Core Strategy: Preferred Options 2008 of the Darlington Local Development Framework

Sustainability Appraisal
Final Report

Non Technical Summary

Prepared by BDP
For Darlington Borough Council

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1.0 Introduction

1.1 Introduction

1.1.1 BDP has been commissioned by Darlington Borough Council to assess the sustainability of the emerging Core Strategy and determine whether it is likely to have any significant economic, social or environmental impacts. The Core Strategy will be the key, central overarching document within the Darlington Local Development Framework (LDF), which will set out the land use planning strategy for the Borough. The key objectives of this strategy will be informed by the aims and aspirations of the Borough's Sustainable Community Strategy 'One Darlington: Perfectly Placed', the Neighbourhood Renewal Strategy and the Climate Change Strategy. Once complete, the Core Strategy will in turn inform the preparation of other LDF documents.

1.1.2 The Core Strategy will comprise:

- an overall spatial vision which sets out what the Borough will be like in 2021;
- a series of strategic planning objectives informed by the overarching objectives of the Sustainable Community Strategy (SCS);
- a spatial strategy containing a series of core policies setting out how the objectives will be delivered, through a wide range of land use and development decisions;
- the general direction and conditions within which the Council considers development should take place over the next 15 years; and
- a monitoring and implementation framework

1.1.3 This report provides a Non Technical Summary of the Draft Final Sustainability Appraisal of the Darlington Core Strategy: Preferred Options Report 2008. The full Sustainability Appraisal Report is available on the Council's website www.darlington.gov.uk/planning.

1.2 Sustainable Development and the Purpose of Sustainability Appraisal

1.2.1 The Planning and Compulsory Purchase Act 2004 requires that a Sustainability Appraisal is carried out for all Development Plan Documents (DPDs).

1.2.2 A Sustainability Appraisal (SA) is a method of assessing a plan, in this case the emerging Core Strategy, to find out whether it is likely to promote a sustainable pattern of development, and where possible, avoid or lessen any significant social, environmental or economic effects of the strategy. The key aim of a Sustainability Appraisal is to make the plan process more transparent, better documented and more clearly focused on sustainability. The appraisal process itself requires that draft and final planning policies are assessed against a range of criteria that represent the objectives of sustainable development in national, regional and local planning policy.

1.2.3 The European Union Directive 2001/42/EC and the subsequent Environmental Assessment of Plans and Programmes Regulations 2004 requires that a Strategic Environment Assessment (SEA) is also undertaken for plans which are likely to incur significant environmental effects. Whereas a Sustainability Appraisal considers the effects of the plan on a range of social, environmental and economic interests, SEA focuses solely on the significant environmental effects although it does consider some social issues such as material assets and human health.

1.2.4 This SA has been carried out in accordance with the Government guidance ''Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'' issued in November 2005. This guidance covers the requirements for Sustainability Appraisal and Strategic Environmental Assessment, as such the SA of the Core Strategy: Preferred Options 2008 covers both the SA and SEA processes.

