainable housing and to encourage active and sustainable travel.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Policies which encourage or require the use of SuDS, such as GP1 and FRD4. Open Space and Greenways Policies. Historic Environment Policies. Key Site Requirements could be a consideration at LPP.

HOU4 Protected Town Centre Housing Areas.

Option	Bring forward policy to protect existing town centre housing areas in the three main towns.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	Encouraging people to live in town centres and protecting residential areas from other uses may help to create and maintain a sense of safety in town centres.
2... strengthen society.	+	+	+	Encouraging people to live in town centres retains the heart of the town. Protecting existing town centre housing will help to maintain a sense of safety and reduce the risk of vandalism which may encourage others to visit and use town centres. It increases access to shared space / neutral space and promotes positive social interaction.
3... provide good quality, sustainable housing.	+	+	+	Retains housing that may be threatened by re-development into other uses. This policy helps to enable a mix of housing types, but is unlikely to deliver many new houses. It helps meet the needs of specific groups, such as people who can't drive. May help to reduce homelessness.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Housing close to town centre helps to support the vitality and vibrancy of town centre. It makes best use of location. There are enough other areas in the town centres for retail economic development to be located and the policy will not disadvantage this objective.
6... manage material assets sustainably.	0	0	0	Conserves what is already there. Infrastructure and facilities will be present.
7... protect physical resources and use sustainably.	0	0	0	Avoids requirement to develop elsewhere –reuses what is already developed.
8... encourage active and sustainable travel.	0	0	0	Generally the houses protected under this policy are close to bus/train stations and do not have parking - there is strong encouragement for use of active and sustainable transport for those that live there. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	Town centre living encourages use of active and sustainable transport. All three towns have access to mains gas which helps to reduce emissions from heating. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	Town centre living encourages the use of active and sustainable transport.
11... protect, manage and use water resources sustainably.	0	0	0	This option would have no effect on the objective. The town centres are already developed.

12... protect natural resources and enhance biodiversity.	0	0	0	This option would have no effect on the objective. The town centres are already developed.
13... maintain and enhance landscape character.	0	0	0	This option would have no effect on the objective. The town centres are already developed.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Allows ‘sense of place’ to be conserved in townscape. May help to protect locally distinctive housing.
Summary of Policy: Policy HOU4 states that within designated Protected Town Centre Housing Areas, planning permission will not be granted for any development that results in a change of use from housing. The aim of this policy is to protect existing town centre housing therefore protecting established communities to help retain the town centres vitality, reduce vandalism and ensuring they remain attractive places to live. It should be noted that this policy will apply to a small number of streets in the three main towns and therefore its spatial influence and ability to impact perceptibly on the sustainability objectives is limited.				
Reasonable Alternatives No reasonable alternative has been identified. Policy is required to uphold of the aims of the SPPS, which specifically states LDPs should identify areas within town centres where existing residential development will be protected. (Note: The existing policy relating to protecting existing town centre housing is included within Carrickfergus Area Plan and draft BMAP, and within Larne Area Plan and Ballymena Area Plan, although to a lesser extent. Such a policy is not within an existing PPS and this policy was therefore not considered at POP stage.)				
Summary and comparison of options against the Sustainability Objectives This policy has a very limited impact on the sustainability objectives. Minor positive impacts are identified for the objectives to strengthen society and to provide good quality sustainable housing, as this policy will help to maintain a resident population in the town centres. This will indirectly support sustainable economic growth by maintaining vitality and vibrancy, which is also identified as a minor positive impact. There are no effects on the environmental sustainability objectives with the exception of the objective to protect, conserve and enhance the historic environment and cultural heritage; this objective should benefit from the preservation of buildings which contribute to townscape and sense of place and a minor positive impact is identified.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.
Measures to reduce negative effects and promote positive effects No additional measures have been identified.

HOU5 Affordable Housing in Settlements.

Option	Bring forward a policy requiring a proportion of new housing sites of 10 dwellings or more or on a site of 0.2 hectares or more to be affordable housing, where a need has been identified. The amount to be provided has been tailored for main and small towns (20%) and villages and small settlements (10%). The policy also allows for the option of including key site requirements for a proportion of a general housing zoning to be provided as affordable housing, where a need has been identified.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Facilitates the provision of homes in the Borough that are fit for purpose and provides a degree of permanence for people who need affordable housing. This brings benefits for people’s health and wellbeing. There is wider scope with this option, as it will also deliver affordable housing on unzoned sites/settlements. Homes delivered through a Housing Association will also be designed to lifetime homes standard which will support those living with disabilities.
2... strengthen society.	+	+	+	There is potential to provide affordable housing through two approaches which enable a mix of housing type and tenure (through application of policy or KSRs) Helps to promote inclusion and positive social interaction and will help to strengthen society. The policy helps to meet identified need and reduce inequality.
3... provide good quality, sustainable housing.	+	+	+	The policy enables the provision of affordable housing and can help to deliver more housing of this type in areas where a need has been identified. It supports mixed tenure housing and is able to reduce homelessness as well as providing efficient, affordable homes. Mixed tenure housing is more feasible with two approaches included in the policy. The policy provides a good balance of provision and deliverability.
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.
5... enable sustainable economic growth.	+	+	+	Businesses in main towns which are dependent on staff paid at, or close to, minimum wage will benefit from having affordable housing located within the town, allowing their workforce to be located close to the business. The availability of affordable housing may enable households to have more disposable income to spend in their local economy.
6... manage material assets sustainably.	0	0	0	This option would have no effect on the objective.
7... protect physical resources and use sustainably.	0	0	0	This option would have no effect on the objective.
8... encourage active and sustainable travel.	0	0	0	The overall impact on the objective is negligible. Zonings which would require increased proportion of affordable housing would deliver additional benefits, if located close to active and sustainable transport routes.
9... improve air quality.	0	0	0	This option would have no effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	This option would have no effect on the objective.

11... protect, manage and use water resources sustainably.	0	0	0	This option would have no effect on the objective.
12... protect natural resources and enhance biodiversity.	0	0	0	This option would have no effect on the objective.
13... maintain and enhance landscape character.	0	0	0	This option would have no effect on the objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	This option would have no effect on the objective.

Summary of Policy:

Policy HOU5 sets out a requirement for all housing schemes of 10 dwellings or more or on sites of 0.2 ha or more to provide affordable housing. In those circumstances where the number of affordable housing units required by this policy would exceed the need, a lower number of units will be acceptable. The policy requires a minimum provision of 20% of units as affordable housing in main and small towns and a minimum of 10% in villages and small settlements. Where Council considers it necessary to provide a higher proportion of affordable housing, the LDP Local Policies Plan may seek to deliver this through key site requirements attached to specific housing zonings. Alternatively, enhanced provision may be sought directly with applicants on a case by case basis via the development management process. In either case, account will be taken of the viability of securing an enhanced level of provision in these areas where a high level of affordable housing need is confirmed through the HNA. It will not be acceptable to divide lands artificially for the purposes of circumventing the policy requirements or to propose applications to develop a larger site in phases of less than 10 units or 0.2 hectares, to avoid delivery of affordable housing. The policy will help meet affordable housing needs in the Borough and promotes mixed tenure development to help ensure balanced communities. Proposals must meet GP1: General Policy for all Development.

In applying this policy, the up to date Housing Needs Assessment (HNA) for Mid and East Antrim, currently carried out annually by the NIHE will be a material consideration.

Reasonable Alternatives

No reasonable alternatives have been identified. The SPPS outlines that the LDP process is the primary vehicle to facilitate and identify affordable housing need by zoning land or by indicating through key site requirements, where a proportion of the site may be required for social/affordable housing. Under Key Issue 14 the principle of zoning sites solely for affordable housing was discounted as such an approach would lead to single tenure developments, which is contrary to the SPPS objective to achieve balanced communities and is therefore not considered a reasonable alternative. The principle of providing affordable housing via KSRs and through a bespoke policy was also tested and assessed at Preferred Options Paper stage under Key Issue 14.

The thresholds were established by carrying out an initial indication of potential yield within settlements and in discussion with NIHE. The thresholds were then tailored to find those which would deliver an appropriate level of provision in line with the identified need.

It is recognised that these thresholds will not meet 100% of the social rented housing need, however the NIHE acknowledged it would not be expected to as this would be supplemented by existing mechanisms delivered by housing associations.

Summary and comparison of options against the Sustainability Objectives

This policy has a positive impact on all of the social sustainability objectives, with a significant positive impact on the objective to provide good quality, sustainable housing. The provision of affordable homes will also benefit sustainable economic growth by enabling people to live near where they work. There are no impacts identified for the environmental sustainability objectives.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to provide good quality, sustainable housing.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

Planning conditions or formal planning legal agreement to secure delivery. Supplementary Planning Guidance.

HOU6 Housing Mix (Unit Types and Sizes) and HOU7 Adaptable and Accessible Homes.					
Option	Bring forward existing PPS 12 policy HS 4 requiring a housing mix, with minor amendments.				
Sustainability Objective	ST	MT	LT	Explanation	
1... improve health and wellbeing.	+	+	+	Policies recognise that there is an ageing population in the Borough. They deliver positives for meeting the specific needs of less able people (including those in wheelchairs) and are able to improve the health and wellbeing of those with mobility issues by enabling them to integrate, interact and remain within their local community. Properties can still be used by other people where required.	
2... strengthen society.	+	+	+	HOU6 by providing a range and mix of house type and sizes delivers benefits for people with specific needs, this in turn will help strengthen community integration and social cohesion. The policies will potentially help to enable an inter-generational society which supports and enables people to remain with/live near to own family and friends. HOU6 allows someone that lives on their own to live in a development with a wider range of people, young and old. Homes that are wheelchair friendly will also benefit those with mobility impairment.	
3... provide good quality, sustainable housing.	+	+	+	Benefits the objective by helping to provide housing stock for specific needs; increasing housing stock type and enabling some people with mobility issues to remain within their local community and/or as part of wider society/community. Provides mixed tenure and enhances supply of housing stock. Properties can still be used by other people where required.	
4... enable access to high quality education.	0	0	0	This option would have no effect on the objective.	
5... enable sustainable economic growth.	0	0	0	There may be a slight cost for developers, however overall these policies will have a negligible effect on this objective.	
6... manage material assets sustainably.	0	0	0	This option would have no effect on the objective.	
7... protect physical resources and use sustainably.	0	0	0	This option would have no effect on the objective.	
8... encourage active and sustainable travel.	0	0	0	This option would have no effect on the objective.	
9... improve air quality.	0	0	0	This option would have no effect on the objective.	
10... reduce causes of and adapt to climate change.	0	0	0	This option would have no effect on the objective.	

11... protect, manage and use water resources sustainably.	0	0	0	This option would have no effect on the objective.
12... protect natural resources and enhance biodiversity.	0	0	0	This option would have no effect on the objective.
13... maintain and enhance landscape character.	0	0	0	This option would have no effect on the objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	There may be some issues with converting older vernacular and listed buildings. However the policy is more for new dwellings rather than conversions. The overall impact on the objective is negligible.

Summary of Policy:

Policy HOU6 requires new residential development of 25 or more units, or on sites of one hectare or more, to provide a mix of house types and sizes. It highlights that provision should particularly be made for smaller homes to meet future household requirements in Mid and East Antrim. Apartment developments will be required to provide variety in the size of units. This policy will help to provide choice within residential developments, particularly on larger sites, to assist with the creation of high quality, sustainable places and balanced communities. Whilst it is also desirable to promote diversification of tenure within residential developments, this aspect will be addressed primarily through Policy HOU5 Affordable Housing in Settlements.

Policy HOU7 applies to all proposals for new dwellings, flats and apartments including a dwelling located in the countryside. On submitting a planning application, floor plans should indicate an unobstructed turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm within dining areas, living rooms and also in accessible bathrooms on the same floor as the main bedroom to allow space for turning a wheelchair. To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors should include glazing that starts no higher than 800mm above floor level. The policy will apply more to new dwellings provided through the private sector as the requirement for Housing Associations to build to the Lifetime Home standards has applied in NI since 1998 and is set out in the DfC Housing Association Guide (HAG). Through this policy the draft Plan Strategy seeks to increase the amount of housing stock which is adaptable and accessible, that will meet the needs of all and which will allow people to remain in their homes for as long as possible.

HOU6 and HOU7 have been appraised as a group as they share a focus on meeting the need to provide a range of house types and sizes to meet varying needs.

Reasonable Alternatives:

No reasonable alternatives have been identified. The proposed policies are required to uphold the aims of the RDS and the SPPS. The POP included a preferred option (Key Issue 15) which proposed that all ground floor apartments in blocks of two storey and above should be to wheelchair standards. The preferred option received support from the public and consultees. During preparation of the draft Plan Strategy, discussions took place with Council's Building Control section to consider in detail the implications of bringing forward a policy for wheelchair standard units in terms of the assessment and enforcement of these standards. The outcome of these discussions was that due to the technical nature of these standards, it would not be practical to bring forward such a policy at this time. A more viable approach requiring all new residential properties to conform to a number of Lifetime Homes Standards has been adopted through Policy HOU7 Adaptable and Accessible Homes.

Summary and comparison of options against the Sustainability Objectives

Recognising that there is an ageing population in the Borough, these policies have a significant positive impact on three social sustainability objectives by facilitating a future inter-generational society which supports and enables people to remain with / live near to own family and friends and permits those with mobility issues to remain within their own communities.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to improve health and wellbeing, to strengthen society and to provide good quality, sustainable housing.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

No additional measures have been identified.

HOU8 Travellers Accommodation.

Option	Bring forward policy to facilitate the provision of Traveller Accommodation to meet an identified need.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Enables community to have access to facilities and services, where needed. Enables social contact and intergenerational contact. Helps to support the chosen way of life of Travellers, which can provide health and wellbeing benefits.
2... strengthen society.	+	+	+	Promotes inclusion of groups. Meets identified needs that will reduce inequalities experienced by specific communities.
3... provide good quality, sustainable housing.	+	+	+	Meet the needs of specific groups. Impact is minor due to current absence of identified need.
4... enable access to high quality education.	0	0	0	Enables access to education, where needed.
5... enable sustainable economic growth.	0	0	0	Enables travellers to locate in the Borough for work, should a need be identified. This option would have no effect on the objective.
6... manage material assets sustainably.	0	0	0	Option is able to ensure suitable provision of services and facilities to one site - critical mass approach. The requirement for accommodation to be located in a settlement means that the policy is more able to integrate for adequate service provisions - power supply, waste services, etc.
7... protect physical resources and use sustainably.	0	0	0	Development under this policy would have a small footprint, no effect on the objective.
8... encourage active and sustainable travel.	0	0	0	Preferentially directing such development to sites within a settlement should be accessible.
9... improve air quality.	0	0	0	This option would have no effect on the objective.
10... reduce causes of and adapt to climate change.	0	0	0	This option would have no effect on the objective.
11... protect, manage and use water resources sustainably.	0	0	0	This option would have no effect on the objective.
12... protect natural resources and enhance biodiversity.	0	0	0	Policy option encourages sites towards settlements/settlement edges, which should reduce impacts on the wider countryside and local biodiversity levels.

13... maintain and enhance landscape character.	0	0	0	Policy option encourages sites towards settlements/settlement edges, which should reduce impacts on landscape character.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Would avoid negative impacts on historic features and local distinctiveness. Option able to minimise risk of intrusion on historic and cultural features of interest
Summary of Policy: Where there is a need permission will be granted for a suitable facility where the General Policy criteria and two additional criteria in relation to the provision of utilities and access to services are met. Policy also makes provision for such developments in the countryside, either group (to be assessed under Policy HOU16: Affordable Housing in the Countryside) or single sites (to be assessed on their own merits). There is currently no traveller-specific need identified in the Borough.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option is required to uphold the aims of the RDS and SPPS.				
Summary and comparison of options against the Sustainability Objectives: This option has a minor positive impact on all of the social sustainability objectives as it will enable the traveller community to have access to facilities and services and reduce inequalities. No other impacts on the sustainability objectives are identified, however some positive influences on the economic and environmental sustainability objectives are noted through the policy directing accommodation to settlements.				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.				

HOU9 Replacement Dwelling, HOU10 Dwelling on a Farm Business, HOU11 Dwelling for Non-Agricultural Business Enterprise, HOU12 New Dwellings in Existing Clusters, HOU13 Ribbon/Infill Development, HOU14 Personal and Domestic Circumstances, HOU15 Residential Caravans and Mobile Homes.

Option	Bring forward existing PPS 21 policies CTY 2a, CTY 3, CTY 6 –CTY 10 with amendments to provide opportunities for single rural dwellings in the countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Special domestic circumstances (HOU14) enables housing to be delivered for people with specific needs, which are often health-related. Also allows housing to be located outside a cluster in exceptional circumstances, where there are demonstrable health and safety reasons for not clustering. Policies support family cohesion and caring requirements. However, housing in the countryside may be less accessible to health care facilities and emergency services. Policies' direction towards clustering may help to reduce isolation and loneliness.
2... strengthen society.	+	+	+	Policies help to sustain rural communities with a young, economically active population. They help to support rural facilities and services. They enable positive social interaction in rural communities.
3... provide good quality, sustainable housing.	+	+	+	Adaptable and Accessible (HOU7) housing requirements apply equally to the countryside. The policies help to meet locally identified needs (e.g. on a farm, or other rural business).
4... enable access to high quality education.	0	0	0	Policies help to sustain a population which may help support rural primary schools. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	Policies enable rural workers to live in the area that they are from or are working in. HOU10 and HOU11 enable housing that supports specific businesses. Construction in the countryside helps to support smaller building contractors and tradesmen. Policies help to protect the countryside from unsustainable development which may adversely impact tourism. The overall impact on the objective is negligible.
6... manage material assets sustainably.	-	-	-	Dwellings in the countryside may not be in areas that are best suited for provision of material assets and infrastructure such as electricity, telecommunications or waste facilities. HOU9 could encourage reuse of land and reduce derelict dwellings. However, there may be more opportunity in the countryside to incorporate renewable measures such as ground source heat pumps.
7... protect physical resources and use sustainably.	0	0	0	Dwellings in the countryside may convert semi-natural land or greenfield land to developed land. Due to the limited numbers of new houses and the encouragement of clustering with existing development, the overall impact on the objective is negligible.
8... encourage active and sustainable travel.	-	-	-	The policies do not deliver for this objective. Dwellings in the countryside are generally speaking not as accessible to active and sustainable travel routes.
9... improve air quality.	0	0	0	Retains reliance on car use. The scale is such that it is unlikely to cause air quality to deteriorate. The overall impact on the objective is negligible.

10... reduce causes of and adapt to climate change.	-	-	-	Dwellings in the countryside generally help maintain reliance on vehicles and discourage public transport, walking and cycling. Dwellings in the countryside are generally detached; they may require more resources to construct and may have increased energy consumption.
11... protect, manage and use water resources sustainably.	-	-	-	Dwellings in the countryside can contribute to pollution of surface and groundwater via septic tanks. However, the consent process should help to prevent adverse impacts. Council has no control over regulation of septic tanks and verification that they are working appropriately.
12... protect natural resources and enhance biodiversity.	-	-	-	May result in conversion of greenfield land / semi natural habitat to developed land. Policies direct towards clustering and keeping dwellings closer together which may help to reduce the scale of the effect, but policy may still result in incremental loss.
13... maintain and enhance landscape character.	0	0	0	General policy on countryside is strong on protecting landscape character and distinctiveness. Significant negative impacts are prevented. As a whole seeking to maintain and enhance/ minimise extent of new development and integrate it into surroundings. HOU15 recognises that residential caravans and mobile homes may not be able to be integrated successfully into the landscape and seeks to limit impacts on landscape by constraining duration.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policies are protective of the setting of identified historical features or assets. Negative impacts would be prevented. Where archaeological potential is identified, dwellings in the countryside would have to undertake testing / assessment. There is separate policy to protect listed and non-listed vernacular buildings.

Summary of Policies

Policy HOU9 allows for replacement dwelling in the countryside where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. Proposals must also accord with GP1: General Policy for All Development, be sited in the existing curtilage (exceptions may be permissible) and integrate into the landscape. Policy allows for the replacement of non-residential buildings where the redevelopment would bring significant environmental benefits. Proposals for listed and non-listed vernacular buildings will only be allowed where they meet policies HE4 and HE8 respectively.

Policy HOU10 allows for a dwelling on a farm business where the farm business is currently active and established for the last 6 years, no previous development opportunities have been sold off and where the building is visually liked or sited to cluster with an established group of building on a farm (exceptions to this may be permissible i.e. healthy and safety reasons). Planning permission under this policy will only be granted once every 10 years. Proposals must also accord with GP1: General Policy for all Development.

Policy HOU11 allows for a dwelling in connection with an established non-agricultural business enterprise provided there is a site specific need, there are no alternative opportunities or solutions. Proposals must be located beside or within the boundaries of the business and integrated with buildings on the site. Proposals must also accord with GP1: General Policy for all Development.