1.3 Scope of the Sustainability Appraisal

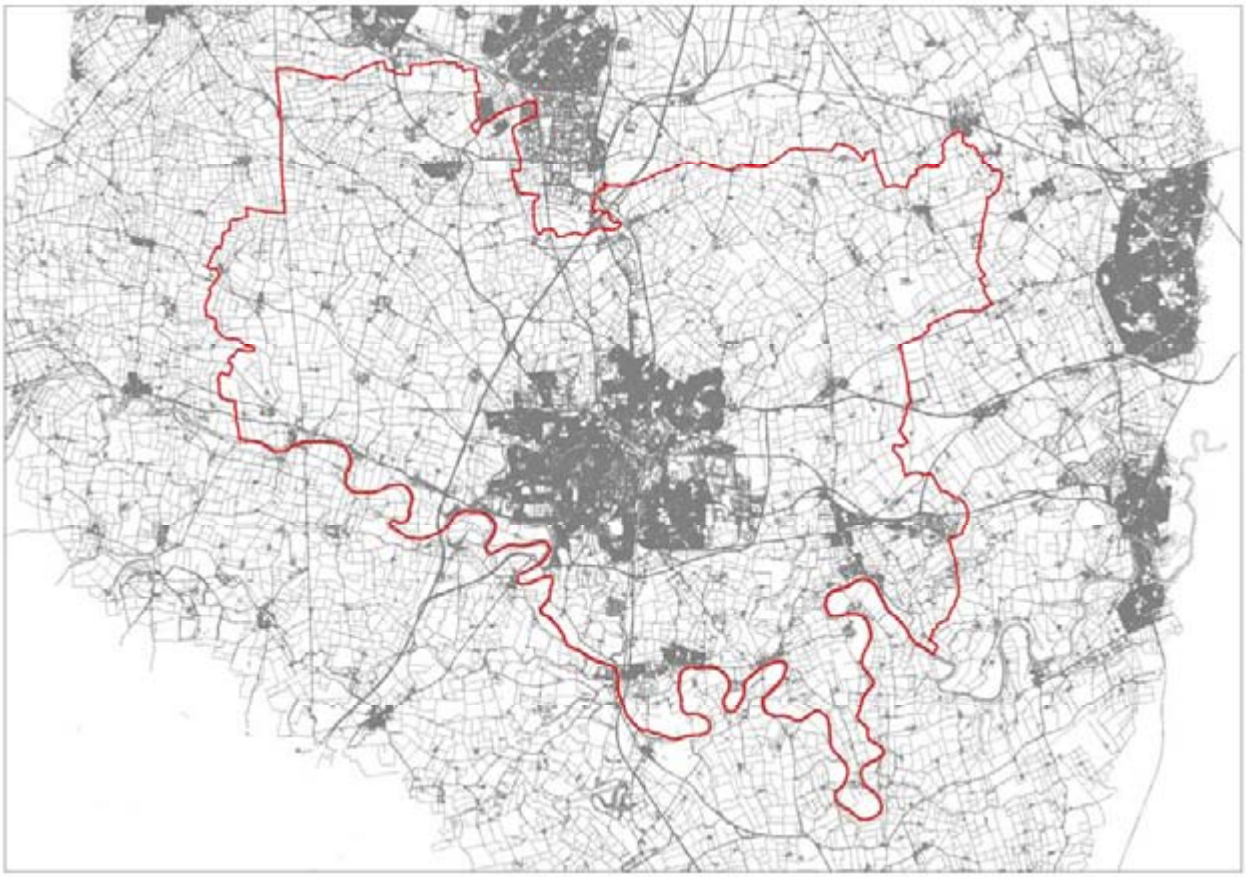
1.3.1 To ensure that the assessment of sustainability focuses on information and issues that the Core Strategy is directly able to influence, it is important to define the parameters or 'scope' of the Sustainability Appraisal.

1.3.2 The scope of the Sustainability Appraisal is defined by the borough boundary (see Figure 1.1), the type of plan the Core Strategy is (see Figure 2.1) and its spatial vision and objectives.

1.3.3 The scope of the SA is considered to be as follows:

- To identify environmental, social and economic objectives contained in other plans and programmes that are relevant to the emerging Core Strategy: Preferred Options 2008;
- To provide baseline information on the environmental, social and economic characteristics of the Borough (what the Borough of Darlington is like today) that are relevant to the emerging Core Strategy: Preferred Options 2008; and
- To develop an appropriate assessment or appraisal framework for the SA, including objectives and indicators against which the effects of the Core Strategy: Preferred Options 2008 can be assessed and monitored.

Figure 1.1: Darlington Borough Boundary

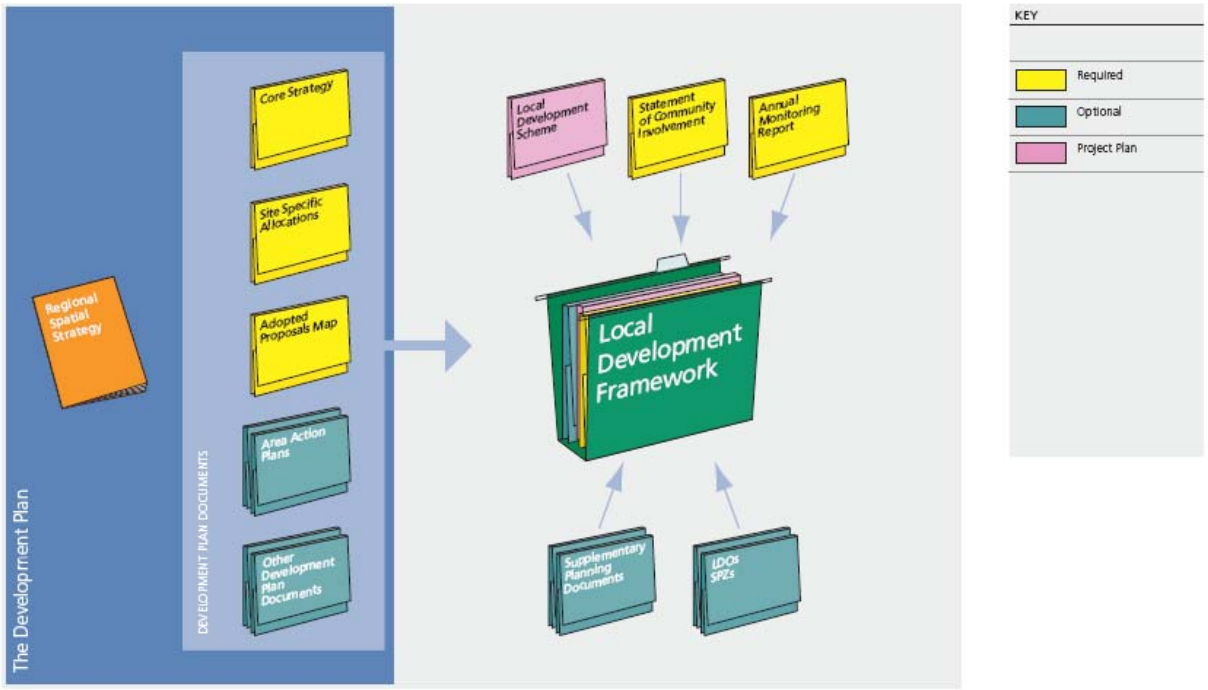


2.0 Darlington Core Strategy and the Sustainability Appraisal Process

2.1 Introduction

2.1.1 The current statutory Development Plan for Darlington Borough comprises the North East of England Regional Spatial Strategy (RSS), the Tees Valley Structure Plan and the Borough of Darlington Local Plan. The Structure Plan and the Local Plan will be gradually replaced by the Borough's Local Development Framework (LDF). As demonstrated by figure 2.1, LDFs are a suite of separate Development Plan Documents (DPD) that set out the policy framework for the Borough or District that they are prepared for.

Figure 2.1: Local Development Framework



2.2.1 The Core Strategy will be the key, central overarching document in this new framework, which will set out the overarching framework for planning policy and future development within the Borough. The key components of the Core Strategy have previously been set out at paragraph 1.1.2.

2.2 Developing the Core Strategy

2.2.1 Work commenced on the preparation of the Core Strategy in 2005 when Darlington Borough Council produced a Core Strategy: Issues and Options Report for preliminary community and stakeholder consultation. This report set out the initial policy options for the emerging Core Strategy.

2.2.2 The results of this consultation fed into the preparation of the Core Strategy: Preferred Options 2005 report, which was consulted upon between October-December 2005. A Sustainability Report, setting out the outcomes of the sustainability appraisal of the Core Strategy: Preferred Options 2005 was published for consultation at the same time.

2.2.3 On account of changes to the Regional Spatial Strategy, Darlington's Sustainable Community Strategy, other significant changes in national policy including new Government statements (particularly on housing and climate change) and changes to other local strategies, Darlington Borough Council took the important and correct decision to comprehensively review and revise the Core Strategy. This subsequently resulted in the production of the Core Strategy: Issues and Options 2008 which were prepared based on these new and emerging plans and strategies and taking into account the comments made following extensive public and stakeholder involvement for the Core Strategy documents produced in 2005.

2.2.4 The Core Strategy: Issues and Options 2008 were consulted upon in January 2008 and the results of this consultation, along with the recommendations of the sustainability appraisal which was undertaken to assess the sustainability of the Issues and Options have fed into the preparation of the Core Strategy: Preferred Options 2008 report, which this non-technical report summarises.