Policy HOU12 allows for a dwelling in an existing cluster (outside of a farm) provided that a number of specific criteria are met in relation to integration, the number of existing buildings in the cluster, the need for a focal point, enclosure, consolidation and the need to prevent coalescence and ribbon development. Proposals must also accord with GP1: General Policy for all Development. Policy HOU13 states that permission will be refused for a building that creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient to accommodate one dwelling in an otherwise substantial and continuously built up frontage (3 or more substantial buildings). Proposals must meet the existing development pattern and accord with GP1: General Policy for all Development.

Policy HOU14 allows for a dwelling in the countryside to provide for the long term needs of an individual or family, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances. Applicant must submit satisfactory evidence must be submitted to demonstrate the need for a dwelling and to demonstrate that no alternative solutions are available. Proposals must also accord with GP1: General Policy for all Development.

Policy HOU15 allows for a temporary (3 years) caravan or mobile home in the countryside in exceptional circumstances only i.e. pending the development of a permanent dwelling or where there are site specific reasons related to personal and domestic circumstances. The siting of a residential caravan or mobile home will be subject to the same planning and environmental considerations as a permanent dwelling.

Policies HOU9, HOU10, HOU11, HOU12, HOU14 and HOU15 have been appraised as a group as they each aim to promote sustainable development in the countryside and set out in principle the circumstances where the provision of a single dwelling in the countryside is acceptable.

Reasonable Alternatives

No Reasonable Alternatives for these policies have been identified. Policies HOU9-HOU12 and policies HOU14-HOU15 are required to uphold the aims of the RDS and SPPS. Policy HOU13 is required to uphold the aims of the RDS and SPPS, the policy however has been refined in order to help reduce the quantity of new dwellings in the countryside in line with our Spatial Growth Strategy and Strategic Housing Allocation Strategy.

Summary and comparison of options against the Sustainability Objectives

The policies all have a minor positive impact on the social sustainability objectives through helping to sustain a young, economically active population in the countryside. However, the appraisal recognises that dwellings in the countryside are not as sustainable and minor negative impacts are identified on many of the environmental sustainability objectives and the economic sustainability objective to manage material assets sustainably.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

General policy for all development which encourages integration of renewables / passive design, etc. and which sets out additional criteria in relation to design and integration for development in the countryside. Supplementary planning guidance and use of 'Building On Tradition - A Sustainable Design Guide for the Northern Ireland Countryside.

HOU16 Affordable Housing in the Countryside.

Option	Bring forward existing PPS 21 policy CTY 5 for the provision of affordable housing in the countryside, with amendments.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Helps to support social contact and intergenerational contact in villages and small settlements.
2... strengthen society.	+	+	+	May help to reduce inequality in rural communities. Connecting to settlements also gives access to basic facilities and services and enables social interaction.
3... provide good quality, sustainable housing.	+	+	+	Meet the needs of specific groups, would address a locally identified need. The impact magnitude is minor due to the scope and scale of potential development able to be delivered through this policy.
4... enable access to high quality education.	0	0	0	May help to sustain a population that would support a rural school. The overall impact on the objective is negligible.
5... enable sustainable economic growth.	0	0	0	May enable people from rural communities to live near where they work. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	Encourages re-use of derelict/brownfield land (where it is present). Inside the settlement is preferred to adjacent to settlement in terms of infrastructure provision. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	The policy doesn't preclude the use of greenfield land, but tries to direct away from greenfield through the sequential test. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	May enable some opportunities for active and sustainable transport, but less likely to have an effect than in main towns. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	May result in increases in emissions from transport and heating. The overall impact on the objective is negligible.
10... reduce causes of and adapt to climate change.	0	0	0	New homes may have greater opportunities for incorporating energy efficiency measures. The scale of development is unlikely to impact the objective, the overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Would not result in development where insufficient wastewater treatment is in place. The overall impact on the objective is negligible.
12... protect natural resources and enhance biodiversity.	0	0	0	Would direct preferentially towards reuse of an existing site. The overall impact on the objective is negligible.

13... maintain and enhance landscape character.	0	0	0	Sequential test helps to safeguard landscape character and maintain distinct settlement boundary. Directs toward inside settlement then degraded site on edge of settlement. The overall impact on the objective is negligible.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	No impact. Protected by other policies.
Summary of Policy <p>Policy HOU16 states that planning permission may be granted for a group of no more than 14 dwellings adjacent to a village or no more than 8 dwellings adjacent to a small settlement to meet an identified affordable housing need of a rural community. Permission will only be granted where the application is made by a registered HA and where the NIHE confirm the need cannot be met in an existing settlement in the locality. A sequential test will be applied to the acceptability of sites to ensure it is located adjacent to the existing settlement and to ensure opportunities to improve the environment are taken. Proposals must integrate with their environment and also meet GP1: General Policy for all Development.</p> <p>Historically, this policy has had limited uptake. However it is considered to be important to the population at the local scale as it addresses an identified need and has therefore been appraised in this context.</p>				
Reasonable Alternatives <p>No reasonable alternative has been identified. The policy brings forward thrust of SPPS and only the detail is tailored to the council. Whilst the existing policy allows for up to 14 dwellings located adjacent to a small settlement (population around 2,250), it was considered that this threshold needed to be tailored so that a housing development under this policy would not have an impact on a settlements character. Some of our small settlements have a small number of dwellings within them, and allowing 14 dwellings adjacent to these could double the number of dwellings, which could have an adverse impact on their character. It was considered that the threshold for small settlements should be reduced to 8, but that a threshold of 14 could be retained for the villages.</p>				
Summary and comparison of options against the Sustainability Objectives <p>Minor positive impacts are identified for all of the social sustainability objectives. The appraisal recognises that these impacts could be significant positive at the local scale, as the policy would be used to provide new homes in areas where an identified need has been established - but the scope and scale of new homes that are likely to be delivered through this specific policy is limited and the overall effect is minor. For the remainder of the sustainability objectives, some positive influences were identified, however the impacts are negligible in all cases.</p>				
The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

OSL1 Protection of Open Space, OSL3 New Open Space Provision and OSL4 Public Open Space in New Residential Development						
Option	Bring forward PPS8 Policies OS1 and OS2 with minor amendments and new directional policy.					
Sustainability Objective	ST	MT	LT	Explanation		
1.... improve health and wellbeing.	+	+	+	Protecting existing areas of open space that can be used for recreational/leisure pursuits, as well as providing specific sports areas can all benefit people's physical health. The policies help to ensure that opportunities for physical activity are provided for in new areas/developments. Play parks are also included under these policies, helping to ensure delivery of positives for children's physical and mental health and wellbeing. Cumulatively, these areas of open space are also likely to provide a sense of safety through people and families using the areas and by ensuring that open space has adequate surveillance.		
2.... strengthen society.	+	+	+	The policies help to protect existing areas of open space and create new ones where people can meet and use as a shared resource. These areas are accessible and aimed to be supportive of social cohesion. Futureproofing the area by considering it as an aspect for new housing areas. Approach able to help reduce inequalities. Play parks also provide a positive and safe area for children and their families to meet and play as well.		
3.... provide good quality, sustainable housing.	+	+	+	These policies will contribute to quality residential environments both through the provision of visual amenity as well as providing recreational spaces.		
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.		
5.... enable sustainable economic growth.	0	0	0	Negligible effect although the policies can enable a more attractive local environment for residents, visitors and investors by protecting and creating areas of accessible open space. The approach of the policies can help to support local vibrancy, which is particularly important for economic ventures like tourism.		
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.		
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect although the policies would help to protect land from development and reduce the amount of built form within settlements by helping to retain open space with natural features.		
8.... encourage active and sustainable travel.	0	0	0	Negligible effect - although areas of open space protected/provided under these policies can provide the basis for delivering inter-connected community greenways.		
9.... improve air quality.	+	+	+	The policies can provide areas of open space that can provide a buffering effect between different land uses as well as help to diffuse local air pollution that may arise from local transport or industrial activities. Areas of green space be it a park, woodland or tree line can have a positive effect on local air quality by helping to clean it of pollutants.		
10.... reduce causes of and adapt to climate change.	+	+	+	The policies enable existing areas of open space to be retained and new ones to be created which includes green space that may include green/blue infrastructure, natural features such as trees and semi-natural land cover that cumulatively can help to store carbon, help control local flooding, provide shade and deliver a cooling effect during higher temperature periods. In addition, active travel is often facilitated by green/blue infrastructure networks, which assist with addressing climate change through reduced car usage.		

11.... protect, manage and use water resources sustainably.	+	+	+	The policies help to retain and create areas of open space in existing and new development. These areas may have wetland features present - natural and/or constructed, including sustainable drainage systems. The policies can help to conserve wetland habitats and the associated species, help to minimise local flooding, reduce run-off to local waterways, as well as help to reduce pollution incidents.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policies help to retain and create a variety of areas of open space, from allotments to pitches to parks to cemeteries. These may be green spaces or have natural features present. They provide an opportunity to help protect semi natural features and greenfield land within urban and rural areas including around the edge of settlements, cumulatively helping to maintain local biodiversity levels. These areas of open space can act as a network for biodiversity and are likely to be locally significant when located within settlements.
13.... maintain and enhance landscape character.	+	+	+	The policies help to retain and create areas of open space, which are likely to be positive for local landscape character as they can help to integrate local development as well as act as a natural buffer between different areas of land use. The policies are particularly important for protecting the landscape setting around the edge of settlements should open space be found in such areas.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policies can help to retain a variety of open spaces including cemeteries, parks and gardens, some of which are likely to have an historical value linked to a local area's sense of place and identity. The policies can help to retain these historical/cultural assets and may even help to the historic environment as well. The policies may help to encourage reuse of assets that may be vacant, or not fit-for-purpose. Gracehill is an example of where open space policies have helped to conserve and enhance local historic/cultural assets and retain a local sense of place.

Summary of Policy:

OSL1 - Development that results in the loss of existing open space will not be permitted. Two exceptions to the policy are set out:

1. where there is substantial community benefit; and
2. where it is demonstrated that the loss of open space will have no detrimental impact on the amenity, character or biodiversity of an area where either of the following circumstances occur:
 - (a) in areas less than 2ha accessible alternative equivalent provision is made, or
 - (b) in the case of playing fields or pitches the loss is needed for the retention and enhancement of the facility and is limited to 10% of the overall area and will not adversely affect the primary use of the facility. This can only be used once.

OSL3 - Permitted where it meets General Policy and accords with other provisions of the LDP.

OSL4 - Requires the provision of public open space within residential developments of 25 or more units, or on sites of 1 hectare or more. There is an allowance for certain exceptions. The normal expectation is 10% of the total site area or 15% where the site is 10 hectares or more, again there is an allowance for when lower rates may be accepted. The policy also requires the provision of an equipped children's play park for residential developments of 100 units or more, unless otherwise specified through key site requirements on zoned sites. Permission will not be granted until management and maintenance arrangements are sorted.

Policies OSL1, OSL3 and OSL4 have been appraised as a group, as they bring forward existing policies and approaches with similar aims in relation to the protection and provision of open space.

Reasonable Alternatives:

OSL1 - The SPPS does state an exception to the loss of open space should only be appropriate where in two circumstances:

1. where the redevelopment would bring substantial community benefit, and
2. where it is demonstrated that the loss of open space will have no significant detrimental impact) which are the two exceptions we have included in the policy and therefore no reasonable alternative was considered.

OSL3 - No reasonable alternative as policy follows directional policy.

OSL4 - The policy follows thrust of the SPPS and PPS8. Note that alternatives had been appraised at POP stage. The provision of public open space within residential developments of 25 or more units, or on sites of 1 hectare or more, is required. The normal expectation is 10% of the total site area, or 15% where the site is 10 hectares or more. The policy also requires the provision of an equipped children's play park for residential developments of 100 units or more.

Summary and comparison of options against the sustainability objectives:

Under these open space policies, the social and environmental sustainability objectives were predicted to have positive outcomes but the policies had little or no effect on the economic objectives. Significant positive outcomes for health and wellbeing, strengthening society, and protecting natural resources were based on the protection of existing open space and provision of new, usually with a biodiversity value present, that people can use as a shared resource and benefit from both physically and mentally. Minor positive outcomes were predicted for delivery of the housing, air quality, climate change, water resources, landscape character and the historic environment objectives. These positives were based upon the function and role that the variety of open space uses can fulfil within spatial planning and society i.e. visual amenity, pollution buffer, water store, local landscape character and local identity.

The most sustainable option: These options are the only options; the appraisal has considered these sustainable.

The preferred option: These options are the only options.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing, strengthening society and natural resources objectives over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects: Potential strengthening at Local Policies Plan stage through zonings for new open space and/or using Key Site Requirements. Cross over with other policies mainly General Policy and Housing Policies.

OSL2, 6 & 7: OSL2 Greenways, OSL6 Community Growing Spaces and Allotments, OSL7 Cemeteries and Burial Space

Option	New policies relating to facilitating the provision and protection of these types of greenways, community growing spaces and allotments, cemeteries and burial spaces.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	Policy OLS6 helps to encourage and facilitate people to grow their own food by designating growing spaces with direct benefits for people’s health and wellbeing. Policy OSL2 assists in enabling people to be physically active with both physical and mental benefits from activity outdoors with the likelihood for social interaction. Policy OSL7 for cemetery provision can help to meet identified needs within the Borough. This should not only help to futureproof the Council but also bring peace of mind to individuals and families but can also help to ensure cemeteries are positive areas spaces.
2.... strengthen society.	+	+	+	These policies are able to provide a variety of shared spaces where people from different backgrounds can access and use for common interests or events. Examples would be greenways and allotments where wider society can meet and integrate, thereby promoting social integration and social cohesion. Overall, the policies should help to futureproof the Council to meet important community needs linked to strengthening society.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect although the greenways and growing spaces could help add to the local quality of people’s living environment.
4.... enable access to high quality education.	0	0	0	Negligible effect although the greenways policy may enhance connectivity between people and places of education.
5.... enable sustainable economic growth.	0	0	+	The policies present potential positives for local economic activity and investment for example by helping to sustain and improve local footfall and vibrancy of some places. This approach could be particularly important for the tourism sector. New greenways may be particularly important and the potential longer-term opportunities associated with this are reflected in the score.
6.... manage material assets sustainably.	+	+	+	One of the policies facilitates the development of allotments so that people can grow their own food, which may help to reduce food waste and increasing pressure on composting services. The policy on cemeteries ensures adequate consideration for the future need of land within the Council for this purpose.
7.... protect physical resources and use sustainably.	+	+	+	The policies should help to retain land and soil within greenways, allotment areas and cemeteries. These land uses are likely to help retain land with a higher likelihood of having semi –natural land cover with a biodiversity value present. The policies could also indirectly protect soil quality and avoid soil erosion by retaining the land for use but under specific management measures that will ensure food can be grown.
8.... encourage active and sustainable travel.	+	+	+	Policy OSL2 enables regional greenways to be protected and connected to with new local level links/routes. The greenways policy is able to provide active travel routes for walking and cycling but also helps to improve general accessibility and therefore connectivity. This should encourage and support more people to use the active travel routes and reduce car use. Likewise, the policy on allotments and growing spaces aims for accessible sites, so offering opportunity travel options other than the car.
9.... improve air quality.	+	+	+	All of the policies are able to provide areas of open space/green space that can act as buffers and help to diffuse local air pollution between differing land uses. The promotion of active travel should also help to reduce reliance on cars/vehicles and avoid a higher level of transport emissions. Enabling people to grow their own food could also help to reduce consumption of food transported into the area for sale.

10.... reduce causes of and adapt to climate change.	+	+	+	The allotment and growing spaces policy enables people to grow their own food and go some way in helping to reduce consumption of imported food associated with air miles. The policies also enable areas of land with semi-natural land cover and/or natural features present to be protected, with likely positives for local flooding issues, carbon storage, as well as promotion of active travel rather than reliance on motorised vehicles.
11.... protect, manage and use water resources sustainably.	+	+	+	The policies through retaining land in a 'greenfield' state will help manage local flood risk and reduce water pollution by filtering surface run-off before it enters local waterways. If located along waterways these open spaces can help to buffer and conserve the aquatic quality of these wildlife corridors. The policy enabling community growing spaces and allotments is likely to enable and encourage more people to collect their own rainwater for use on the sites. Within the policy on cemeteries, water quality and groundwater are important considerations.
12.... protect natural resources and enhance biodiversity.	+	+	+	Cumulatively, the policies help to ensure retention and creation of land with its semi-natural cover and /or natural features present, which can protect local biodiversity and potentially enhance it. Under the growing spaces policy, there may be spin-off opportunities for biodiversity projects like bee keeping, planting community wildflower meadows, or integrating biodiversity measures. Overall, the policies will help to ensure networks of green/blue infrastructure with a local biodiversity value. Cemeteries can also retain as much as possible greenfield land but encourage the retention and creation of wildlife corridors such as hedgerows. Integrating biodiversity measures would also be feasible such as bird boxes/feeders.
13.... maintain and enhance landscape character.	+	+	+	These policies should generally help to protect and conserve local landscape character by retaining areas with natural and/or built features present that can help to integrate existing or new land development, as well as help to conserve local distinctiveness. It is likely that greenways and cemeteries can be integrated by retaining local features and topography so that any visual intrusion will be avoided. Greenways could even be designed to help enhance local landscape and to connect across areas, potentially informing the designation of Local Landscape Policy Areas.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	Greenways are able to help retain land with historic assets/features present and go some way to their conservation, including old railway lines and associated infrastructure such as bridges. This approach is likely to help increase local and wider awareness of industrial heritage. Preservation of existing cemeteries is also likely to help protect sites important for local history and culture particularly if linked to local churches. The policy could help protect local features such as stone walls and help to maintain a local sense of character/place/identity.

Summary of Policy:

OSL2 - Proposals that create, protect, extend, complement and/or improve regional or community greenways will be permitted where General Policy is met and where it accords with other LDP provisions. Development proposals shall include linkages to greenways. Planning permission will not be granted to proposals, which prejudice the retention, enhancement or further development of an identified route.

OSL6 - Community allotments will be permitted where they comply with General policy criteria, accord with other provisions of the LDP and criteria in relation to providing a suitable growing environment (light, water, contamination, etc.), landscaping and management are met.

OSL7 - All existing cemeteries and burial spaces will be protected from inappropriate development. Proposals for new cemetery/burial space will be permitted where they meet the General Policy and provided they accord with other provisions of the LDP. There should be no adverse impact on the local water environment.

Policies OSL2, OSL6 and OSL 7 have been assessed as a group, as they are all new policies in relation to the assessment and provision of types of open space; the aims and objectives of these policies are similar.

Reasonable Alternatives:

OSL2 - Supports the creation, protection, extension and improvements of regional or community greenways. The SPPS does not specifically state that the LDP must have a policy for greenways, but it does state zonings for future needs should take into account the importance of protecting linear open spaces such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors. Options for Community Greenways were considered in the Interim SA for the POP under Key Issue 17. Option 17(b) *'No specific policy to protect Greenways'* was scoped out from the draft Plan Strategy, as it scored negatively against all of the sustainability objectives in the Interim SA.

OSL6 – Two alternative options for Community Growing Spaces/Allotments in suitable locations were considered in the Interim SA for the POP under Key Issue 16, but were found to be less sustainable. These were Option 16 (b) *Support delivery of Community Growing Spaces/Allotments in suitable location and support delivery of Community Growing Spaces/Allotments within appropriate new housing developments* and Option 16(c) *No specific policy for Community Growing Spaces/Allotments*. It was not considered necessary to appraise any new alternatives at the draft Plan Strategy stage.

OSL7 – One alternative Option for Cemetery Provision was considered in the Interim SA for the POP under Key Issue 25, but was found to be less sustainable. This was Option 25(b) *'No intervention by the LDP - reliance on the development management system to determine cemetery proposals on a case by case basis using normal planning material considerations'*. It was not considered necessary to appraise any new alternatives at the draft Plan Strategy stage.

Summary and comparison of options against the sustainability objectives:

The policies were predicted to deliver significant positive outcomes for some of the social and environmental sustainability objectives whilst minor positives were predicted for delivery of the remaining environmental objectives and the economic objectives. The significant positives for health and wellbeing, and strengthening society, were based on the provision of open space and the direct benefits to people's physical and mental health and wellbeing, including their peace of mind. The policies help to meet important community needs. The significant positives for active and sustainable travel, and natural resources, were based on delivery of greenways as active travel routes and improved access to areas of open space, as well as the retention and creation of green/blue infrastructure with local biodiversity present. Minor positive effects were predicted for the remaining environmental objectives - air quality, climate change, water resources, landscape character and the historic environment. These positives were based upon the function and role that the variety of open space under these policies can fulfil within spatial planning and society i.e. pollution buffer, carbon/water store, less air miles on food, local landscape character and industrial/transport heritage conservation. The economic objectives for material assets and physical resources delivered positive outcomes. This is due to a policy on allotments that could enable food waste to be reduced whilst cemetery provision has its own policy and all policies retain semi-natural land with the likelihood of a local biodiversity value. The enabling economic growth objective was predicted positive in the long term as the policies help to maintain a standard that is attractive to visitors and investors and likely to facilitate greater footfall to areas. This approach could be particularly important for the tourism sector with the benefits from the established greenways more evident in the longer-term timeframe.

The most sustainable option: These options are the only options; the appraisal has considered these sustainable.

The preferred option: These options are the only options.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for the delivery of the health and wellbeing, strengthening society, active and sustainable travel, and natural resources objectives over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Potential strengthening at Local Policies Plan stage through zonings for greenways. Cross over with other policies including General Policies.

OSL5: Sport and Outdoor Recreation Facilities

Option	Bring forward PPS8 policies OS3, OS4, OS5, OS6 and OS7, with minor amendments			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	++	++	++	The policy provides direction on the location of all types of sport and outdoor recreation facilities to help avoid adverse impacts from noise, flood lighting, litter and so on, on local communities, and people's health and wellbeing. The policy allows for sports and outdoor recreation in settlements and the countryside, but only permits intensive sports facilities within appropriate and accessible locations within settlements, with the exception of sports stadiums. At the same time the policy facilitates, supports and encourages resources for them. The policy enables physical activity across a wide range of sports, which enables positive benefits for participants' mental and physical health and wellbeing.
2.... strengthen society.	++	++	++	The policy helps to provide fit-for-purpose facilities as shared spaces or shared use promoting social interaction and cohesion.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	Negligible effect although resources owned by schools including playing pitches should be available for multiple users.
5.... enable sustainable economic growth.	+	+	+	The policy enables new sporting facilities that can become an integral part of the local economy particularly when linked to sporting events as multiple spin-off economic gains can result - spending money locally. Golf is a good example of a popular sport within the Council area that has facilitated economic growth through tourism.
6.... manage material assets sustainably.	0	0	0	Negligible effect although appropriately located derelict/vacant land could be considered for reuse under this policy.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect although the reuse of former quarry sites such as the Magheramorne quarry for sport/outdoor recreation activity could contribute to the sustainable reuse of this resource.
8.... encourage active and sustainable travel.	?	?	?	That element of the policy dealing with intensive sports facilities requires sites to be developed at accessible locations within settlements, which should present opportunity to encourage active and sustainable travel. However, other aspects of the policy allow location in the rural areas, which will limit such opportunities. The overall uncertainty is reflected in the score.
9.... improve air quality.	0	0	0	Negligible effect although some of the more intensive sports such as motor biking could have an adverse impact on local air quality albeit that the impact may only be temporary. Car travel is likely to be more necessary to some rurally located sites than those located within settlements but most of the actual sports are unlikely to impact significantly on local air quality.
10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect although some intensive sports such as motorcycling are likely to emit greenhouse gas emissions and some rurally located sites are likely to rely on car travel but overall the location of facilities within settlements and the type of sport are unlikely to affect delivery of the objective.

11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect although the policy is able to help direct water sports to the most appropriate location taking account of conservation of the aquatic environment and avoidance of water pollution and compliance to relevant management plans.
12.... protect natural resources and enhance biodiversity.	0	0	0	Negligible effect although the policy does refer to no unacceptable level of disturbance to livestock or wildlife and no conflict with environmentally sensitive features, which is likely to enable adequate consideration of the natural environment and local biodiversity.
13.... maintain and enhance landscape character.	0	0	0	Negligible effect although there could be potential landscape issues with rurally located sites however the policy directs proposals for intensive sports facilities to within settlements or those located at the edge of settlements where the landscape setting may be particularly important. The policy refers to no adverse impacts on local setting and requires that proposed facilities/sites are of an appropriate scale.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	Negligible effect, although design considerations for proposals are expected to consider the historic environment adequately. Local character and distinctiveness are to be considered.

Summary of Policy:

The policy is an amalgamation of five existing PPS 8 policies (OS3, OS4, OS5, OS6, and OS7) and amended to be one new policy. Sets provision for and criteria for Sport and Outdoor recreation in settlements, the countryside, intensive sports facilities, noise generating sports and outdoor recreational activities. Also includes criteria for development ancillary to water sports and floodlighting. In addition, all must meet the General Policy and accord with other provisions of the LDP.

Reasonable Alternatives:

No Reasonable Alternative identified as the overall thrust of the policy is in line with the SPPS and PPS8 and meets the strategic objectives of these policies.

Summary and comparison of options against the sustainability objectives:

The policy has a narrow scope and predicted outcomes for delivery of some of the social, economic and the majority of the environmental sustainability objectives, were negligible or no effect. Significant positives were predicted for delivery of the social objectives for health and wellbeing, and strengthening society. These positives were based upon the provision of all types of sport and outdoor recreation facilities that people can benefit from both physically and mentally but without any adverse impacts from noise, flood lighting, litter and so on, on local people. The policy helps to provide fit-for-purpose facilities as shared spaces, promoting social interaction and cohesion. Minor positive outcomes were also predicted for enabling sustainable economic growth because of the potential for sporting facilities to become an integral part of the local economy particularly when linked to sporting events and tourism, as multiple spin-off economic gains can result. There was some uncertainty predicting the outcome of the active and sustainable travel objective because some sites may have to be located outside of settlements and less likely to be accessible by other modes of transport than the car.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Likely significant positive effects were predicted for the delivery of the health and wellbeing and strengthening society objectives over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Cross over with other policies mainly the General Policy and the Environmental Designations.	

COM1: Education, Health, Community and Cultural Facilities

Option	Bring forward existing Policy PSU1 of the PSRNI and Policy CF1 of draft BMAP, with amendments to allow for the allocation of land for education, health, community and cultural facilities, to protect existing lands/zoned lands, and to provide policy for assessing such proposals.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The policy helps to support and encourage healthier lifestyles through facilitating provision of educational and health related facilities and services, as well as accommodating/facilitating community facilities and services where there is a need. The policy is able to help protect land for such facilities as well as extension of existing - positive for futureproofing. Provision of associated open space - green areas/parks/pitches - can also be achieved with positives for people’s physical and mental health and wellbeing.
2.... strengthen society.	+	+	+	The policy helps to retain buildings for health related uses/services with positives for social interaction and community cohesion using shared resources/space. The policy may not always directly deliver to some rural communities/families/individuals but the policy does allow for the extension of existing rural schools and future sharing of educational facilities/resources for multiple uses encouraged. The critical mass approach is adopted within the policy so provision of an adequate level of accessible facilities/services should be deliverable across the wider rural population.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect although the policy is able to provide accessible facilities and services that will help to create sustainable places and improve quality of life.
4.... enable access to high quality education.	+	+	+	Although not directly delivering for the objective, the policy is futureproofing by, where necessary, allowing for the retention of land for education purposes.
5.... enable sustainable economic growth.	0	0	0	Negligible effect although the policy is likely to be able to make the Borough a more attractive place to live, visit and invest in by enhancing the local quality of life with possible spin-off benefits for local economic ventures.
6.... manage material assets sustainably.	0	0	0	Negligible effect although the approach of the policy is likely to align to the location of existing material assets and infrastructure - critical mass approach.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect although the policy supports a critical mass approach to development, which helps to avoid impacts across the wider countryside.
8.... encourage active and sustainable travel.	+	+	+	The policy aim is for development within the existing settlements with provision of services/facilities able to help meet existing community needs. The critical mass approach of the policy to locate services/facilities should help enable people to access more sustainable travel options - public transport and/or active travel. These opportunities are more likely to be feasible for people based on locations within settlements.
9.... improve air quality.	0	0	0	Negligible effect although the policy would be able to support the location of services/facilities near to existing or planned for housing which should align with development in settlements where more sustainable travel choices can be made.
10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect although the policy would be able to support the location of services/facilities near to existing or planned for housing which should align with existing settlements and potentially reduce the loss of greenfield land and impacts on habitats important for climate change.

11.... protect, manage and use water resources sustainably.	0	0	0	Negligible effect although the approach to location of facilities and services in settlements - critical mass approach, should help avoid floodplains and wetlands and help to ensure sites with fit for purpose water/sewage infrastructure are used.
12.... protect natural resources and enhance biodiversity.	0	0	0	Negligible effect although the critical mass approach to development, should help to avoid impacts across the wider countryside and indirectly help to maintain local biodiversity levels. Rural communities can also be considered under the policy for provision of related facilities and services, which could present a risk of impacts on natural resources/local biodiversity but critical mass approach, would still apply and new proposals directed to within settlements.
13.... maintain and enhance landscape character.	0	0	0	Negligible effect although it is likely that the critical mass approach to development would help to avoid any visual impacts across the wider countryside and help to reduce risk of visual intrusion. In rural areas, there may be some risk of facilities supported by a higher community need such as new schools being located on the edge of settlements but landscape policies would also apply.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy is able to encourage, support and facilitate the reuse of existing buildings within settlements. These may be of a cultural or historic interest. The policy could help to bring the buildings and their settings back into community use, helping to retain sense of place and identity.
Summary of Policy <p>Policy will zone lands or have KSRs to enable land to be reserved for education, health, community and cultural uses. It also seeks to prevent the loss of such existing uses to other uses unless they are surplus to requirements and not viable for an alternative community use. It also provides policy for the assessment of new uses and signposts to the General Policy.</p>				
Reasonable Alternatives <p>No Reasonable Alternative was identified by reason of a lack of a sufficiently distinct objective, as this policy allows for the allocation of land for such purposes, protects existing lands/zoned lands, and also provides policy for assessing such proposals.</p>				

Summary and comparison of options against the sustainability objectives

The policy was predicted to have significant positive outcomes for two of the social sustainability objectives including improving health and wellbeing, and strengthening society. These positives were based upon the policy helping to support and encourage healthier lifestyles by providing educational and health related facilities and services, as well as futureproofing the Borough by protecting land for these facilities. Social interaction and community cohesion can both be facilitated at the shared resources provided by the policy, which should be deliverable across the wider rural population because of the critical mass approach. Minor positive effects were predicted for the objective to enable access to high quality education by allowing for the retention of land for educational purposes. The policy was predicted to have a negligible effect on all of the economic sustainability objectives and most other sustainability objectives but minor positive outcomes were noted for delivery of two of the environmental objectives, including encouraging active and sustainable travel; and protecting, conserving and enhancing the historic environment. These positives were based upon the policy's critical mass approach enabling the most choice and efficient access to existing sustainable travel options, and the opportunity to reuse existing buildings within settlements that may be of a cultural or historic interest. The policy could help to bring the buildings and their settings back into community use, helping to retain a sense of place and identity.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the health and wellbeing, and strengthening society objectives over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

Cross over with other policies, mainly the General Policy and Housing Policies. Key site requirements on a land use zoning.

TR1 Access to Public Roads, TR2 Access to Protected Routes				
Option	Option seeks to ensure safe accesses and maintain traffic flow. Required to uphold policy approach of SPPS, PPS3 and DCAN 15.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The policies seek to control and restrict accesses for the safety and convenience of road users and help to ensure an efficient flow of traffic, people and goods. This should help to create safer driving conditions by minimizing the number of decisions to be made by road users. The approach also helps to ensure a more efficient response time for emergency services.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	The policies may be an aspect of housing developments and help to ensure appropriate and safe access is in place.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policies should help to ensure the efficient flow of traffic, goods and people is maintained and the strategic road network is protected to do so.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective.
8.... encourage active and sustainable travel.	+	+	+	The policies aim to control the standard and number of accesses on to the road network, which helps maintain the efficient flow of traffic and people and reduce congestion which aligns well with how the public transport services wish to function. This is likely to help make public transport options more attractive to road users. Park and rides can be facilitated under these policies and these align well with delivery of this objective. Less accesses and safer roads will also attract more active travel users.
9.... improve air quality.	0	0	0	The policies help to ensure an efficient flow of traffic is maintained, which should help to reduce potential for local congestion and pollution from idling vehicles. Other modes of transport are also supported and encouraged - bus services, which should align well with delivery of this objective. The policies should help support efficient bus routes as well as access to well-located park and rides.
10.... reduce causes of and adapt to climate change.	0	0	0	The policies should help facilitate and encourage users of public bus services, and park and ride/share facilities, as well as maintain efficient traffic movements and flow. These measures should help reduce greenhouse gas emissions by reducing vehicles on the road and avoiding local congestion issues.

11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	There may be a possible loss of local biodiversity features if they are located at proposed access routes but any losses are likely to be negligible.
13.... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	The option would have no effect on this objective.
Summary of Policies: TR1 - Policy outlines criteria to be met for proposals involving access onto a public road. TR2 - Policy sets out the exceptions and criteria to be met for proposals involving access onto various classes of protected route. New exceptions added and minor wording changes. TR2 is tailored to protected routes in our council area, e.g. economic zonings and park & ride circumstances added. Policies TR1 & 2 have been appraised as a group, as they work to same aim of safety and maintaining traffic flow.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option is required to uphold the aims or policy approach of the SPPS, PPS 3 and DCAN15. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.				
Summary and comparison of options against the sustainability objectives: The policies TR1 and TR2 would have a narrow scope and a limited impact on almost all of the sustainability objectives. A significant positive impact for the social sustainability objective for health and wellbeing was predicted because the policies aim to create safer driving conditions for all road users. A minor positive impact was predicted for enabling sustainable economic growth as the policies would help ensure the efficient movement of traffic, goods and people. A minor positive was also predicted for the environmental sustainability objective for active and sustainable travel as the policies would help facilitate the optimum conditions for efficient public transport routes and access to them, as well as encourage active travel.				

The most sustainable option: These options are the only options; the appraisal has considered these to be sustainable.	The preferred option: These options are the only options.
What likely significant effects are envisaged with the preferred option? Likely significant positive effects were predicted for delivery of the health and wellbeing objective over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Planning conditions to help maintain local biodiversity levels and wildlife corridors.	

TR3: New Transport Schemes

Options	Option 1 - Tailored policy which upholds policy approach of SPPS and PPS3, plus further helps to develop active travel routes and links to sustainable transport.				Option 2 - maintain existing policy to protect land for transport schemes.			
Sustainability Objective	ST	MT	LT	Explanation	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The policy option would be able to reduce travel times and possibly related stress. There could also be the potential to provide active travel routes. The option may be able to reduce the risk of traffic accidents. The option provides an amount of certainty in how it would be delivered.	?	?	?	Protecting land ensures its availability for future road development, which would help link communities/areas across the town and reduce travel times, which may benefit people’s health and wellbeing. Uncertain if existing locations are the optimum for achieving this objective. Uncertainty with the approach as delivery aspect not detailed.
2.... strengthen society.	0	0	0	The option is likely to help increase access to active travel routes and improved connectivity across communities with positives for people through increased social contact and interaction.	?	?	?	Potential future local infrastructure to link communities although just for vehicular traffic. Not known if land will be developed or when. Potential is there but uncertainty with the approach as delivery aspect not detailed.
3.... provide good quality, sustainable housing.	+	+	+	The policy option could be used to add to the quality of housing developments by integrating active travel routes and/or links to local public transport routes and make the housing areas more attractive for people to live there. This could help improve the quality of life for residents by enabling improved connectivity to local facilities and services.	?	?	?	Potentially able to open lands to housing that may be land-locked. Uncertainty with the approach as delivery aspect not detailed.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The option could help to improve local infrastructure, which is important for the functioning of the local economy. It could help make the local area more attractive for investment or as a place to live in or visit. Active travel routes are likely to also support local vibrancy and vitality by enabling footfall without vehicles.	?	?	?	Retaining lands may restrict some economic growth but also enables potential future growth. Much depends on approach to local development and current market. Uncertainty with the approach as delivery aspect not detailed.
6.... manage material assets sustainably.	+	+	+	The option would help protect land to ensure an adequate amount is available for future local road infrastructure. The most appropriate road locations could be retained, providing optimum rationale on transport links. The option would help provide a more controlled and strategic approach to local land development and provision of land for local infrastructure (roads) which could also be used for pipelines, electrical infrastructure and telecommunications. The option provides an amount of certainty in how it would be delivered.	+	+	+	Protecting land helps to ensure adequate land is available for future local road infrastructure. There is some control over future development.

7.... protect physical resources and use sustainably.	-	-	-	Probable loss of greenfield land to development is likely under the option but the active travel routes could present an opportunity to retain/add to local green infrastructure.	-	-	-	Probable loss of greenfield land to development is likely under the option.
8.... encourage active and sustainable travel.	+	+	+	The option would enable active travel networks to be delivered as well as park and ride sites and improved accessibility to public transport links. Behavioural change would also be needed but the option could help to encourage active travel by providing improved access to active travel routes. The option provides an amount of certainty in how it would be delivered.	?	?	?	Roads would be developed to support vehicular traffic movements, including public transport but private vehicles would be the focus. There may be potential for active and sustainable travel under this option but no certainty as to how it would be delivered.
9.... improve air quality.	?	?	?	New road infrastructure could potentially lead to increased related emissions, which may affect local air quality in certain areas and in certain weather conditions but congestion issues could be reduced which would help maintain/improve local air quality. Likewise, active travel, and park and ride schemes would be part of the overall delivery of this option, which could provide positives for local air quality by reducing numbers of vehicles on the road. There is some uncertainty with the option and this objective as behavioural change will be an aspect of its success and it is not known how many active travel projects will be delivered.	?	?	?	Potential to reduce congestion but also increase number of cars on the road. May facilitate more efficient public transport services. These may balance out but emissions are unlikely to decrease and if anything are likely to rise. Uncertainty because of the lack of detailed delivery.
10.... reduce causes of and adapt to climate change.	?	?	?	New road infrastructure could potentially lead to an increase in greenhouse gas emissions but active travel and park and ride schemes would be part of the overall delivery of the option, which could provide positives for climate change by reducing the number of vehicles on the road. There is some uncertainty with the option and this objective as behavioural change will be an aspect of its success. The option provides an amount of certainty in how it would be delivered although it is not known how many active/sustainable travel projects would be delivered.	?	?	?	Likely to increase vehicle use, journeys and traffic emissions when developed. Public transport also feasible but this still releases emissions that cause climate change. Uncertainty because of the lack of detailed delivery.
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	-	-	-	Probable loss of greenfield land to development is likely under this option as there are legacy road lines in four settlements plus an unknown number of other transport schemes (e.g. new cycle networks, pedestrian links to public transport routes etc.) which may come forward. There could be compensatory planting measures applied and active travel routes could be more easily linked with local green infrastructure to help maintain local biodiversity levels.	-	-	-	Loss of biodiversity/natural resources would be likely as currently all proposed roads are greenfield sites. Although the potential development time is not known, the retention of land will lead to development at some point.

13.... maintain and enhance landscape character.	0	0	0	Under this option, the local setting and character could be altered particularly with the loss of greenfield land. All potential sites are mostly located within settlement development limits so impacts on the wider countryside are likely to be minimal. Any sites are located outside of any high landscape quality areas. Sensitive landscaping measures would still be applied.	?	?	?	Protection retains land as it is until development but much depends on the approach to development if/when it occurs. Landscape will change with development. Potential to enhance local landscape with biodiversity measures and environmental engineering but the onus is with the developer and much depends on the local landscape baseline, as after development such measures may not be able to enhance the site. Delivery less certain.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	Disused transport routes may become active travel routes, which would help to conserve industrial/cultural heritage and its associated features. Active travel routes could be connected to heritage-led initiatives, which could help to sustain these projects.	?	?	?	Potential to protect land for roads post development of which very likely to have negatively affected built/cultural heritage. Potential to mitigate impacts but onus with developer. Uncertain of baseline conditions as well. Delivery less certain.

Summary of Policy:

Tailored policy now split into two parts - protection and delivery. The protection element same as existing policy. The new element of the policy is designed to progress the delivery of new transport schemes, and sets out circumstances where the applicant will be required to deliver or contribute to the cost of a transport scheme. Tailored policy aims to help delivery of legacy road lines and develop active travel routes with links to sustainable transport.

Reasonable Alternatives:

Option 2, maintain existing policy to protect land for transport schemes, was considered as a reasonable alternative because it upholds the basic aims or policy approach of the SPPS.

Summary and comparison of options against the sustainability objectives:

Option 1 is the most sustainable policy option even though some uncertainty was predicted for delivery of the environmental objectives for improving air quality, and reducing causes of and adapting to climate change, with a negative effect predicted for delivery of the protecting natural resources and enhancing biodiversity objective. The uncertain predictions are because the policy option would facilitate new road infrastructure primarily for vehicles but the flow of traffic would be improved and options for people to opt for active and sustainable travel would be facilitated. The adverse prediction is because greenfield development would occur with likely impacts on local biodiversity. This adverse effect was also accounted for against the economic objective for physical resources because of the loss of greenfield land to development. Minor positive impacts were predicted for some of the social sustainability objectives - health and wellbeing, and housing. These positives were based on improved travel times, safer road conditions and improved access to active and sustainable travel. Minor positive impacts were also predicted for some of the economic objectives for enabling sustainable economic growth and material assets. These positives were based on the likelihood that the local economy would become more attractive to investors due to the improved efficiency of the transport system and inclusion of active travel, which would help maintain footfall and local vibrancy. The infrastructure could also enable delivery of material assets. Significant positive effects were predicted against the environmental objective for delivery of the active and sustainable travel objective. The option would enable active travel networks, park and ride sites and improve accessibility to public transport and active travel routes. It was noted that behavioural change would be an important part of the transition to a society less reliant on the car but the option would help to encourage this by improving access to more sustainable travel options.