2.3 Spatial Vision and Strategic Objectives

2.3.1 The vision that was originally set out in the Core Strategy: Issues and Options 2008 has been revised by Darlington Borough Council to take account of the views expressed during the consultation on the Issues and Options 2008 and to ensure that the Core Strategy vision was better aligned with the aims and aspirations of the Sustainable Community Strategy 'One Darlington: Perfectly Placed'. The vision for Darlington will be:

'By 2026, through the successful implementation of One Darlington: Perfectly Placed, Darlington will be a more sustainable community, where a real step change has been achieved in enhancing the quality of life and local environment, and expanding local opportunities for work. Those who live in, work in or visit the Borough will enjoy the opportunities and vibrant life of a friendly historic market town, whose distinctive urban fabric and attractive surrounding countryside and villages underpin a high quality of life.

Strategic Objectives

2.3.2 The Core Strategy objectives that support the vision aim to:

Cross Cutting

1) Reduce greenhouse gas emissions and waste through sustainable designs and patterns of development, and minimise the impact of climate change. Maximise the re-use and recycling of land, buildings and waste, and minimise the loss of the countryside and green spaces, the use of resources and the risk of flooding and pollution.

2) Provide equality of opportunity for everyone now and in the future, by ensuring that the design, location and mix of development across the Borough maintains and creates a safe, attractive, accessible, healthy and inclusive sustainable community, eliminating any disadvantage people experience because of where they live or who they are, and sustains the attractive residential environment that makes Darlington special.

Theme Specific

3) Facilitate sustainable economic growth by protecting and promoting a range and continuous supply of employment development opportunities in sustainable locations that meet the needs of local businesses and continue to attract high quality, well paid jobs to the Borough.

4) Provide a continuous supply of land for new housing developments and help improve the existing stock to better match the aspirations of those that wish to live and work in the Borough, whilst doing more to meet the housing needs of an ageing population and those unable to afford suitable accommodation on the open market.

5) Safeguard the function of Darlington Town Centre and capitalise on its shopping, culture, leisure, tourism and employment opportunities so that it continues to develop as a vibrant, attractive, safe, friendly and comfortable historic market town.

6) Safeguard, enhance and provide a wide range of educational, social, sporting, health, recreational and cultural facilities, as well as natural and historic environments, so as to contribute to the happiness, fulfilment, health and well-being of people who live and work in the Borough, including children and young people.

7) Preserve and strengthen the scale, unique character, function and sense of place of Darlington's neighbourhoods, villages, landscapes, greenspaces, habitats and countryside that contribute positively to its distinctiveness.

8) Support initiatives to maintain, expand and enhance facilities and networks for public transport, walking and cycling, so that everyone is able to get around the Borough easily and affordably, whilst making the most of Darlington's existing transport infrastructure and improving links to the rest of Tees Valley and further afield.

Themes

2.3.3 The Core strategy themes specific to spatial and land use planning within the Borough of Darlington which were contained in the preceding Core Strategy: Issues and Options 2008 document were developed from the original themes set out in the Core Strategy: Preferred Options 2005. For the purpose of the Core Strategy: Preferred Options 2008 document, these themes have been slightly amended to ensure that they reflect the aims and aspirations of the sustainable community strategy 'One Darlington: Perfectly Placed'.

2.3.4 The Core Strategy: Preferred Options 2008 are arranged around seven key themes. These include:

- Achieving a More Sustainable Community
- Quality Housing for All
- Prosperous Darlington
- A Distinctive, Greener, Cleaner Environment
- A Healthy and Safe Darlington
- A Vibrant Town Centre and Accessible Local Shops and Services
- Efficient and Effective Transport Infrastructure

2.4 Core Strategy: Preferred Options 2008

2.4.1 For each of the Core Strategy themes, there are a series of draft policies that have been developed which will form the basis of the final planning policies in the adopted Core Strategy. These draft policies are outlined in Table 2.1.

2.4.2 Since the completion of the SA, the Core Strategy Preferred Options have been renumbered. Whilst the content of the options remains the same, the options now have different policy numbers. For the purposes of the SA report, the options are referred to by their original numbers and Table 2.1 identifies each option by its original policy number with reference to its revised policy number.

2.4.3 If the SA report is being read alongside the full Core Strategy: Preferred Options 2008 document, it will be important to refer to Table 2.1 to see what number the corresponding options in the SA Report are listed as.