Option 2 had uncertain outcomes predicted across most of the sustainability objectives with adverse effects predicted against the economic objective for physical resources and the environmental objective for natural resources and biodiversity. A minor positive was predicted for delivery of the economic objective for material assets because land would be protected for the road infrastructure but the level of uncertainty as to how the option would be delivered and its potential lack of facilitation for active travel make it a less favourable option.	
The most sustainable option: Option 1 - Tailored policy upholds policy approach of SPPS and PPS3 plus further helps to develop active travel routes and links to sustainable transport	The preferred option: Option 1 - Tailored policy upholds policy approach of SPPS and PPS3 plus further helps to develop active travel routes and links to sustainable transport
What likely significant effects are envisaged with the preferred option? Likely significant effects were predicted for delivery of the active and sustainable travel objective over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects Landscaping with retention of semi-natural features and additional native planting to help with integration. Active travel routes could be linked to local green/blue infrastructure. Sequential/phased approach to development.	

TR4: Disused Transport Routes

Option	Bring forward policy wording of Policy AMP5 of PPS3 with amended wording to reflect the SPPS in relation to nature conservation or tourism related issues.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	Under this policy there are some disused railway lines that could be managed to provide opportunities for recreational and leisure pursuits - walking, cycling, running. They could also help create active travel links for local people to access and be able to travel from place to place without using a car or taxi or bus. There would be multiple positive benefits for people's physical and mental health and wellbeing through access to the routes.
2.... strengthen society.	+	+	+	Under this policy there could be potential active travel routes created to help connect people and communities together. Potential routes from settled/urban areas to rural and coastal areas could be feasible, enabling different communities equal access to shared space. The potential active travel routes would be a shared space resource for local communities to benefit from.
3.... provide good quality, sustainable housing.	0	0	0	The potential routes could improve the quality or attractiveness of the local environment, which may enhance an area's suitability for housing.
4.... enable access to high quality education.	0	0	0	The potential routes could improve the quality or attractiveness of the local environment, by enabling active travel linkages to schools.
5.... enable sustainable economic growth.	+	+	+	The policy could help to make an area more attractive to residents and visitors by providing walking and cycling opportunities. This may align well with local tourism or by making an area more attractive for investment. The active travel routes can help to facilitate and retain additional footfall to areas that is likely to support local shops and facilities through spend. There could be multiple positive spin-off effects for the local economy through new economic ventures or expansion of existing ones - diversification. The routes would likely be an important aspect of local tourism related ventures and help to improve the attractiveness of the local area.
6.... manage material assets sustainably.	0	0	0	Under the policy, there could be potential to bring some areas of derelict land back into use for active travel although this would likely be on a small scale.
7.... protect physical resources and use sustainably.	+	+	+	Under the policy, there could be the potential to protect areas of disused land for a low impact use with the feasibility of retaining natural features and linking to local green/blue infrastructure networks.
8.... encourage active and sustainable travel.	+	+	+	Under this policy, the aim is to provide active travel routes that would enable people to walk or cycle rather than use the car or another form of motorized transport. The routes would enable people without access to a car to be able to travel from place to place. The policy helps to futureproof the Council for this outcome.
9.... improve air quality.	0	0	0	The policy could help to reduce air pollutants from traffic sources by enabling more people to walk or cycle within their local areas. In addition, planting up of the routes could also help to reduce local air pollution.
10.... reduce causes of and adapt to climate change.	0	0	0	The policy could help to reduce greenhouse gas emissions from transport sources by enabling more people to walk or cycle within their local areas. The policy also helps to retain areas of semi natural land with natural features evident, and although these are not wetlands or peatland sites, they are carbon stores.

11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policy would help to protect features in the land with a local biodiversity value. These may be able to be considered as wildlife corridors and could be further enhanced with planting up. The routes have the potential to be local green/blue infrastructure and to be part of ecosystems services.
13.... maintain and enhance landscape character.	0	0	0	The policy would help to protect historical transport corridors that are part of the local landscape by enabling their preservation and conservation through retention and use. They are likely to be part of the local landscape character and by reusing existing routes, any potential visual intrusion from the routes is likely to be minimized.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy would enable the retention and protection of old railway features and help to facilitate with their conservation by enabling them to be brought back into use as active travel routes across local areas. There could be potential for interpretation along the routes also helping to raise awareness of our historic and cultural past through accessible active travel routes.
Summary of Policy: Policy protects disused transport routes from development that would prejudice its future re-use for transport purposes, or for alternative appropriate recreational, nature conservation or tourism related uses. Policy wording of Policy AMP5 brought forward with amended wording to reflect the SPPS in relation to nature conservation or tourism related issues.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.				
Summary and comparison of options against the sustainability objectives: The policy option was predicted to deliver minor positives for the social sustainability objectives for health and wellbeing as well as strengthening society. These positives are based on how the option can provide people with opportunities for recreational and leisure pursuits with multiple positive benefits for physical and mental health and wellbeing. The provision of active travel routes also helps to connect people and communities. Minor positives were also predicted for delivery of the economic objectives for enabling sustainable economic growth and protecting physical resources. These positives were based on how the option could increase the local attractiveness of the area to investors and visitors by retaining areas with natural features for low impact use that could be particularly beneficial to the tourism sector. The option could help to increase local footfall by bringing people into these areas thus providing customers for local shops and services. Minor positives were also predicted for delivery of some of the environmental objectives including protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources. These positives were based on the retention of old railways with a local biodiversity value that are able to be protected as part of a local green/blue infrastructure network whilst also conserving features from our transport heritage.				

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Likely significant effects were predicted for delivery of the active and sustainable travel objective over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Cross over with other relevant policy such as the Greenways policy.	

TR5: Active Travel				
Option	Policy wording of Policy AMP8 of PPS3 expanded upon to reflect wider active-travel rather than just cycling and criteria strengthened.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The policy option should help to encourage healthier lifestyles through physical activity outdoors and social interaction. Provision of, and access to, safe walking and cycling routes, with parking and accessible links would be required within proposals. The option could enable a reduction in traffic with potentially a reduced risk of traffic related accidents. There could also be a reduction in traffic related noise with positive benefits for people's health and wellbeing.
2.... strengthen society.	+	+	+	The policy option would increase the amount of overall shared space available and accessibility to it. Access to a sustainable travel route must be provided within 400metres of a proposal. Able to promote and encourage contact between people and across communities - positive social interaction.
3.... provide good quality, sustainable housing.	+	+	+	The policy option should enable an improved quality of local housing and increase the sustainability of local areas through improved links and connectivity to local facilities and services including shared space. The option could help improve residential areas by making the best use of location through active travel routes/links.
4.... enable access to high quality education.	0	0	0	The option may help create potential or improve existing active travel routes/links to local schools.
5.... enable sustainable economic growth.	0	0	0	The option could potentially increase the local attractiveness of the Borough as a place to invest, work and live in by improving its sustainability concerning local accessibility and connectivity to the town centres.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	0	0	0	The option would enable the retention of land for a low impact use, which may not cause any significant changes in land use or cover.
8.... encourage active and sustainable travel.	+	+	+	The policy option would help to deliver new active travel routes as well as enhance existing routes. It would likely help enable more people to choose to walk or cycle rather than use the car. The option could help reduce reliance on the car, particularly for local journeys, which could help to reduce local congestion issues that there may be. The option should also help increase connectivity between people and communities through provision and access, which would help encourage a modal shift from the car to active travel.
9.... improve air quality.	+	+	+	The option could help enable more people to reduce car use, which would reduce local traffic related emissions and could help improve local air quality particularly if any issues were to exist from traffic congestion. The option would enable active travel and could help support behavioural change by providing easier and/or increased access to active travel routes and help to encourage other modes of transport.
10.... reduce causes of and adapt to climate change.	+	+	+	The option could help enable a reduced level of car use and traffic related greenhouse gas emissions. It would likely encourage and support behavioural change toward active travel and other modes of sustainable transport. The option could also integrate routes with local greenways, which are likely to have habitat or natural features important for storing carbon and water.

11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	The policy option could enable the conservation of natural features and semi-natural habitat whilst providing functional active travel routes but these would most likely be located in urban areas where there may be fewer opportunities for local biodiversity. Routes could be linked to local green/blue infrastructure networks.
13.... maintain and enhance landscape character.	0	0	0	The option would be likely to have a negligible effect on landscape because potential routes are most likely to be located within urban areas. The routes could be sensitively integrated using landscape measures, including Local Landscape Policy Areas.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	The option would have no effect on this objective.
Summary of Policy: New policy which states that proposals within an urban area should ensure needs of pedestrians and cyclists are taken into account, and provide safe pedestrian/cycle access, parking and links.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option upholds the aims or policy approach of SPPS (para 6.300) and PPS 3.				
Summary and comparison of options against the sustainability objectives: The policy option was predicted to deliver positive outcomes for most of the social sustainability objectives. Significant positive outcomes were predicted for delivery of the health and wellbeing objective based upon the facilitation of accessible active travel routes that people could use and benefit from both physically and mentally. The option could also help to reduce traffic accidents. Minor positive outcomes were predicted for strengthening society and for provision of good quality sustainable housing based on the provision of accessible shared space that can improve the local attractiveness of an area by improving its connectivity for people to local facilities and services as well as each other. There were positive outcomes predicted for some of the environmental objectives with minor positives for improving air quality, and reducing causes of and adapting to climate change. These positive outcomes were predicted because the policy would enable more people to opt for alternative modes of transport to the car, which would reduce air emissions including greenhouse gases. The routes could also become part of local green/blue infrastructure networks and help add to the natural resilience of the local environment. Significant positive outcomes were predicted for delivery of the active and sustainable travel objective because the policy aims to deliver new active travel routes and enhance existing routes through improved connectivity and accessibility which should help to encourage more people to consider active travel.				

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Likely significant positive effects were predicted for delivery of the health and wellbeing, and active and sustainable travel objectives, over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Potential for crossover between identifying walking and cycling routes and urban Local Landscape Policy Areas.	

TR6: Parking and Servicing

Option	Policy wording of Policy AMP7 of PPS3 brought forward with amended wording and areas of parking restraint reference removed.					
Sustainability Objective	ST	MT	LT	Explanation		
1.... improve health and wellbeing.	+	+	+	The policy option would likely help support people with mobility and disability issues, as well as helping to ensure all people have general access to local services and facilities. Road safety would also be a consideration, with appropriate parking and servicing enabling the flow of traffic to be maintained which would be positive for emergency services. The option should also help reduce possible traffic incidents/accidents.		
2.... strengthen society.	0	0	0	Under this option, there could be some slight positives for this objective regarding inclusivity and equality of vulnerable people by making sure their access needs are appropriately considered but it would likely be to a negligible effect.		
3.... provide good quality, sustainable housing.	+	+	+	The option could help to deliver an important aspect of good quality housing proposals - adequate household parking. This will make for a more attractive development. It is likely to be a consideration at the design stage and could help support delivery of lifetime homes with adequate parking and access a consideration.		
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.		
5.... enable sustainable economic growth.	+	+	+	The option is likely to help enable the flow of traffic and help to ensure the flow of goods and people. Employers would be expected to provide adequate and appropriate parking that supports local economic ventures including adequate provision of service areas and space for dealing with deliveries and waste etc. Better serviced sites and attractive town centres for investment.		
6.... manage material assets sustainably.	0	0	0	Negligible effect under the policy option but it would enable provision of adequate road infrastructure for waste related activities.		
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect under the policy option but it would enable/encourage an adequate amount of parking where it is needed - an efficient use of land. Excessive parking would be discouraged which could reduce development of land.		
8.... encourage active and sustainable travel.	+	+	+	Under this policy option, car parking could be introduced to areas where public transport links are located, which should help encourage road users to use alternative modes of transport. Properties located in areas where there is access to more sustainable or active travel options may not have adequate parking spaces provided but this should help encourage people to use the alternative modes available to them. If there are areas with existing road traffic congestion, reduced parking provision is likely to be a consideration.		
9.... improve air quality.	0	0	0	The policy option helps ensure the provision of adequate parking and servicing that can help maintain traffic flow. This should help avoid any local air quality issues developing from traffic congestion. In addition, this option could also allow a reduced quantity of parking provision in areas (e.g. town centres, close to transport hubs etc.) where there may already be local air quality issues by reducing or halting parking provision. This approach would help support behavioural change by encouraging people to consider other modes of alternative travel including active travel. The policy option does continue to support car use where other modes are less accessible.		
10.... reduce causes of and adapt to climate change.	?	?	?	The policy option could provide adequate parking and servicing which should help encourage support for other modes of travel to the car with less greenhouse gas emissions but the option also helps to support car use. There is a bit of uncertainty as to how much the option may affect delivery of the objective.		

11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	Negligible effect as the sites are likely to be within developed areas with minimal impacts on local biodiversity.
13.... maintain and enhance landscape character.	0	0	0	Negligible effect as the sites are likely to be within developed areas where minimal impacts on local landscape character.
14.... protect, conserve and enhance the historic environment and cultural resources.	0	0	0	The policy option would enable consideration of less parking in or near to historic assets and help to protect town assets and their settings from inappropriate development. The option can help provide adequate parking and servicing but in the context of the local historic/cultural setting so that a sense of place is conserved. For example, servicing areas can be placed at the rear of buildings and large parking areas can be avoided to help integrate services and facilities into the existing historic fabric of a location.
Summary of Policy:				
Policy states that development proposals should provide adequate provision for parking and appropriate servicing arrangements.				
Reasonable Alternatives:				
No reasonable alternatives have been identified. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.				
Summary and comparison of options against the sustainability objectives:				
The policy option has a narrow scope and a limited effect was predicted on most of the sustainability objectives but minor positive outcomes were predicted for delivery of the social sustainability objectives for health and wellbeing, and good quality, sustainable housing. These positives were based on the provision of adequate access to local services, facilities and homes, which would be particularly important for people with mobility and disability issues. The policy also considers road safety by aiming to maintain the flow of traffic and reduce the risk of road accidents. The policy would help to ensure that adequate parking would be an important aspect of good quality housing proposals. Minor positive effects were also predicted for delivery of the enabling sustainable economic growth objective and were based upon the policy helping to maintain the flow of traffic, goods and people whilst ensuring adequate and appropriate parking is provided by employers to help make places for attractive for investment. Negligible effects were predicted for several environmental objectives but minor positive outcomes were predicted for delivery of the active and sustainable travel objective. These positives were because car parking could be introduced to areas where public transport links are located, whilst in areas where there is access to more sustainable or active travel options, reduced parking provision could be considered. An uncertain outcome was predicted for delivery of the reducing causes of and adapting to climate change objective because the policy facilitates car use but can also encourage alternative modes of transport to the car with less or zero greenhouse gas emissions.				

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? No likely significant positive effects of the policy were predicted for delivery of the objectives.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.	

TR7: Provision of Car Parks

Option	Tailored policy which consolidates three existing policies (AMP 9, 10 & 11) with amended wording and criteria.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	0	0	0	Negligible effect as the policy option would enable access to local facilities and services.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy option would help enable people to access town centres for work but also to shop and visit cafes and restaurants. Parking provision is an important aspect of making an area attractive to investors, visitors and residents. Temporary car parks not encouraged for longer periods under this more controlled approach, which should also help to maintain local visual quality.
6.... manage material assets sustainably.	0	0	0	Negligible effect as the option would enable temporary car parks for two years, which could be on areas of derelict land, but the approach of the option would be to aim for a better use of land.
7.... protect physical resources and use sustainably.	?	?	?	The option would enable use of derelict land for temporary car parks, which may reduce the use of greenfield land. Some park and ride/share sites could potentially be greenfield sites or extending existing sites where greenfield land is located. There is some uncertainty as to whether these will come forward or not which is reflected in the score.
8.... encourage active and sustainable travel.	+	+	+	The policy option would enable park and ride/share facilities, which would help to encourage less cars on the road and enable more people to use public transport provision. The policy option should help make more sustainable modes of travel feasible for people as a valid travel option to either work, school or just everyday journeys into town.
9.... improve air quality.	0	0	0	The policy option would enable park and ride/share facilities, which would help to encourage less cars on the road and enable more people to use public transport provision, which would go some way to reduce transport related emissions. This approach may help to reduce traffic congestion and maintain local air quality.
10.... reduce causes of and adapt to climate change.	0	0	0	The policy option would enable park and ride/share facilities, which would help to encourage less cars on the road and enable more people to use public transport provision, which would go some way to help reduce greenhouse gas emissions. The policy refers to measures including SuDS that are a positive adaptation measure for climate change.
11.... protect, manage and use water resources sustainably.	+	+	+	The policy option would require all new proposals to incorporate SuDS, which would help to reduce local flooding and to filter run off from sites which would likely help to protect local water quality.

12.... protect natural resources and enhance biodiversity.	?	?	?	The policy option would enable some sites to be located in urban areas whilst others would be on key transport corridors. Potential impacts on natural resources would depend on possible locations of some sites, as these may be greenfield locations. Local landscaping measures would be expected to help maintain local biodiversity levels. The use of SuDS for new sites in some locations may help to improve local biodiversity levels. Much would depend on the scale of proposed sites and their location - urban or greenfield.
13.... maintain and enhance landscape character.	0	0	0	The policy option would enable potential sites in greenfield locations to be developed but landscaping measures would be required to minimise any potential visual intrusion and to help integrate sites to the local area. Some sites would be in urban areas and along key transport routes, so any impacts on landscape character would be unlikely to affect any designated landscape areas.
14.... protect, conserve and enhance the historic environment and cultural resources.	?	?	?	The policy option would enable local townscape character to be considered so that design and landscaping measures would be required to help avoid any impacts on local historic assets, or townscape character. Temporary car parks would be more stringently managed, which should help to reduce potential impacts on local townscape but there would be some uncertainty, as impacts would remain likely. The location of park and ride/share sites would likely be greenfield and it is uncertain as to how these may affect local historic/cultural features/assets.
Summary of Policy: This policy combines three previous policies and sets out the criteria for proposals for a new (or the extension of an existing) public or private car park, including Park & Ride or Park & Share, or temporary car park must meet. The tailored policy retains criteria and adds further criteria relating to SuDS on surface level car parks. Tailored policy also assesses temporary car parks same as others, and restricts to maximum of two years in conjunction with redevelopment proposals, to ensure sites are appropriately redeveloped.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option upholds the aims or policy approach of the SPPS (para 6.301) and PPS 3.				
Summary and comparison of options against the sustainability objectives: The policy option was predicted to deliver outcomes for some of the economic objectives and several of the environmental objectives. Minor positive outcomes were predicted for delivery of the enabling sustainable economic growth objective. These positive effects were based on how the policy would enable people to access town centres but at the same time help to manage parking provision so that an area would be maintained as attractive to investors, visitors and residents. Minor positive outcomes were also predicted for delivery of the environmental objectives for encouraging active and sustainable travel; and protecting, managing and using water resources sustainably. These positives were based on the provision of park and ride/share facilities, which would help to encourage less cars on the road and enable more people to use public transport provision. All new surface level car parks will incorporate SuDS, which can reduce local flooding and filter run off thus protecting local water quality. The impact of the policy on one of the economic objectives - protecting physical resources and using sustainably; and on two of the environmental objectives - protecting natural resources and enhancing biodiversity; and protecting, conserving and enhancing the historic environment and cultural resources; was predicted to be uncertain. The uncertainty was predicted because the location and scale of the car parks has not been identified but greenfield sites cannot be discounted.				

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? No likely significant positive effects of the policy were predicted for delivery of the objectives.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Park and ride sites identified at Local Policies Plan stage.	

FRD1 Development within Floodplains and FRD6 Development in Proximity to Controlled Reservoirs.

Option	Option required to uphold the aims or policy approach of SPPS and sets out exceptions broken down for defended areas, undefended areas, proposals of significant regional or sub-regional economic importance & minor development; flood protection and management measures.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Safety is a prime focus of these policies, including safety of vulnerable groups. They allow for areas to have dual purpose uses, e.g. recreation and flood storage. They help to provide peace of mind that new development will not be at risk of flooding.
2... strengthen society.	0	0	0	Policies allow some types of development, such as recreational space. The overall impact on the objective is negligible.
3... provide good quality, sustainable housing.	+	+	+	Policies help to ensure that housing is sustainable and futureproof against risk from flooding (in present and predicted future climate change scenarios).
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Policies may constrain some areas from being developed, but ensure that economic development is sustainable and futureproof against risk from flooding in present and predicted future climate change scenarios. Policies do allow exceptions for development of regional significance. They ensure that zonings will be fit for purpose and futureproof.
6... manage material assets sustainably.	+	+	+	Policies allow for essential infrastructure where required. However they preclude some types of infrastructure development in certain areas such as defended areas – this benefits the objective by ensuring that infrastructure is sustainable over the long term and wouldn’t be sited in an unsuitable or vulnerable location. Helps to keep infrastructure fit for purpose.
7... protect physical resources and use sustainably.	0	0	0	Policies indirectly provide protection to some undeveloped areas of land - e.g. allowing flood plain to fulfil its natural function. However, this means that development will be displaced elsewhere.
8... encourage active and sustainable travel.	0	0	0	Would still allow blue / green infrastructure to be developed - however does not deliver directly for the objective. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	Policies allow land use patterns to adapt to effects of predicted future climate change. Protects flood plains. Reduces the risk of storm damage to property. Helps to increase resilience of the built environment. Policies will also respond to changes in data / flood maps updates and is therefore able to respond to changes in the baseline. FRD1 also aims to avoid developing in undefended coastal areas that are vulnerable to the effects of climate change.
11... protect, manage and use water resources sustainably.	+	+	+	Policies help to minimise risks from flooding and avoid the need for new flood defences in the future. FRD1 helps to protect floodplains and maintain water flows for good ecological quality. Policies indirectly help to prevent pollution of water resources by avoiding development in areas at risk of flooding.

12... protect natural resources and enhance biodiversity.	+	+	+	By protecting floodplains, FRD1 indirectly protects habitats such as wetlands which are important for biodiversity. It protects green / blue infrastructure and maintains a buffer to rivers.
13... maintain and enhance landscape character.	0	0	0	FRD1 indirectly helps to protect the setting of prominent feature (river valley). It helps to maintain wetlands which can form part of the landscape.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policies do not inhibit the reuse of historic buildings. The overall impact on the objective is negligible.

Summary of Policies:

Policy FRD1 Development within Floodplains: A proposal for development within a floodplain of a river or the sea will not be permitted unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Policy sets out exceptions for defended areas, undefended areas, proposals of significant regional or sub-regional economic importance and minor development and also flood protection and management measures.

Policy FRD6 Development in Proximity to Controlled Reservoirs: A proposal for new development (other than minor development) within the potential flood inundation area of a 'controlled reservoir, as shown on the Strategic Flood Maps, will only be permitted where it meets the indicated criteria. Policy outlines circumstances where proposals within the potential flood inundation area of a controlled reservoir would be permitted. Policy also outlines what types of development not allowed.

Policies FRD1 and FRD6 have been appraised as a group as they relate to development in areas which have a level of flood risk identified. .

Reasonable Alternatives:

No reasonable alternatives have been identified. Policy FRD1 is required to uphold the aims or policy approach of the SPPS. Policy FRD6 has been retained due to legal advice received post-POP. Policy wording has also been changed on advice of DfI to remove requirement for FRA if Condition Assurance of Reservoir demonstrated. Also, minor wording amendments to reflect the SPPS and in relation to replacement of an existing building.

Summary and comparison of options against the Sustainability Objectives

The policy option has a significant positive impact on the objective to improve health and wellbeing and a minor positive impact on the objective to provide good quality, sustainable housing. A negligible effect is identified for strengthening society. The policy option has a minor positive impact on two out of the three economic sustainability objectives as it helps to ensure that economic development and infrastructure is sustainably located, while retaining the flexibility to respond to future changes in the maps identifying the areas of potential flood risk. Negligible impacts are recorded for most of the environmental sustainability objectives, however this policy option will have a significant positive impact on the objectives to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably. The effects on water resources have an indirect effect on natural resources as many of the protected sites in the Borough are dependent on good water quality and therefore a minor positive impact is also identified for protecting natural resources and enhancing biodiversity.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to improve health and wellbeing, to reduce causes of and adapt to climate change, and to protect, manage and use water resources sustainably.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

FRD2 Protection of Flood Defence and Drainage Infrastructure.

Option	Policy option required to uphold the aims or policy approach of SPPS (paras 6.107-) by providing a level of flood protection to people and property and adequate land drainage.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Allowing flood management and drainage infrastructure to be kept free from development to enable access for inspection and maintenance and retaining the possibility for future upgrades helps to maintain safety against flood risk impacts.
2... strengthen society.	0	0	0	The option would have no effect on this objective
3... provide good quality, sustainable housing.	0	0	0	May constrain some areas close to flood defences from being developed but these will be minimal. Overall it helps to make development more sustainable, by enabling flood defences to be maintained or upgraded to safeguard their standards of protection. This delivers positive effects to the objective by protecting housing from being flooded now and in the future.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective
5... enable sustainable economic growth.	0	0	0	May constrain some areas close to flood defences from being developed but these will be minimal. Overall it helps to make development more sustainable by enabling flood defences to be maintained to safeguard their standards of protection. This delivers positive effects to the objective by protecting economic development against being flooded now and in the future.
6... manage material assets sustainably.	0	0	0	May slightly constrain some areas from being developed for utilities / infrastructure, however the areas where development is constrained would be limited to a working strip. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	0	0	0	May indirectly help to protect against soil erosion. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	The policy is a measure to mitigate and adapt to climate change. It enables futureproofing for climate change and responding to changes, by enabling reinforcement and / or repair of flood defences to take place. Helps to increases the resilience of the built environment.
11... protect, manage and use water resources sustainably.	+	+	+	The policy helps to minimise the risk of flooding and may indirectly help to prevent pollution of water resources. Flood walls, embankments and culverts are assets which will benefit from the protection given by this policy and it may help to avoid the need to construct new defences by safeguarding access to maintain or repair a damaged or ageing asset.

12... protect natural resources and enhance biodiversity.	0	0	0	Retaining a clear working strip may help to protect blue / green infrastructure. The overall impact on the objective is negligible.
13... maintain and enhance landscape character.	0	0	0	Would help to maintain buffers around river corridors. The overall impact on the objective is negligible. ☒
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option would have no effect on this objective - some historic assets may benefit from protection / safeguarding.
Summary of Policy A development proposal that would impede the operational effectiveness of flood defence and drainage infrastructure, or hinder access for maintenance or emergency purposes, will not be permitted. This includes the erection of buildings or other structures over the line of a culverted watercourse.				
Reasonable Alternatives No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of the SPPS (paras 6.107).				
Summary and comparison of options against the Sustainability Objectives This policy has a very narrow scope and spatial extent and consequently the appraisal has identified a perceptible impact on only three of the sustainability objectives. A minor positive impact is identified for the objectives to improve health and well-being, to reduce causes of and adapt to climate change and to protect, manage and use water resources sustainably.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.				

FRD3 Management of Development in regard to Surface Water Flood Risk and FRD4 Sustainable Drainage (SuDS).

Option	Policy option helps to manage development within these areas of flood risk and ensure adequate assessment of proposals whilst promoting a SuDS first approach. Also required to uphold the aims or policy approach of SPPS (para 6.114).			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Helps to reduce likelihood of surface water flooding reducing risk to properties. This may have indirect benefits for mental health and wellbeing. May help to provide peace of mind.
2... strengthen society.	0	0	0	Noted that some 'soft' SuDS could serve a purpose as a shared space in a new development, but as policy does not currently make 'soft' SuDS a requirement, there is no certainty that this would happen.
3... provide good quality, sustainable housing.	+	+	+	Enables new housing development to be more sustainable. May help to reduce the number of unfit homes in the future.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	The linkage with FRD3 means that car parking and other hard surfaces that would increase runoff would have to be satisfactorily attenuated. This may make economic development slightly more expensive to construct, but will have wider benefits in making this type of development more sustainable and reducing flood risk elsewhere.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	May help to reduce soil pollution and erosion. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	+	+	+	Will help to improve the resilience of the built environment. New development will be able to cope better with extreme weather events. Use of 'soft' SuDS could help to enhance benefits, however as 'soft' SuDS are not mandatory requirements of the policy, the impact is minor.
11... protect, manage and use water resources sustainably.	+	+	+	Helps to minimise risks from flooding and avoid the need for flood defences. Separation of stormwater will also help to improve water quality. Policy helps to maintain water flows for good ecological quality. Policies indirectly help to prevent pollution of water resources by reducing causes of surface water flooding. Use of 'soft' SuDS could help to enhance benefits.

12... protect natural resources and enhance biodiversity.	0	+	+	Greater likelihood that SuDS brought forward at this stage will be 'hard' SuDS - hard SuDS will not deliver as much for biodiversity as 'soft' SuDS, but can still support the objective through helping to reduce pollution, such as reducing the potential for combined sewer overflows if runoff is controlled at source, reducing soil erosion. There is scope to deliver more for this objective at LPP, through the zoning of areas with Key Site Requirements to incorporate 'soft' SuDS measures.
13... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Policy seeks to protect against impact on features of the historic environment through Drainage Assessment. Historic environment assets can be vulnerable to changes in frequency or duration of periods of immersion and/or drying out and the policy benefits this objective. The overall impact on the objective is negligible.

Summary of Policies

Policy FRD3 Management of Development in regard to Surface Water Flood Risk: A proposal for development (except minor development) outside of floodplains will be permitted where the applicant has demonstrated that the risk of surface water flooding (pluvial) to the development, or elsewhere as a result of the proposed development, can be effectively managed through adequate drainage arrangements.

Policy FRD4 Sustainable Drainage (SuDS): A sustainable drainage solution (hard or soft SuDS) for the management of surface water run-off will be required for any development proposal that triggers the requirement for a Drainage Assessment (DA) under Policy FRD3 Management of Development in regard to Surface Water Flood Risk. An exception will be applied where it is clearly demonstrated through the DA that the site is fundamentally unsuitable for a SuDS solution.

Reasonable Alternatives:

No reasonable alternatives have been identified. FRD3 is required to uphold the aims or policy approach of the SPPS (para 6.114).

An alternative option to policy FRD4 was appraised in the Interim SA for the POP (Issue 24) but was found to be less sustainable. This was 24B: *Retain existing approach to generally encourage the use of SuDS in new development*. The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP (24A: *Promotion of SuDS within the LDP through introducing policy requirements (for some / all new development/ new development in certain locations)*). The policy has been refined to promote SuDS by requiring all proposals that trigger a DA to use SuDS for management of surface water run-off, unless the applicant demonstrates that the site is unsuitable for SuDS. The policy was refined following the POP as it was considered to be unrealistic to require all proposals to use SuDS. The Plan Review stage will look at how the policy is working and further steps may be taken at that stage. The LPP may also select site/sites with KSRs attached to use 'soft SuDS' as a trial.

Summary and comparison of options against the Sustainability Objectives

These policies have a minor positive impact on the objectives to improve health and wellbeing and to provide good quality, sustainable housing through helping to manage surface water and storm drainage more sustainably. A negligible effect is identified for strengthening society. There are no effects on majority of the economic sustainability objectives, however a minor positive impact is identified for the objective to enable sustainable economic growth as these policies will help to make new economic development more sustainable. A negligible effect is identified on most of the environmental sustainability objectives, however minor positive impacts are recorded for the objective to reduce causes of and adapt to climate change and to protect natural resources and enhance biodiversity (in the medium-long term). A significant positive impact is identified for the objective to protect, manage and use water resources sustainably. The appraisal has been conducted in the context that that in most cases 'hard SuDS' will be the preferred drainage solution for developers as these are currently adopted by NI Water. However, it is recognised that if used, 'soft' SuDS could potentially deliver greater benefits to the environmental sustainability objectives.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to protect, manage and use water resources sustainably.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

Subject to site suitability, a requirement for 'soft' SuDS to be incorporated in development may be included in KSRs for certain zoned areas at LPP.

FRD5 Artificial modification of a watercourse.

Option	Policy option required to uphold the aims or policy approach of SPPS (paras 6.124 & 6.125) by outlining exceptions for artificial modification of a watercourse and requiring demonstration that SuDS has been considered as an alternative.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	Culverting has the potential to increase flood risk. The option delivers minor safety benefits. The overall impact on the objective is negligible.
2... strengthen society.	0	0	0	A slight link is identified through the inclusion of requirements for good layout and design which should promote the retention of open watercourses as a central amenity feature however the option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option doesn't affect the delivery of housing, but the exceptions would allow the provision of access to a housing area in cases where access is constrained by a watercourse. The overall impact on the objective is negligible.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	Doesn't affect the delivery of economic development. The exceptions would allow the provision of access to an industrial / economic development in cases where access is constrained by a watercourse. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7... protect physical resources and use sustainably.	0	0	0	Encourages retention of semi-natural land and avoids unnecessary artificial channels. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	Discouraging culverting can help to enhance resilience to flooding. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	+	+	+	Maintains water flows for good ecological quality, helps to minimise flooding, helps maintain natural channels for fish passage and retains vegetation alongside watercourses. Maintains flood plains. Encourages the use of SuDS as an alternative.

12... protect natural resources and enhance biodiversity.	+	+	+	Avoids canalisation. Protects/enhances biodiversity. Protects existing wildlife corridors.
13... maintain and enhance landscape character.	+	+	+	Protects the setting of natural landscape features such as river and stream channels and meanders.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Some historic canalisations can be associated with heritage assets (e.g. mill races) - policy justification and amplification recognises that there may be benefits from conserving these. The overall impact on the objective is negligible.
Summary of Policy:				
A proposal for the artificial modification of a watercourse (including culverting or canalisation operations) will only be permitted under two exceptional circumstances.				
Reasonable Alternatives:				
No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of SPPS (paras 6.124 & 6.125).				
Summary and comparison of options against the Sustainability Objectives:				
This policy has a narrow scope and has negligible or no impact on many of the sustainability objectives. By restricting new culverting and preserving the natural morphology of watercourses, a minor positive impact is delivered for the objective to protect, manage and use water resources sustainably, to protect natural resources and enhance biodiversity and to maintain and enhance landscape character.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects:				
No additional measures have been identified.				

RE1: Renewable Energy Development

Option	Tailored policy largely based on RE1 with changes to reflect our Borough's landscape designations in addition to updated SPPS wording.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The policy option would help protect some areas from some types of renewables that may cause nuisance pollution to some people. This could be viewed as a positive for people living in those areas and their good mental health. However, it is noted that many people do not suffer from nuisance pollution caused by renewables - subjective. The policy option refers to the consideration of noise and shadow flicker and that it should not cause harm to people's safety or amenity.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy option would be able to facilitate and support local economic growth by supporting and facilitating renewables, which in itself is an industry with specific jobs and skills. The option would also enable some areas to be protected from certain types of renewables, which should help to maintain the landscape and amenity value of those areas as well as help to maintain the attractiveness of the Borough to visitors, residents and investors. This approach would help support the tourism value of the Borough, which again is an industry with specific jobs and related economic ventures.
6.... manage material assets sustainably.	+	+	+	The policy option enables the most appropriate renewable energy technologies to be located within the Borough. In some areas, there may be some restrictions because the type of renewable would be inappropriate for that location. The option supports delivery of renewables including small-scale projects. This approach may also help with the upgrading of local infrastructure.
7.... protect physical resources and use sustainably.	?	?	?	The policy option enables delivery of renewables, which requires land, but multiple uses of that land may remain feasible. For example, farming can still occur on solar farms with biodiversity levels also maintained. It is less feasible for multiple uses on windfarms but does not prohibit other uses. Decommissioning of sites should help retain the use of land but there may be some issues due to the below ground infrastructure.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	+	+	+	The policy option would help to reduce reliance on traditional fossil fuels as an electricity source. By facilitating the delivery of renewables, there would be an improvement in air quality, as less carbon heavy energy sources could become more mainstream.
10.... reduce causes of and adapt to climate change.	+	+	+	The policy option would enable a reduction in the use of fossil fuels by promoting and facilitating the delivery of renewables, which emit less greenhouse gas emissions than traditional sources of energy i.e. fossil fuels. This is a positive for climate change. The approach of the policy aims for appropriate technologies so it does not halt development but encourages consideration of the most sustainable options. The policy also refers to the avoidance of active peatlands, which are an important store for carbon and water.

11.... protect, manage and use water resources sustainably.	+	+	+	The policy includes criteria for renewable proposals so that they should not have an unacceptable adverse impact on water quality and quantity. The policy option requires hydroelectric projects to meet criteria that would protect the local environment by maintaining good water flow and avoid wetland habitats. These measures would help to ensure adequate consideration of the local aquatic ecology. The policy also refers to no development on active peatlands and that there should be no risk of landslide or bog burst caused by renewable projects.
12.... protect natural resources and enhance biodiversity.	0	0	0	The policy option recommends avoidance of active peatlands and that proposals should not have an adverse impact on nature conservation and biodiversity. Renewable projects are more likely to be located in the wider countryside where there may be a higher risk of adverse impacts on local biodiversity but there should be multiple opportunities for mitigation measures to be integrated along with renewable projects to help protect the nature conservation interest.
13.... maintain and enhance landscape character.	+	+	+	The policy approach would help to protect landscape character, as the most appropriate technologies would be sought for specific areas across the Borough. The most sensitive landscape areas would be avoided. The option should help to ensure potential impacts on landscape designations, visual amenity and/or coastal views would be avoided.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy could help to enable the protection of historic/cultural features and their settings. Some sites such as Knockdhu - a regionally important archaeological site, are located within an area of constraint on high structures designation which this policy option cross refers to for renewable projects. This policy also applies outside of SCA designations only in order to help protect historic features including Slemish and those located along the coast.
Summary of Policy: Policy sets out criteria for renewable energy development proposals to be assessed against. It retains the SPPS approach on appropriate weight and decommissioning. There is some additional information relating to re-powering. Some criteria now relate to all renewables rather than just wind energy and other criteria wording has been strengthened. Solar farms now also referred to. Tailored policy largely based on RE1 with changes to reflect our Borough's landscape designations in addition to updated SPPS wording.				
Reasonable Alternatives: No reasonable alternatives have been identified. Option is required to uphold the aims or policy approach of the SPPS (paras 6.221-6.227) and PPS 18.				

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to have positive outcomes against most of the sustainability objectives although no effects were most evident against most of the social sustainability objectives. Minor positive effects were predicted for delivery of the improving health and wellbeing objective because the impacts of renewables on people's safety and amenity would be expected, as well as provision of social benefits for local communities. Minor positive outcomes were also predicted for delivery of the economic sustainability objectives enabling sustainable economic growth, and managing material assets sustainably. These positives were based on the policy facilitating and supporting appropriate renewables as an important contributor to the energy mix whilst also adequately considering protection of landscape to help protect the tourism sector. An uncertain outcome was predicted against the economic objective for physical resources because of the land take that may or may not enable other uses. Much would depend on the type of renewable project and whether any below ground infrastructure is evident. Minor positive outcomes were predicted for delivery of most of the environmental objectives including improving air quality; protecting, managing and using water resources sustainably; and protecting, conserving and enhancing the historic environment and cultural resources. Positive effects were based on the use of less carbon heavy energy sources that must not cause unacceptable adverse impacts on water quality/quantity, whilst avoiding active peatland sites and areas at risk of landslide or bog burst. The policy could help to protect historic features and their settings further by restricting certain types of renewables in some areas. Significant positive outcomes were predicted for delivery of two of the environmental objectives for reducing causes of and adapting to climate change, and maintaining and enhancing landscape character. Positive effects were based upon the integration of less carbon intensive energy sources into the energy mix with zero greenhouse gas emissions as well as the avoidance of active peatlands i.e. carbon/water stores. Positive effects for the landscape character objective were based upon the avoidance of the most sensitive landscape areas and the consideration of the most appropriate technologies to help minimise any risk of visual intrusion.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the reducing causes of and adapting to climate change objective, and the maintaining and enhancing landscape character objective; during the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

TOC1 Overhead Lines and Telecommunications Development

Option	Policy option combines wording from policy TEL1 of PPS10 and PSU11 of PSRNI with amended wording and criteria in relation to height restrictions where a proposal is located in designated landscape.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Enables delivery of new telecommunications which may enhance connectivity and reduce isolation / loneliness, especially in ‘not-spots’. Can help to increase social contact. Better connectivity may help individuals or communities to feel safer. It may help to enhance response times for emergency services. High speed / reliable telecommunications can help to deliver remote health monitoring.
2... strengthen society.	+	+	+	Enables positive social interaction and social contact. May bring more reliable services to rural / deprived communities. Helps to reduce inequalities in terms of access to broadband in rural areas.
3... provide good quality, sustainable housing.	0	0	0	May make homes more sustainable by enabling delivery of fit for purpose services / infrastructure.
4... enable access to high quality education.	+	+	+	Indirectly can help to deliver high quality education through home-schooling, online courses, distance learning.
5... enable sustainable economic growth.	+	+	+	Makes the Borough more attractive place to live, work, visit and invest by having good infrastructure. A high standard of telecommunications and power infrastructure attracts inward investment and enables competitiveness. Enabling fit-for-purpose power and telecommunications infrastructure helps to sustain the rural economy / rural businesses and allows people to work from home / work remotely.
6... manage material assets sustainably.	+	+	+	Enables new power and telecommunications infrastructure to be delivered in the Borough where required, in a sustainable manner. Applies some constraints on location, but allows for the delivery of essential infrastructure. While development in SCAs is excluded, this should not prelude the delivery of infrastructure via alternative routes or methods.
7... protect physical resources and use sustainably.	0	0	0	Telecommunications and electrical infrastructure has minimal permanent land take. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option has no effect on this objective.
9... improve air quality.	0	0	0	The option has no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	Indirectly can support this objective by enabling remote working / working from home through enhanced communications infrastructure and reducing some transport requirements. The overall impact on the objective is negligible.

11... protect, manage and use water resources sustainably.	0	0	0	The option has no effect on this objective.
12... protect natural resources and enhance biodiversity.	+	+	+	The spatial designation which prevents development in SCAs will indirectly support this objective by avoiding any development on these areas which have predominately natural land cover. Other designated sites will also be protected from impacting forms of development by policy.
13... maintain and enhance landscape character.	+	+	+	The SCAs are spatially protected from any development and other designated sites are protected from impacting development by policy. Helps to minimise visual intrusion, protects prominent features. SCA avoids impacts on coastal views. Requires new infrastructure to be sensitively integrated.
14... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	Policy recognises that wirescape is an issue, and can conflict with built heritage. The policy requirements to minimise visual intrusion also relates to historic environment; sensitive features may include heritage features. In the country side the landscape designations will indirectly help to protect the historic environment.
Summary of Policy This policy seeks to facilitate the expansion of telecommunications operations to meet modern technical connectivity needs in a timely, co-ordinated and appropriate manner whilst minimising the visual and environmental impact of such development.				
Reasonable Alternatives No reasonable alternatives have been identified, the option is required to uphold the aims or policy approach of the SPPS (para. 6.240).				
Summary and comparison of options against the Sustainability Objectives This policy has a minor positive impact on the social sustainability objectives of improving health and wellbeing and strengthening society by enabling enhancements to communication and connectivity to be delivered, which will particularly benefit the rural areas where mobile signal coverage is poor. Positive impacts are identified for all three economic sustainability objectives, these are minor for education but significant for enabling sustainable economic growth and managing material assets sustainably. The policy has no effect on the majority of the environmental sustainability objectives, however the strong spatial and policy protections which will require due consideration to be given to the natural and built environment will result in the delivery of positive impacts on natural resources and biodiversity, landscape character and the historic environment and cultural heritage. The latter two will experience significant positive impacts.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to enable sustainable economic growth, to manage material assets sustainably, to maintain and enhance landscape character and to protect, conserve and enhance the historic environment and cultural heritage.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

WWI1 Development Relying on Non-Mains Wastewater Infrastructure

Option	Policy option builds on CTY 16 of PPS21 and now applies to any proposal where no mains connection is available, whether urban or rural (previously only rural). This is to ensure appropriate means of wastewater treatment and disposal to avoid creating or adding to a pollution problem.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Ensuring adequate treatment of foul waste water is an important public health service. The policy will also help to avoid odour nuisance.
2... strengthen society.	0	0	0	The option has no effect on this objective.
3... provide good quality, sustainable housing.	+	+	+	Waste water conveyance is an essential part of delivering good quality sustainable housing. The policy ensures that basic infrastructure is fit for purpose. However, it may influence the delivery of housing in areas where there is not adequate treatment or network capacity, these may be constrained until upgrades to waste water infrastructure have been carried out. The policy would allow the delivery of new housing in areas where there are capacity issues, if it is accompanied by a suitable private treatment plant that meets the standards required for adoption by NI Water, however this may add to development costs. The policy will ensure that new housing is sustainable and does not adversely affect the water environment.
4... enable access to high quality education.	0	0	0	The option has no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Conveyance and treatment of waste water is essential for economic development. Treatment of waste water makes the Borough a more attractive place to live in and visit. It can support tourism via maintaining bathing waters. New economic development may be constrained in areas with identified treatment or network capacity issues, however development would be allowed to proceed if accompanied by a suitable package Wastewater Treatment Plant which meets the standards required for adoption by NI Water. This will not prevent new development, but may add to development costs in some cases. The policy will ensure that new economic development is sustainable.
6... manage material assets sustainably.	+	+	+	The policy ensures that infrastructure is fit for purpose.
7... protect physical resources and use sustainably.	0	0	0	The policy will help to avoid pollution of soils, by ensuring that wastewater is treated to appropriate standards before it is discharged. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option has no effect on this objective.
9... improve air quality.	0	0	0	The option has no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option has no effect on this objective.

11... protect, manage and use water resources sustainably.	+	+	+	The primary objective of the policy is to protect water resources and improve the quality of surface, ground and coastal waters. There have historically been issues with microbiological contamination of shellfish waters in Larne and Belfast Loughs and point sources of pollution including intermittent discharges from waste water are identified pressures. This policy will help to protect aquatic food resources / shellfish waters.
12... protect natural resources and enhance biodiversity.	+	+	+	The receiving waters for many of the Borough's wastewater discharges are European designated sites. Ensuring there is adequate treatment of waste water for new development will help to prevent deterioration of these sites and supports their conservation objectives.
13... maintain and enhance landscape character.	0	0	0	The option has no effect on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option has no effect on this objective.

Summary of Policy

This policy seeks to ensure that proposals for new development relying on non-mains wastewater infrastructure, either individually or cumulatively, do not increase the risk of pollution. A proposal for new development relying on non mains wastewater infrastructure will only be permitted where the applicant has demonstrated, through the submission of sufficient information on the means of wastewater treatment and disposal that it will not create or add to a pollution problem.

Reasonable Alternatives

No reasonable alternative has been identified. This policy is required to uphold legislative requirements of the Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2017.

Given the sewerage/wastewater capacity issues now facing some of our settlements, this policy, previously CTY 16 of PPS21 and only applying to rural proposals (as that is historically where the vast majority of non-mains infrastructure was required), is now required to be applied to some urban proposals where no mains connection is available. This is to ensure appropriate means of wastewater treatment and disposal to avoid creating or adding to a pollution problem.

Summary and comparison of options against the Sustainability Objectives

This policy has a minor positive impact on the social sustainability objectives to improve health and wellbeing and to provide good quality, sustainable housing as the conveyance and treatment of waste water is a key aspect of maintaining public health. The requirement for adequate standards of treatment also supports the economic sustainability objectives of enabling sustainable economic growth and managing material assets sustainably, through ensuring that development places no additional pressure on infrastructure. This policy has no impact on the majority of the environmental sustainability objectives however it will have significant positive impacts on the objectives to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity. Many of the Borough's European sites are water-dependent and waste water treatment works, industrial discharges and septic tanks are identified in the north eastern river basin district management plan as point sources of pollution causing significant issues and pressures on water resources. Ensuring that new discharges do not contribute to pollution will aid in improving water quality.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objectives to protect, manage and use water resources sustainably and to protect, natural resources and enhance biodiversity.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

WMT1 - WMT 3 - Facilities for Waste Management and Disposal.

WMT1 Environmental Impact of a Waste Management Facility, WMT2 Waste Collection and Treatment Facilities and Policy Waste Disposal Sites.

Option	Policy option required to uphold the aims or policy approach of SPPS and PPS 11 by ensuring the environmental impact, location and other criteria for waste management facilities are fully assessed.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Waste facilities perform an important public health function. The locational criteria ensure that location of waste management or disposal sites does not create a nuisance and will not pose a serious environmental pollution risk to air or water.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Businesses depend on the timely removal and processing of waste. Recycling can be an economic contributor. The policies aim to direct development to the most suitable locations, reducing ad-hoc waste management, which may indirectly help to make the Borough a more attractive place.
6... manage material assets sustainably.	+	+	+	Policies encourage and support the proximity principle and support the application of the waste hierarchy in practice. They enable recycling/composting to be facilitated / improved for people and business and facilitate the reuse of resources. They may help to reduce waste production per household, by offering collection and treatment / recovery and reducing the amount of waste that is actually landfilled. The policies encourage the use of derelict contaminated land and allow for energy recovery.
7... protect physical resources and use sustainably.	+	+	+	There is an indirect relationship with minerals in respect of after uses of quarries. Policy prevents facilities being located in areas where proven mineral reserves have been identified and encourages use of brownfield over greenfield which will reduce overall greenfield land use. After use of quarries may potentially affect ESCRs identified for their earth science interest, as some of these are in former quarries, but it is unlikely to impact ASSIs.
8... encourage active and sustainable travel.	0	0	0	The proximity principle seeks to reduce the requirement for transporting waste. The overall impact on the objective is negligible.
9... improve air quality.	0	0	0	Location criteria for WMT1 include consideration of dust and airborne pollutants. There may be some transport emissions and possible impacts from dust. Policies indirectly work towards reducing the amount of waste going to landfill which may indirectly reduce emissions, although these are more likely to be emissions that influence climate change than air quality. Policy allows for waste-to-energy facilities, however these would be subject to emissions regulation through legislation. The overall impact on the objective is negligible.

10... reduce causes of and adapt to climate change.	0	0	0	Reduces total amount of waste going to landfill by enabling other forms of treatment and processing. May reduce emissions of greenhouse gases from landfill. May help to reduce transport requirements. Waste hierarchy encourages reduction in use of resources. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	+	+	+	WM1 requires that new waste management facilities must not pose a serious environmental pollution risk to air, soil or resources and that any adverse impact can be effectively mitigated through appropriate measures. Waste disposal facilities close to watercourses could pose risks to water quality. Location criteria will help to minimise adverse impacts on water quality and reduce risk of leaching. Policy WMT2 also includes waste water treatment facilities, which will have a beneficial impact on water quality.
12... protect natural resources and enhance biodiversity.	+	+	+	WMT1 requires that new waste management facilities must not pose a serious environmental pollution risk to air, soil or resources and that any adverse impact can be effectively mitigated through appropriate measures. New waste management facilities will deliver no real gains for biodiversity however the policies aim to control adverse impacts and ensure that biodiversity is not adversely affected. WMT1 has a requirement for aftercare / restoration which would include consideration of biodiversity and supports the objective. WMT3 includes the requirement to enhance biodiversity through restoration and aftercare plans. Location criteria encourage the reuse of previously developed areas, which will help to reduce the uptake of greenfield sites.
13... maintain and enhance landscape character.	-	-	-	The nature of waste management treatment and disposal facilities means that they could have adverse impacts on landscape character. The policies aim to, where possible, minimise impact on landscape character. Coastal views and seascape are also a consideration. The location criteria will help to direct certain types of development to areas that are best suited to accommodating them, and the policies aim to prevent unacceptable impacts, however it is possible that some adverse impacts may occur.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	WMT1 requires consideration of impacts from new or extended waste management facilities which includes the historic environment. Facilities can be sited away from identified assets and negative impacts can be avoided. The overall impact on the objective is negligible.

Summary of Policies:

Policy WMT1 Environmental Impact of a Waste Management Facility: A proposal for a new or expanded waste management facility will be permitted where there is no unacceptable adverse impact on the environment. Where there is adverse impact(s), a proposal can only be approved if it can be demonstrated, to the satisfaction of the Council, that the impact can be effectively mitigated through appropriate measures.

Policy WMT2 Waste Collection and Treatment Facilities: A proposal for the development of a waste collection or treatment facility will be permitted where it meets the General Policy and accords with other provisions of the LDP. In addition, the applicant will be required to demonstrate that there is an identified need for the facility and that one or more of the identified locational criteria are met.

Policy WMT3 Waste Disposal Sites: A proposal for the development of landfill or land raising facilities for the disposal of waste will be permitted where it meets the General Policy and accords with other provisions of the LDP. In addition, applicants will be required to demonstrate that all identified criteria are met.

Reasonable Alternatives:

No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of the SPPS and PPS 11.

Summary and comparison of options against the Sustainability Objectives:

The policies have a minor positive impact on improving health and wellbeing but no other effects are identified for the social sustainability objectives. In terms of the economic sustainability objectives, a minor positive impact is identified for enabling sustainable economic growth and a significant positive impact on managing material assets sustainably. Negligible impacts are recorded for four of the environmental sustainability objectives as the policies will either have limited effect or will serve to protect against negative impacts. The objectives to protect physical resources and use sustainably, to protect, manage and use water resources sustainably and to protect natural resources and enhance biodiversity will experience a minor positive impact from these policies. The appraisal recognises that nature of waste management facilities and waste disposal sites is such that it may be difficult to avoid or mitigate all adverse impacts on landscape character. Consequently, a minor negative impact is recorded for this objective.

The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? There are significant positive effects identified for the objective to manage material assets sustainably.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

No additional measures have been identified.

WMT4 Development in the Vicinity of a Waste Management Facility.

Option	Policy option required to uphold the aims or policy approach of SPPS (para 6.318) and PPS 11 by preventing conflict between waste management facilities and neighbouring uses.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	+	+	+	Keeps people away from facilities that may generate nuisance impacts, which helps to support this objective. Enables facilities to have space for upgrades which may benefit public health.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	May constrain some housing development to a very limited extent, but makes the housing more sustainable and would not affect the overall delivery of required housing numbers.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	+	+	+	Allows waste management facilities to operate as designed and expand if needed. Waste processing and recovery can contribute to the Borough’s economy.
6... manage material assets sustainably.	+	+	+	Protecting waste management and waste water facilities means they can remain fit for purpose for longer and can continue operating without constraint. Indirectly helps to support the reuse of resources.
7... protect physical resources and use sustainably.	0	0	0	Allows an existing facility space to expand rather than having to relocate - indirectly helps to enable efficient use of land. The overall impact on the objective is negligible.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	Emissions from waste management facilities are regulated by other means. The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11... protect, manage and use water resources sustainably.	0	0	0	Indirectly supports the objective by creating a buffer around WwTWs that would provide space to enable expansion or upgrades which may be necessary to improve water quality. The overall impact on the objective is negligible.

12... protect natural resources and enhance biodiversity.	0	0	0	The option would have no effect on this objective.
13... maintain and enhance landscape character.	0	0	0	The option would have no effect on this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	The option would have no effect on this objective.
Summary of Policy A proposal involving the development of land in the vicinity of an existing or approved waste management facility or waste water treatment works (WwTW), will only be permitted where it will not prejudice or unduly restrict activities permitted to be carried out within such facilities and the proximity to waste management facilities (or WwTWs) will not give rise to unacceptable adverse impacts in terms of people, transportation, or the environment.				
Reasonable Alternatives No reasonable alternatives have been identified. The option is required to uphold the aims or policy approach of SPPS (para 6.318) and PPS 11.				
Summary and comparison of options against the Sustainability Objectives: This policy has a very narrow scope and spatial extent and consequently the appraisal has identified a perceptible impact on only three of the sustainability objectives. A minor positive impact is identified for the objectives to improve health and wellbeing, to enable sustainable economic growth and to manage material assets sustainably.				
The most sustainable option: This option is the only option; the appraisal has considered to it be a sustainable option.			The preferred option: This option is the only option.	
What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.				
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.				
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.				

WMT5 Land Improvement.

Option	Policy option required to enable assessment of land improvement development proposals.			
Sustainability Objective	ST	MT	LT	Explanation
1... improve health and wellbeing.	0	0	0	The option would have no effect on this objective.
2... strengthen society.	0	0	0	The option would have no effect on this objective.
3... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5... enable sustainable economic growth.	0	0	0	Provides the construction industry with local outlets for depositing inert waste. Also supports the agriculture industry by enabling steep or poorly-draining land to be levelled or improved. The overall impact on the objective is negligible.
6... manage material assets sustainably.	0	0	0	Diverts waste from landfill by reusing it in agricultural land improvement - this may reduce the rate of landfill filling up. However it is recognised that may be better uses for this type of waste, for example it could be moved up the waste hierarchy and recycled/reused for construction purposes. The overall impact on the objective is negligible.
7... protect physical resources and use sustainably.	-	-	-	This option will result in the loss of some semi-natural land cover. By not reusing this type of fill for construction, it may mean that greater quantities of hard stone are quarried. However, there are currently no known alternative mechanisms within our Council area that are widely available to recycle this type of material.
8... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9... improve air quality.	0	0	0	The option would have no effect on this objective.
10... reduce causes of and adapt to climate change.	0	0	0	Land improvement may result in the loss of some areas of wetland. However, the areas involved are likely to be small. The overall impact on the objective is negligible.
11... protect, manage and use water resources sustainably.	0	0	0	Policy requires that unacceptable adverse environmental impacts are prevented or appropriately controlled by mitigating measures. Infill would not be permitted in a flood plain. Having this policy provides safeguards against pollution of watercourses and groundwater - an absence of the policy may lead to greater frequency of inappropriate / unregulated disposal methods which could pose a pollution risk.

12... protect natural resources and enhance biodiversity.	-	-	-	While the agricultural land that is proposed to be improved may not be best suited to intensive agriculture (hence the requirement for improvement), it may represent good quality habitat for flora and fauna which will be lost by the improvement activity. The policy (via WMT1) requires mitigation of adverse impacts and appropriate restoration and aftercare that will help to enhance biodiversity, but mitigation and restoration may not fully offset the loss. An absence of the policy may lead to greater frequency of inappropriate / unregulated disposal methods which would not include mitigation or restoration and could have greater negative consequences for this objective.
13... maintain and enhance landscape character.	?	?	?	Raising levels associated with land improvement may result in change in landscape character. The policy includes criteria to limit the quantity of fill, which will help to reduce the scale of negative impacts on landscape quality. The effect on the objective will depend on the frequency, nature, scale and location of land improvement. An absence of the policy may lead to greater frequency of inappropriate / unregulated disposal methods which would not include mitigation or restoration and could have greater negative consequences for this objective.
14... protect, conserve and enhance the historic environment and cultural heritage.	0	0	0	Infilling of identified heritage features would not be permitted under this policy. Land improvement may have an effect on the setting of certain types of heritage asset where infilling occurs nearby however any effects on setting would be controlled under HE policies. Topsoil stripping for land improvement may damage or destroy unrecorded or buried archaeology, however, pre-construction surveys identified through the planning process could help to reduce the risk or avoid negative impacts. An absence of the policy may lead to greater frequency of inappropriate / unregulated disposal methods which would not include mitigation or restoration and could have greater negative consequences for this objective.

Summary of Policy:

A proposal for the disposal of inert waste by its deposition on land will be permitted where it meets the General Policy and accords with other provisions of the LDP. In addition, the applicant will be required to demonstrate that it will result in land improvement and all the identified criteria have been met.

Reasonable Alternatives:

Consideration was given to an alternative option of not bringing through a policy for land improvement. This alternative option was considered due to the fact that land improvement through infilling may no longer be seen as a sustainable form of development for disposing of waste (soils, clays and builders rubble, etc.) which can all be moved up the waste hierarchy to some extent rather than being disposed of in this way. However, the evidence base indicates that the disposal of inert waste is an issue in the Borough. It was determined that having no policy for land improvement would not be a reasonable alternative and instead the policy should be retained. This will enable the assessment of proposals for agricultural land improvement which do not fall under permitted development, and for remediation of cases where land improvement through infilling has already taken place. In such cases the environmental damage to reinstate the land to its former condition may be worse than to have control over the development.

Summary and comparison of options against the Sustainability Objectives:

The policy option has no impact on the social sustainability objectives. A number of effects were identified on the economic sustainability objectives, however these are not considered to be of a scale sufficient to raise a perceptible impact. Minor negative impacts are identified for the objectives to protect physical resources and use sustainably and to protect natural resources and enhance biodiversity, as land improvement may be associated with the loss of biodiverse habitats for which it may not be possible to fully mitigate or offset through restoration. Uncertain impacts are identified for the objectives to maintain and enhance landscape character. While some possible effects are identified for the objective to protect, conserve and enhance the historic environment and cultural heritage, it is considered that negative effects will be controlled through policy and will not have a perceptible impact. While this policy does not result in any positive impacts on the sustainability objective, it helps to provide a mechanism for safeguarding against significant negative impacts from unauthorised infilling and enables the Council to have control over any remedial development or reinstatement. While land improvement may not be the most sustainable method of reusing inert fill, in the absence of any reasonable alternative, the policy is considered to be a necessary requirement.

The most sustainable option: This option is the only option. The sustainability appraisal has identified that this may not be a wholly sustainable policy, however an absence of policy would result in potentially significant negative impacts on a number of the environmental sustainability objectives.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option? No likely significant effects are identified for the preferred option.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Use of the biodiversity checklist will help to identify species or habitats of conservation importance which may require protection or mitigation.

HE1: Archaeological Remains and their Settings

Option	Take forward the broad thrust and direction of policy including the SPPS and PPS6.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Visiting sites of cultural interest and cultural engagement can be linked to wellbeing. Access to sites for personal, practical and voluntary involvement in the archaeological excavations has the potential to influence mental health positively through wellbeing and personal happiness. It is the physicality of excavation and the active engagement with other people in the process of archaeological discovery and learning that supports the growth of positive personal attributes, which can result in an increased sense of wellbeing and positive mental health.
2.... strengthen society.	+	+	+	The aim of the policy is to protect and enhance heritage assets including their conservation for future generations. Cultural heritage is an integral part of local communities and local distinctiveness and the policy supports measures to promote the understanding and enjoyment of the heritage asset or better revealing their significance. Cultural assets can bring people together for therapeutic or social purpose providing a common point of interest or experience with multiple benefits for this objective including social interaction and social cohesion, through creative opportunities and sharing of experiences.
3.... provide good quality, sustainable housing.	-	-	-	Under the policy, there could be additional costs to housing developers if archaeological remains were located on proposed housing sites. In Carrick, Ballycarry and Whitehead, there are Archaeological Areas of Potential and so the likelihood of finding historic remains does exist. Although the policy is likely to affect several urban areas, it is unlikely to affect the overall delivery of the objective.
4.... enable access to high quality education.	0	0	0	Negligible effect although the policy could help to provide a method for recording information and a source of information for educational purposes and as a future resource particularly supportive of third level education.
5.... enable sustainable economic growth.	+	+	+	Archaeology can contribute substantially to place-making - enhancing the image of a place and making it somewhere people want to live. This can increase the potential income from a location and help to encourage development that looks to preserve cultural heritage. —understanding and enhancement of cultural significance or ‘cultural capital’, has a positive effect on the value of heritage assets. The policy would help to make the Borough a more attractive location for investment helping to maintain local footfall and the vibrancy of an area by focusing on local historic environment features, or archaeological assets. These could become tourist attractions and support local economic ventures. The policy should help to encourage and support the preservation of the historic environment as an aspect of the tourism sector.
6.... manage material assets sustainably.	0	0	0	Negligible effect although an Area of Significant Archaeological Interest could affect delivery of renewables but the ASAI is of such a small scale in relation to the total spatial area of the Borough that any effect on this aspect of the objective would be negligible.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect although there could be potential impacts on minerals if an Area of Significant Archaeological Interest is found which would preclude any related development.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.

10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect although there could be areas or sites such as the Area of Significant Archaeological Interest where the policy also helps to protect degraded peatland habitat that could, if restored, become more important for carbon and water storage. The policy also supports measures to mitigate climate change where these would not harm the special interest or appearance of the heritage asset.
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	Negligible effect although the policy would help to conserve areas/sites and their settings where natural features and local biodiversity including protected species would most likely be present. The policy could help to conserve the natural heritage and biodiversity potential of archaeological sites.
13.... maintain and enhance landscape character.	+	+	+	The policy option would help to protect and conserve historic features and their settings of regional and local importance. It would help to minimise any visual intrusion from development whilst protecting landscape designations. The policy would help to protect local distinctiveness by conserving features and their settings, as well as ensuring new development would be well designed so that it can be sensitively integrated without any visual intrusion on local landscape character.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy option would help to ensure excavation and interpretation of archaeological remains before any development. This approach would support the development of cultural activities linked to the protection of the historic/archaeological assets. The policy would help to conserve features that make or add to the local distinctiveness of a location and protect its sense of place. The opportunity to record archaeological information before development would be feasible enabling people to benefit from the accurate recording of information.
Summary of Policy The aim of policy HE1 is to protect our Borough's archaeological remains from development that would have an adverse impact on their integrity and setting and provide policy direction in relation to Archaeological Assessment, Evaluation and Mitigation. This aim has taken account of and is consistent with the provisions of the SPPS. The policy is an evolution of those policies as contained within and has taken account of the SPPS.				
Reasonable Alternatives No reasonable alternatives were identified through either the policy development or consultation; these policies are the only realistic option to meet the aims of the RDS and SPPS.				

Summary and comparison of options against the sustainability objectives:

The policy option was predicted to have positive effects on some of the social, economic and environmental sustainability objectives. Minor positive effects were predicted for delivery of the health and wellbeing, and strengthening society objectives, with positive outcomes predicted based upon the policy enabling people to benefit from visiting archaeological sites for work, education or personal experience. The policy supports the growth of positive personal attributes, which can result in an increased sense of wellbeing and positive mental health. The protection and enhancement of the heritage assets including their conservation for future generations enables the assets to become an integral part of local communities and can provide a common point of interest where people can meet and socially engage and share experiences. However, an adverse effect of the policy on delivery of the housing objective was predicted based on additional costs to developers if archaeological remains are located on proposed housing sites in some urban areas. Minor positive outcomes were also predicted for delivery of the enabling sustainable economic growth objective based upon the policy enabling place-making through the conservation of the historic assets. This approach to archaeological conservation can make a place more attractive to visitors and investors with positives for all of the local economy. Significant positive effects were predicted for two of the environmental objectives including maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. Positive effects were based on the policy protecting and conserving historic assets and their settings from visual intrusion. The approach of the policy would not only protect historic /archaeological assets that add to local distinctiveness and sense of place but also support cultural activities including the opportunity to excavate and record archaeological information.

The most sustainable option: The option is the only option; the appraisal has considered the option to be a sustainable option.

The preferred option: The option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the maintaining and enhancing landscape character objective; and the protecting, conserving and enhancing the historic environment and cultural resources objective; over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects were identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Mitigation measures would be planning conditions to control development that may affect archaeological remains of regional and local importance and their settings.

HE2 - 7: HE2 Historic Parks, Gardens and Demesnes, HE3 Listed Buildings - change of use or extension/alteration or conversion of a listed building, HE4 Listed Buildings - demolition, HE5 Development affecting the Setting of a Listed Building, HE6 Conservation Areas, HE7 Areas of Townscape Character

Option	Take forward the broad thrust and direction of policy including the SPPS and PPS6.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	+	+	+	Conserving the historic environment and treasured local elements of the landscape and townscape is seen as an important factor in establishing and retaining local character, distinctiveness, diversity and identity. Cumulatively these policies ensure that historic areas and assets would be designated, protected and conserved and enable provision of shared and open space where people can visit and use with positive benefits for people's physical and mental health and well-being. The policies ensure that areas would be retained and conserved where people from different backgrounds can socially interact.
2.... strengthen society.	+	+	+	The policy can support this objective by helping to enhance shared spaces - parks gardens and demesnes, listed buildings, conservation areas and ATCs may either be a shared space or be located around shared spaces (e.g. town squares/town centres). Protecting and enhancing these assets contributes to sense of place. The importance of buildings and other assets can be felt across generations, especially older generations and people who have lived in the area for a long time. Cumulatively the policies would help to retain and conserve areas of shared space where social interaction will be facilitated for people from different community backgrounds and across generations.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect of the policies on delivery of the objective. The policies would help to retain and conserve areas for historic assets and in some areas such as ATCs, housing may be restricted or constrained - design and density. Housing is already present in some town centres but design and plot density must fit with the surrounding context. The policies support the potential for historic building stock to be brought back into use and re-used for housing.
4.... enable access to high quality education.	0	0	0	The policies help to retain and conserve areas for historic assets that could help to support and sustain related building and craft skills. The areas could also be used for educational purposes. The preserving of archaeological assets and in some cases the requirement for their excavation and investigation can assist with and support third level education, whilst the preserving, conservation and enhancement of our historic environment can provide enrichment at all levels of education.
5.... enable sustainable economic growth.	+	+	+	Cumulatively the policies would help to make the best use of location by adequately facilitating the retention and conservation of historic assets /features and their settings using designations like Conservation Areas. This approach would help to sustain as well as encourage local vitality and vibrancy through heritage led tourism, regeneration and historic/cultural initiatives. There are key historic assets/buildings within the Borough that are already the focus of tourism such as Glenarm Castle and the policies would help to protect their future conservation. The policies would also help to encourage and facilitate appropriate design which would help to make the localities more attractive place to live, work, visit and invest –helping to futureproof the Borough as an economic asset. For example, it has become a popular film location.
6.... manage material assets sustainably.	0	0	0	Negligible effect of the policies on the objective but they would help to encourage the retention, conservation and reuse of existing resources, which is a more efficient and sustainable approach to building and development.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect of the policies on the objective but they would help to encourage and facilitate reuse of buildings, which could help avoid greenfield development and help avoid any impacts on land/soil in the wider countryside. The conservation of buildings and the retention of green open space, both supported and promoted by these policies will help reduce the need for the production of high energy building materials and retain valuable green spaces and vegetation.

8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The option would have a negligible on this objective. The retention of open space, parks and gardens and the saving on manufacture of building materials will help to maintain better air quality across the Borough.
10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect although the policies would help to encourage the retention, conservation and reuse of existing resources, which may help to reduce greenhouse gas emissions due to reduced consumption of raw materials and energy but also improved energy efficiency of renovated buildings. The retention of semi-natural land also builds natural resilience into the built environment. The Policy also supports measures to mitigate climate change where these would not harm the special interest or appearance of the heritage asset. However, the protection of historic assets could potentially constrain the application of certain renewable energy technologies
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	+	+	+	Together the policies would facilitate the retention and conservation of historic areas that very often have semi-natural land cover and some type of wildlife corridor, particularly in the gardens, parks and demesnes. The policies can also protect the settings of historic features, which could be green/blue infrastructure - these can be significant areas of land in the Borough. In some of the historic assets and buildings there would be potential for protected species to be located there including bats and birds. The policies would help to protect these assets and their settings and indirectly the local biodiversity value.
13.... maintain and enhance landscape character.	+ +	+ +	+ +	The policies would help to retain, protect and conserve the setting of historic features/assets in the Borough, which would help to conserve these areas or buildings as an intrinsic part of the local landscape character. The policies would be likely to align with landscape designations and will assist in ensuring that all new development respects the historic landscape, protects key views and allow a full assessment of the visual impact of the proposed change relative to the scale of the heritage asset and the key attributes of its setting to be undertaken.
14.... protect, conserve and enhance the historic environment and cultural resources.	+ +	+ +	+ +	Cumulatively the policies would help to protect, conserve and enhance the historic environment within the Borough. These would help to protect the local distinctiveness and character of locations helping to maintain a sense of place. The policies would also help to support related cultural activities/initiatives and facilitate interpretation and understanding of the historic environment.

Summary of Policies:

The aim of policy HE2 is to protect our Borough's Historic Parks, Gardens and Demesnes from development that would have an adverse impact on the overall character and integrity of these distinct areas. This aim has taken account of and is consistent with the provisions of the SPPS. The policy is an evolution of previous PPS, taking account of the SPPS. The aim of policy HE3, HE4 and HE5 is to protect, conserve and where possible enhance the Listed Buildings located within our Borough. This aim has taken account of and is consistent with the provisions of the SPPS. The aim of policy HE5 is to support development which preserves or where possible, enhances the character and appearance of our Borough's Conservation Areas and their settings. This aim has taken account of and is consistent with the provisions of the SPPS. The aim of policy HE7 is to ensure that development proposals respect the appearance and qualities of our Borough's townscape areas and maintain or enhance their distinctive character. This aim has taken account of and is consistent with the provisions of the SPPS.

Reasonable Alternatives:

No reasonable alternatives have been identified. Option is required to uphold the aims of the RDS and the SPPS.

Summary and comparison of options against the sustainability objectives:

The policies were predicted to have positive effects on two of the social, one of the economic and three of the environmental sustainability objectives. Minor positive effects were predicted for delivery of the health and wellbeing and the strengthening society objective. Positives were based upon the provision of shared space where people can visit and socially interact. The policies can also help to protect and enhance these shared spaces helping to add to a sense of place whilst also ensuring provision of shared space for generations to benefit from. Minor positive effects were also predicted for delivery of the natural resources objective because the policy for historic parks, gardens and demesnes protects and conserves semi-natural areas, historic parks and gardens with a local biodiversity value. Significant positive effects were also predicted for delivery of the enabling sustainable economic growth objective. Cumulatively the policies help to make the best use of location by protecting historic assets and features that help to maintain local distinctiveness and attract visitors and investment an area. This approach helps to sustain as well as encourage local vitality and vibrancy through heritage led tourism, regeneration and historic/cultural initiatives. Significant positive effects were also predicted for maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. Positives were based upon the retention and conservation of assets and features intrinsic to local landscape character and the requirement for visual impact assessments. This approach would ensure the conservation and enhancement of the historic environment and help to facilitate related cultural activities/initiatives including interpretation and understanding of the historic environment.

The most sustainable option: These options are the only options; the appraisal has considered them to be sustainable.

The preferred option: These options are the only options.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of enabling sustainable economic growth, maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources; over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects were identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross-reference with other relevant policy. Encouraging, promoting and supporting training initiatives in heritage skills that support the restoration of historic assets may assist in the reduction of some of the costs and constraints required to restore heritage assets. Supplementary Planning Guides/Conservation Area Designs Guides may also provide some certainty and clarity to developers on what is expected for an area/ listed building.

HE8: Non-listed Locally Important Building or Vernacular Building

Option	Take forward the broad thrust and direction of policy including the SPPS, PPS 6 and PPS 21.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Negligible effect of the option on delivery of the objective although there could be some links if regeneration of a building/area could lead to use for health facilities or community service provision. Regeneration could also help improve the appearance of the local area which may restore a sense of identity and pride with associated benefits for people's mental health and well-being.
2.... strengthen society.	0	0	0	Negligible effect but this option has the potential to strengthen the community through regeneration of heritage assets - as opposed to vacant buildings, or buildings of a poor standard and would potentially help to retain buildings for conversion or reuse for community/social purposes, which may be particularly useful in rural areas. The policy could also deliver positives for local communities through the provision of shared space. The quantity and location of potential buildings, and local need for community assets is currently not known and there are resource implications for Council in identifying them.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as the policy could potentially help to reduce the number of unfit homes by facilitating adaptation of older buildings/dwellings into a mix of housing types but the reuse of old stock for housing would likely only make a small contribution to the objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	Negligible effect as the policy could help to improve the local attractiveness of the Borough by reusing and enhancing local buildings/dwellings that may be vacant or fallen into disrepair. This approach could help to retain or add to the local character, which should help to attract visitors, residents and investors with disposable incomes. This policy would be supportive of tourism but could also enable and encourage new economic opportunities.
6.... manage material assets sustainably.	0	0	0	Negligible effect as the policy could encourage and facilitate the reuse of existing resources by encouraging the preservation and use of buildings.
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect but the policy has the potential to encourage and facilitate the reuse of existing resources by encouraging the preservation and use of buildings, which could reduce development of greenfield land.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect as the policy would enable the reuse and conversion of older buildings, which could reduce greenhouse gas emissions through reduced consumption of raw materials, energy and less waste production. Conversions would likely be to more energy/resource efficient buildings. The need to support climate change mitigation is reflected in the text, including the opportunity to re-use existing buildings and therefore take account of the embodied energy within these buildings. The Policy also supports measures to mitigate climate change where these would not harm the special interest or appearance of the heritage asset. However, the protection of historic assets could potentially constrain the application of certain renewable energy technologies.

11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.
12.... protect natural resources and enhance biodiversity.	0	0	0	Negligible effect of the policy on the objective as it would help to retain the local setting of buildings where there could be local biodiversity such as bats. Policy option able to deliver positive benefits by potentially reducing development across the wider countryside by enabling and supporting reuse of existing buildings/sites and potentially help avoid development of greenfield land.
13.... maintain and enhance landscape character.	+	+	+	The policy would help to retain and conserve locally important buildings and their settings, likely to be indicative of an area and intrinsic to the local landscape character. The policy could help to conserve buildings that add local distinctiveness and help to define the local setting. The reuse of existing buildings would reduce land-take and potentially reduce visual impact.
14.... protect, conserve and enhance the historic environment and cultural resources.	+ +	+ +	+ +	The policy would help to retain and conserve locally important buildings and their settings, likely to be indicative of an area's culture or history. This approach should help to facilitate the conservation of buildings that are locally distinctive and add to a sense of place. It would also help protect and conserve local character as well as enable and provide opportunities to enhance assets with an historic value and assist in the preservation of the settings of heritage assets. The encouragement of traditional building methods and materials will be positive in keeping the historic character and fabric.
Summary of Policy: Policy HE8 relates to Non-listed Locally Important or Vernacular Buildings, this policy still retains the intent of BH15 in that there is a presumption in favour of the sympathetic conversion or re-use of these types of buildings - however In BH15 criterion (d) indicated that normally no new extensions should be allowed, we considered this criterion to be overly restrictive and have omitted it from HE 8 but have included criterion (b) to ensure that any proposed extension is subservient to and uses materials and finishes which are sympathetic to the existing building. Policy wording relating to the Replacement of Non-listed Vernacular Dwellings has been introduced which both signposts to the Replacement Policy and stipulates that the existing dwelling must be retained and incorporated into the layout of the overall development. However, we have some concerns regarding the application of this policy as it relies heavily on the identification of these non-designated heritage assets. Footnote 11 of the SPPS states - 'A historic building of local importance, is a building, structure or feature, whilst not statutory listed, has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance.' From a Council perspective there are resource implications in identifying these heritage assets.				
Reasonable Alternatives: No reasonable alternatives were identified through either the policy development or consultation and it was determined that these policies are the only realistic option to meet the aims of the RDS and SPPS.				

Summary and comparison of options against the sustainability objectives:

The policy option has a narrow scope with negligible or no effects on the majority of the sustainability objectives other than two of the environmental objectives. Minor positive effects were predicted against the maintaining and enhancing landscape character objective; and significant positive effects against protecting, conserving and enhancing the historic environment and cultural resources objective. These positive effects were based upon the policy helping to retain locally important buildings and their settings that are intrinsic to local landscape character with reuse potentially able to reduce visual impact. This approach would also help to retain and conserve locally important buildings and their settings, likely to be indicative of an area's culture or history and help to facilitate the conservation of buildings that are locally distinctive and add to a locality's sense of place. The encouragement of traditional building methods and use of materials would be positive in keeping the historic character and fabric.

The most sustainable option: The option is the only option; the appraisal has considered the option to be a sustainable option.

The preferred option: The option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects were predicted for delivery of the protecting, conserving and enhancing the historic environment and cultural resources objective; over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects are identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Cross over with other relevant policies.

HE 9: Enabling Development for the Conservation of Heritage Assets and Significant Places

Option	Take forward the direction of policy including the SPPS and PPS23 - Enabling Development for the Conservation of Significant Places			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	0	0	0	Negligible effect although the main feature/asset could be linked to people's health and wellbeing and may enable positive gains for people's physical and/or mental health and wellbeing through either use and access, or an amenity value.
2.... strengthen society.	0	0	0	Negligible effect although the policy could create a potential meeting place or shared space for social interaction, which would enable positive benefits for the public.
3.... provide good quality, sustainable housing.	0	0	0	The policy could potentially help to deliver housing but much would depend on the type of project coming forward and also its location as that may not be the most sustainable in the context of spatial planning. The instances of where the policy will be used are likely to be so infrequent that the effect on the objective is uncertain, but the impact is negligible.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	0	0	0	The policy would enable economic development but it would depend on the type of project coming forward as to how much of an impact there could be on local economic development. The quantity of applications likely to come forward under the policy would likely be very low and so a negligible effect has been recorded for this objective.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	?	?	?	The policy option could lead to potential loss of greenfield land depending on the type of project coming forward and its location. If in the wider countryside and outside of any settlement development limits then the potential risk of impacts on physical resources - land/soils/minerals would be greater.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.

12.... protect natural resources and enhance biodiversity.	?	?	?	The policy could enable projects potentially large-scale and most likely to be located in the wider countryside so potential adverse impacts on local biodiversity, green/blue infrastructure and semi-natural areas would be more likely. Much would depend on the scale of the project, its location and feasible mitigation.
13.... maintain and enhance landscape character.	?	?	?	The policy could enable potentially large-scale developments/projects where there could be impacts on local landscape character due to visual intrusion from the new development with potentially adverse impacts on local visual amenity. Much would depend on the scale, type and siting of project coming forward as well as its location in the context of local landscape character.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy could help to encourage, enable and facilitate the preservation of historic features and their settings for public use by enabling a development on the basis that the asset would be preserved and integrated. The historic/cultural value of the asset and its setting would most likely be integral to any proposal linked to its conservation and so the integrity of the asset should not be adversely affected.

Summary of Policy:

Enabling Development is development which conflicts with other policies in the LDP and which, in its own right, would normally be considered unacceptable, but which may be supported if Council is satisfied that the proposal will facilitate and secure the long-term future of a heritage asset by using the profit generated by the proposed development. It is intended that this policy will only be used as a last resort where the long-term public benefit of securing a significant place decisively outweighs the disadvantages of departing from other LDP policy provisions. This policy was taken across relatively unchanged - the phrase 'significant place' was replaced by 'heritage asset' as we consider this to be a clearer and stronger wording on what is deemed as important in the context of the historic environment.

Reasonable Alternatives:

No reasonable alternative has been identified. Option required to uphold the aims of the RDS and the SPPS.

Summary and comparison of options against the sustainability objectives:

The policy would have a narrow scope and therefore most predicted outcomes for all of the sustainability objectives were either negligible or no effect. Uncertain outcomes were predicted for delivery of the economic objective to protect physical resources and use sustainably. These uncertainties were based upon the unknowns as to what type of project may come forward and its location. If located within the wider countryside and outside of any settlement development limits then the potential risk of impacts on physical resources - land/soils/minerals could be greater. Uncertain outcomes were also predicted for delivery of the environmental objectives for protecting natural resources and enhancing biodiversity, and maintaining and enhancing landscape character. These uncertainties were again based upon the unknowns as to what type of project may come forward, the scale of it and its location. There could be adverse impacts on local biodiversity and local green/blue infrastructure networks and there could be adverse impacts on local landscape character and visual amenity. Much would depend on the scale, type and siting of project coming forward as well as its location in the context of local landscape character. The policy was predicted to deliver a minor positive for delivery of the environmental objective for the historic environment and cultural resources. The policy could help to encourage, enable and facilitate the preservation of historic features and their settings for public use by enabling a development on the basis that the asset would be preserved and integrated. The historic/cultural value of the asset and its setting would most likely be integral to any proposal linked to its conservation and so the integrity of the asset should not be adversely affected.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? No likely significant positive effects of the policy were predicted for the delivery of the objectives.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: Consideration of development proposals against other relevant policies.	

AD1: The Control of Advertisements

Option	Take forward the broad thrust and direction of the SPPS and provide policy on advertisements and signage; providing specific criteria and restrictions that will promote the protection and enhancement of the distinctive local qualities of our towns, villages and countryside.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and wellbeing.	+	+	+	The policy option would help to provide health and safety for road users by ensuring any potential distractions to road users - drivers and pedestrians, would be avoided.
2.... strengthen society.	0	0	0	The option would have no effect on this objective.
3.... provide good quality, sustainable housing.	0	0	0	The option would have no effect on this objective.
4.... enable access to high quality education.	0	0	0	The option would have no effect on this objective.
5.... enable sustainable economic growth.	+	+	+	The policy option would provide potential positives to making a location more attractive to residents, investors and visitors by helping to manage local amenity. The policy would enable local businesses to advertise themselves, which should encourage footfall and competitiveness. The policy would help to ensure appropriate signage is sought which would be unlikely to limit any economic ventures.
6.... manage material assets sustainably.	0	0	0	The option would have no effect on this objective.
7.... protect physical resources and use sustainably.	0	0	0	The option would have no effect on this objective.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	0	0	0	The option would have no effect on this objective.
10.... reduce causes of and adapt to climate change.	0	0	0	The option would have no effect on this objective.
11.... protect, manage and use water resources sustainably.	0	0	0	The option would have no effect on this objective.

12.... protect natural resources and enhance biodiversity.	0	0	0	The option would have no effect on this objective.
13.... maintain and enhance landscape character.	+	+	+	Potential impacts on local landscape character from signage could occur and so the policy option helps to control any potential visual intrusion from signage by sensitively integrating to local setting/amenity.
14.... protect, conserve and enhance the historic environment and cultural resources.	+	+	+	The policy approach would be able to protect the setting of historic buildings and features by helping to minimise visual intrusion on local character. There is potential for signage to impact on townscape and the policy would help to minimise any impacts and retain a sense of place. The policy could help to conserve local distinctiveness and sense of place derived from the historic environment.
Summary of Policy: We have amalgamated the existing operational policies contained within PPS 17, PPS 6 and addendum to PPS 6 into one single Control of Advertisement Policy - the intent of the previous policies has been carried forward within Policy AD1 with the addition of specific wording which stipulates that permission will not be granted for flashing, scrolling, animated, intermittent or moving digital displays and message boards within Conservation Areas, and ATC's and their settings or on listed buildings or within the curtilage of a listed building.				
Reasonable Alternatives: No reasonable alternatives were considered necessary; policy AD1 is the only realistic option to meet the aims of the RDS and SPPS.				
Summary and comparison of options against the sustainability objectives: The policy would have a narrow scope and predicted outcomes for most of the social, economic and environmental sustainability objectives were no effect. Minor positive outcomes were predicted for delivery of the social objective for improving health and wellbeing and positives were based upon the policy option providing health and safety for road users by ensuring any potential distractions to road users - drivers and pedestrians, would be avoided. Minor positive effects were also predicted for delivery of the enabling sustainable economic growth objective. These positives were based upon the policy helping to make a location more attractive to residents, investors and visitors by contributing to local amenity but at the same time enabling businesses to appropriately advertise themselves, which should encourage footfall and competitiveness. Minor positives were predicted for delivery of the environmental objective for maintaining and enhancing landscape character based upon the policy option helping to control visual intrusion from signage by sensitively integrating to local setting/amenity. Significant positive outcomes were predicted for delivery of the environmental objective for protecting, conserving and enhancing the historic environment and cultural resources. These positives were based upon the policy facilitating protection of the setting of historic buildings and features by minimising visual intrusion on local character. Inappropriate signage could have a particularly adverse impact on townscape but the policy would help to conserve local distinctiveness and sense of place derived from the historic environment by minimising visual intrusion.				

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.	The preferred option: This option is the only option.
What likely significant effects are envisaged with the preferred option? Likely significant positive effects of the policy were identified for delivery of the protecting, conserving and enhancing the historic environment and cultural resources objective; over the short, medium and long-term timeframes.	
What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.	
Measures to reduce negative effects and promote positive effects: No additional measures have been identified.	

SFA1: Strategic Focus Areas

Option	This option allows for the designation of Strategic Focus Areas which will aim to support the successful and sustainable development of discrete urban areas that are strategically important for our Borough. SFAs will have regard to the Council's vision for the area concerned.				
Sustainability Objective	ST	MT	LT	Explanation	
1.... improve health and well-being.	+	+	+	The policy option would support the creation or enhancement of shared space within the public realm and strengthen linkages between key nodes, gateways and green/blue infrastructure. The option will help to provide quality and aesthetically pleasing shared spaces with enhanced accessibility, that people can visit and experience. People should benefit from the social interaction and leisurely activity with positives for their mental and physical health and wellbeing.	
2.... strengthen society.	+	+	+	The policy option would support the creation or enhancement of shared space with positives for people's mental wellbeing through facilitating quality and aesthetically pleasing shared spaces with enhanced accessibility, which will encourage people to visit and experience these urban areas and socially interact within them. The policy approach seeks to retain or enhance shared space and improve accessibility to it. The option would enable the use of quality buildings and the streetscape to strengthen the identity of these areas, which should strengthen people's connection with them. There is also the possibility of implementing good design principles (passive surveillance) to help reduce the fear of crime and anti-social behaviour.	
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect as in some areas housing could be provided but it would likely be at a very low scale.	
4.... enable access to high quality education.	0	0	0	Negligible effect as the policy will support the provision of interpretation centres and/or community facilities which could provide an educational function, however, the policy does not actively promote such facilities.	
5.... enable sustainable economic growth.	+	+	+	The policy would support local economic growth and encourage local investment with positive spin offs across the local economic community through job provision, increased skills base and additional disposable incomes. The benefits of the policy could be particularly evident within the tourism, recreation, services and evening economy sectors. The overarching aim of the policy is about regeneration so associated projects should help to improve local vibrancy and vitality of areas that are not fulfilling their economic potential by improving the attractiveness of those areas for future investment. Retaining and enhancing the key qualities of the streetscape, locally important buildings and the public realm will help attract investment and people into the area, whilst supporting sustainable forms of development and growth.	
6.... manage material assets sustainably.	+	+	+	The overarching aim of the policy is about regeneration and so the policy could help to encourage and facilitate reuse of derelict land and buildings and further promote the principles of sustainable design.	
7.... protect physical resources and use sustainably.	0	0	0	Negligible effect as the policy would help enable a more efficient use of land by encouraging development of relatively small areas already developed and/or located within the settlement limits so avoiding impacts across the wider countryside on physical resources - minerals, earth science sites, land, and soil.	
8.... encourage active and sustainable travel.	+	+	+	The policy would help to promote and facilitate integration of cycle ways and walking routes into the proposed areas, which should help to encourage active travel and help to connect people to key buildings, features, landmarks, nodes and shared spaces within the designated areas.	
9.... improve air quality.	0	0	0	Negligible effect as the policy may have indirect positive effects through encouraging active travel in urban areas and ensuring that walking/cycling linkages are facilitated.	

10.... reduce causes of and adapt to climate change.	0	0	0	Negligible effect as the policy would support and facilitate accessible active travel routes, which could help to reduce traffic related greenhouse gas emissions, as well as encourage consideration of climate change resilience in design, but the designations would be relatively small in extent.
11.... protect, manage and use water resources sustainably.	?	?	?	The policy option would enable design criteria/features to help manage local water quality and drainage systems. Other factors like integration of active travel could also help to reduce local pollution of the aquatic environment. Much would depend on the location of the designated areas and the extent of blue infrastructure and other aquatic habitats within them.
12.... protect natural resources and enhance biodiversity.	0	0	0	Negligible effect as the policy could help to improve local biodiversity levels by creating or enhancing green/blue infrastructure networks through supporting development projects that seek to enhance urban biodiversity but the designated areas are relatively small and located in urban centres.
13.... maintain and enhance landscape character.	+	+	+	The policy would help to protect the local character and setting of Strategic Focus Areas by managing development so that any adverse visual impacts would be avoided, for example, this policy could reinforce the protection of the setting of locally important buildings or key views and vistas. This option would help with the sensitive integration of new developments through the application of design criteria, which would go some way to protect local landscape setting and help to maintain a sense of place and local distinctiveness.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policy option would help to conserve and protect key buildings and features of historic or cultural importance within Strategic Focus Areas (SFAs) and may help to enhance them through protection of their settings and ensuring any new development is sympathetic to the local character and built form. This option could improve access to key buildings and features and increase awareness regarding their cultural importance. There could be positive spin-offs from this policy for heritage-led development and cultural initiatives that cumulatively would help to conserve and enhance the local historic environment. Strategic Focus Areas may have archaeological and historic features, which could act as a key driver for economic and social regeneration of the SFA.
Summary of Policy: The designation of Strategic Focus Area (SFAs) aims to support the successful and sustainable development of discrete urban areas that are strategically important for our Borough. This policy allows for the designation of SFAs at Local Policies Plan Stage and development of a bespoke Spatial Framework, objectives and planning guidance for each SFA, with regard to the Council's vision for the area concerned. This policy aims to promote the principles of positive place making and high quality design which is responsive to the local character and distinctiveness of the designated SFA.				
Reasonable Alternatives: No reasonable alternatives have been identified; the option meets the policy approach of the SPPS and supports the Council's Community Plan.				

Summary and comparison of options against the Sustainability Objectives:

The policy was predicted to deliver positive outcomes for social, economic and environmental objectives with significant positive outcomes identified for both economic and environmental sustainability objectives. Minor positive outcomes were predicted for delivery of the social sustainability objectives to improve health and wellbeing, and strengthening society. These positives were based upon the creation and enhancement of shared spaces that people can easily access and benefit from both physically and mentally because of their aesthetics and linkages to other locations. The areas would enable people to meet and socially interact in a safe environment. Significant positive outcomes were also predicted for delivery of the enabling sustainable economic growth objective because the policy would support local economic growth and encourage local investment with positive spin offs across the local economic community through job provision, increased skills base and additional disposable incomes. The benefits of the policy could be particularly evident within the tourism, recreation, services and evening economy sectors. The overarching aim of the policy is about regeneration so associated projects should help to improve local vibrancy and vitality of areas that are not fulfilling their economic potential by improving the attractiveness of those areas for future investment. Minor positives for material assets were also predicted based upon the policy facilitating and encouraging the reuse of derelict land and buildings as part of regeneration. Minor positives were also predicted for delivery of the environmental objective for active and sustainable travel based upon the promotion, facilitation and integration of cycle ways and walking routes into the proposed areas, which should help to encourage active travel and help to connect people to key buildings, features, landmarks, nodes and shared spaces within the designated areas. However uncertain outcomes were predicted for the environmental objective to protect, manage and use water resources sustainably based upon unknowns regarding the allocation of the designated areas and the extent of blue infrastructure and other aquatic habitats within them. Significant positive outcomes were predicted for two of the environmental objectives for maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources. These positives were based upon the Strategic Focus Areas managing development to avoid any adverse visual impacts and helping to protect the setting of locally important buildings, key views and vistas. The policy would also help with the application of design criteria, which would also help to maintain a sense of place and local distinctiveness. Positives were also based on the policy helping to conserve and protect key buildings and features of historic or cultural importance within the Strategic Focus Areas (SFAs) as well as ensuring any new development would be sympathetic to the local character and built form. Strategic Focus Areas may have archaeological and historic features present, which could act as key drivers for economic and social regeneration with potential also for heritage-led development and cultural initiatives.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects of the policy were predicted for delivery of the objectives for sustainable economic growth, maintaining and enhancing landscape character; and protecting, conserving and enhancing the historic environment and cultural resources; over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option? No significant adverse effects were identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects:

Local Policies Plan stage guidance/documents. Design criteria and guidelines. Partnership working with stakeholders.

NAT1 European and Ramsar Sites - International, NAT2 Species Protected by Law, NAT3 Sites of Nature Conservation Importance - National, NAT4 Sites of Nature Conservation Importance - Local and Policy Habitats, Species or Features of Natural Heritage Importance.

Option	Take forward the broad thrust and direction of policy including the SPPS and Planning Policy Statement (PPS 2) - Natural Heritage.			
Sustainability Objective	ST	MT	LT	Explanation
1.... improve health and well-being.	0	0	0	Negligible effect although the policies are able to protect areas and sites that people can benefit from both physically and mentally by visiting and using for recreation and leisure, as well as enjoying the amenity value. Enabling access to the natural environment can be particularly supportive for people’s mental health and improve quality of life. The policies would also help to retain areas/sites that support species and habitats that people can enjoy.
2.... strengthen society.	0	0	0	Negligible effect although the policies would help to retain areas of natural space - open/shared space - where people would be able to visit, use and share - socially interact.
3.... provide good quality, sustainable housing.	0	0	0	Negligible effect although the policies may affect the location of some housing proposals, or reduce the density of housing on proposed sites.
4.... enable access to high quality education.	0	0	0	Negligible effect although the policies help to retain areas of natural habitat to be retained that can be used as a resource for outdoor teaching and educational /scientific research.
5.... enable sustainable economic growth.	?	?	?	The policies help to make the Borough a more attractive location for visitors, residents and investors as they help to retain and provide natural areas for recreation and leisure pursuits, with positive spin-offs for related businesses particularly in the tourism and hospitality sectors. Cumulatively the policies help to protect the natural environment as a resource, which can be used as the focus for local economic ventures. Some aspects of economic growth may be constrained whilst others are promoted but the policies would help to ensure sustainable economic growth where the natural environment is appropriately considered. The uncertainty regarding potential constraints on some economic projects is reflected in the score.
6.... manage material assets sustainably.	-	-	-	The policies may constrain some projects such as electrical infrastructure and renewables. In some areas, there may be more constraints on proposed development due to the presence of particular species and/or habitats, or the location of designated sites. This could make delivery of some aspects of this objective more difficult.
7.... protect physical resources and use sustainably.	+	+	+	The policies help to retain and protect areas of land, including earth science sites and greenfield land, which cumulatively helps to conserve the land/soil resource in the Borough with a reduced risk of loss and pollution. The location of some sites protected under these policies could constrain mineral exploration but access to valuable minerals would remain viable.
8.... encourage active and sustainable travel.	0	0	0	The option would have no effect on this objective.
9.... improve air quality.	+	+	+	The policies would help to retain and protect areas of semi-natural land across the Borough. The policies can help to maintain some areas as relatively free from development with positives for local air quality. These semi-natural areas– woodlands, grasslands and coastal zones, can act as a natural buffer/filter/screen and help to dissipate local air emissions.

10.... reduce causes of and adapt to climate change.	+	+	+	The policies would help to enable provision of ecosystem services by retaining and protecting semi-natural areas and natural features that cumulatively, not only maintain local biodiversity levels, but also provide natural defences against flooding, (coastal) erosion, and act as a carbon or water store. The policies help add to the natural resilience of the Borough and its ability to effectively manage the impacts of climate change.
11.... protect, manage and use water resources sustainably.	+	+	+	The policies help to enable the retention and provision of semi-natural areas of land including floodplains, rivers and coastal areas that cumulatively should help to maintain good water quality and a healthy aquatic ecosystem. The policies should help to conserve the aquatic aspect of the Borough's green/blue infrastructure network and help to reduce the risk of local flooding and any need for flood defences.
12.... protect natural resources and enhance biodiversity.	+	+	+	The policies would help to enable protection of a variety of areas of semi-natural land cover with positives for the protected species and priority habitats present, and any other local biodiversity features. These areas, designated and non-designated, should help to maintain the green/blue infrastructure network of the Borough and help to maintain local wildlife corridors for the natural movement of species. Cumulatively, the policies should help to ensure that ecosystem services can be provided through the retention and conservation of the natural environment. This approach should help protect the natural environment as a resource that can regulate natural cycles whilst supporting species and habitats and providing opportunities for people to live comfortably.
13.... maintain and enhance landscape character.	+	+	+	The policies would help to protect local landscape character and help to maintain local distinctiveness through the retention and conservation of semi-natural areas and natural features that are intrinsic to local landscape character. Under the policies, there are extensive areas of land and natural heritage features, which would be protected. These natural features are likely to have a direct link to local landscape and so the natural heritage policies will be able to deliver positives for this objective.
14.... protect, conserve and enhance the historic environment and cultural heritage.	+	+	+	The policies would be able to retain and protect significant areas of both designated and non-designated land, as well as natural heritage features. Positive spin offs from these policies would be the additional conservation awarded to features of the historic environment and their settings or listed buildings, as they tend to be located in areas where these features are present. Cumulatively, the policies would help protect and maintain local distinctiveness and a sense of place by helping to conserve natural heritage assets that contribute to the settings of features of local historical and cultural importance.
Summary of Policy: These policies accord with the approach of the SPPS. Policy NAT1 European and Ramsar Sites - International - the aim of this policy is to protect designated sites of international nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites. Policy NAT2 Species Protected By Law - the aim of this policy is to protect all legally protected species and habitats from the damaging impact of development that has the potential to harm them. Policy NAT3 Sites of Nature Conservation Importance - National - the aim of this policy is to protect designated sites of national nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites. Policy NAT4 Sites of Nature Conservation Importance - Local - the aim of this policy is to protect designated sites of local nature conservation importance from the potentially damaging impact of inappropriate development, taking account of the statutory protection afforded these nature conservation sites.				

Policy NAT5 Habitats, Species or Features of Natural Heritage Importance - the aim of this policy is to ensure adequate protection is afforded to those features of natural heritage or biodiversity value which are located outside of designated nature conservation sites. This policy will help to ensure the Council meets its statutory duty to further the conservation of biodiversity.

Reasonable Alternatives:

Policies align with current environmental legislation and are the only realistic options to meet the aims of the RDS and the SPPS and current policy framework.

Summary and comparison of options against the Sustainability Objectives:

The policies were predicted to have negligible effects on all of the social sustainability objectives but positive outcomes were predicted for the majority of the environmental objectives and a mixture of positive, uncertain and adverse outcomes were predicted for the economic objectives. Uncertain outcomes were predicted for delivery of the enabling sustainable economic growth objective based upon the policies helping to make the Borough a more attractive location for visitors, residents and investors as they help to retain and provide natural areas for recreation and leisure pursuits, with positive spin-offs for related businesses particularly in the tourism and hospitality sectors. However, some aspects of economic growth may be constrained. Negative effects were predicted for delivery of the material assets objective because the policies may constrain some projects such as electrical infrastructure and renewables and in some areas, there can be more constraints on proposed development due to the presence of particular species and/or habitats, or the location of designated sites. However minor positive effects were predicted for the economic objective to protect physical resources and use sustainably based upon the approach of the to help retain and protect areas of land, including earth science sites and greenfield land, which cumulatively helps to conserve the land/soil resource in the Borough with a reduced risk of loss to development and pollution. There were minor positive outcomes predicted for delivery of the environmental objectives to improve air quality and protect the historic environment and cultural resources. These positives were based upon the policies helping to retain and protect areas of semi-natural land as relatively free from development with positives for local air quality as they can act as natural buffers and help to dissipate local air emissions. The policies help to retain and protect areas in which features of the historic environment and their settings are evident. The policies help to maintain local distinctiveness and a sense of place by helping to conserve natural heritage assets that contribute to the settings of features of local historical and cultural importance.

Several of the environmental sustainability objectives were predicted to have significant positive outcomes, including the objectives for climate change, water resources, natural resources and landscape character. These positives were based upon the provision of ecosystem services through the policies cumulatively retaining and protecting semi-natural areas and natural features that not only maintain local biodiversity levels, but also provide natural defences against flooding, (coastal) erosion, and act as carbon/ water stores. The policies would help add to the natural resilience of the Borough and its ability to manage the impacts of climate change effectively. The policies would help to enable the retention and provision of semi-natural areas of land including floodplains, rivers and coastal areas that cumulatively should help to maintain good water quality and a healthy aquatic ecosystem and help to reduce the risk of local flooding and any need for artificial flood defences. The policies would also help to enable protection of a variety of areas of semi-natural land cover with positives for the protected species and priority habitats present, and any other local biodiversity features. These areas, designated and non-designated, would help to maintain the green/blue infrastructure network of the Borough and help to maintain local wildlife corridors for the natural movement of species. At the same time, the policies would also help to deliver for local landscape character by helping to maintain local distinctiveness through the retention and conservation of semi-natural areas and natural features that are intrinsic to local landscape character. Under

the policies, there are extensive areas of land and natural heritage features which would be protected. These natural features are likely to have a direct link to local landscape and so the natural heritage policies will be able to deliver positives for this objective.

The most sustainable option: This option is the only option; the appraisal has considered it to be a sustainable option.

The preferred option: This option is the only option.

What likely significant effects are envisaged with the preferred option?

Likely significant positive effects of the policies were predicted for delivery of the climate change, water resources, natural resources and landscape character objectives; over the short, medium and long-term timeframes.

What mitigation measures are envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of the preferred option?

No significant adverse effects were identified; no mitigation is necessary.

Measures to reduce negative effects and promote positive effects

Cross-reference with other policies, site surveys, Key Site Requirements.