Table 2.1: Core Strategy: Preferred Options 2008

Theme	Preferred Options	Revised Numbering of Preferred Options
1. Theme: Achieving A More Sustainable Community	CS1: Darlington's Sub-regional Role and Locational Strategy	**CS1: Darlington's Sub-regional Role and Locational Strategy**
	CS2: Promoting Good Quality, Sustainable Design	**CS2: Promoting Good Quality, Sustainable Design**
	CS3: Paying for Development Infrastructure	**CS3: Paying for Development Infrastructure**
	CS4: Renewable Energy	**CS4: Renewable Energy**
2. Theme: Quality Housing For All	CS5: New Housing Provision	**CS10: New Housing Provision**
	CS6: New Housing For All	**CS11: New Housing For All**

	CS7: The Existing Housing Stock	**CS12: The Existing Housing Stock**
	CS8: Accommodating Travelling Groups	**CS13: Accommodating Travelling Groups**
3. Theme: Prosperous Darlington	CS9: Supporting the Local Economy	**CS5: Supporting the Local Economy**
	CS10: Expanding Tourism, Leisure and Culture Provision	**CS6: Expanding Tourism, Leisure and Culture Provision**
4. Theme: A Distinctive, Greener, Cleaner Environment	CS11: Local Character and Distinctiveness	**CS14: Local Character and Distinctiveness**
	CS12: Biodiversity and Geodiversity	**CS15: Biodiversity and Geodiversity**
	CS13: Environment Protection	**CS16: Environment Protection**
5. Theme: A Healthy and Safe Darlington	CS14: Green Infrastructure	**CS17: Green Infrastructure**
6. Theme: A Vibrant Town Centre And Accessible Local Shops and Services	CS15: The Town Centre	**CS7: The Town Centre**
	CS16: Further Retail Provision	**CS8: Further Retail Provision**
	CS17: District and Local Centres and Freestanding Local Facilities	**CS9: District and Local Centres and Freestanding Local Facilities**
7. Theme: Effective and Efficient Transport Infrastructure	CS18: Sustainable Transport Networks	**CS18: Sustainable Transport Networks**
	CS19: Improving Transport Infrastructure	**CS19: Improving Transport Infrastructure**

2.5 Consultation on the Sustainability Appraisal

2.5.1 Consultation and engagement are an integral part of the process of developing the Core Strategy and associated Sustainability Appraisal Report.

2.5.2 The Core Strategy's development is an iterative process and there are a number of documents which precede the Core Strategy: Issues and Options 2008 report. All earlier work which helped to progress the Core Strategy to the stage of Preferred Options was formally consulted upon with both the statutory consultees, the general public and key public and private stakeholders through the Sustainability Group and wider mailing group (please see full sustainability appraisal report for members of this group).

2.5.3 The Core Strategy: Preferred Options Report 2008 and the draft SA will both be issued for public consultation. The responses received during the consultation process will then be taken into account and will be used to help finalise the Core Strategy: Preferred Options 2008.

3.0 Sustainability Appraisal Process

3.1 Introduction

3.1.1 This section of the report summarises how the SA was carried out for the Core Strategy: Preferred Options 2008.

3.2 Evidence Base and Sustainability Issues

3.2.1 The Core Strategy is underpinned by a comprehensive evidence base, which has been informed by a review of plans and strategies, together with the social, environmental and economic information collected from private / public sector and general public consultation, as well as a representative sustainability group (please see full sustainability appraisal report for members of this group). The information considered as part of the evidence base sets out the state of the Borough today and how it may change in the future, as such it comprises a:

- Baseline Information Table
- Set of Sustainability Issues

3.2.2 The evidence base is very important to the SA process as it helps:

- Understand the characteristics of the plan area (baseline information);
- Identify sustainability issues and problems and ways of dealing with them;
- Inform the production of the sustainability objectives (sustainability issues);
- Provide an evidence base to predict the effects of the Core Strategy: Preferred Options; and
- Produce a SA Framework to monitor the success of the Core Strategy.

3.3 Baseline Information

3.3.1 The baseline information which informs the evidence base and provides information as to the state of the Borough of Darlington is described in detail in the full sustainability appraisal report which is available on the Council's website www.darlington.gov.uk/planning. The topics outlined below provide an indication of the type of data collected as part of the evidence base:

Social

- Population
- Income and Deprivation
- Public Transport
- Housing
- Accessibility

Environment

- Listed Buildings
- Ancient Monuments
- Conservation Areas
- Biodiversity
- Waste

Economic

- Transport Links
- Employment land
- Education and Skills

- Business Start-ups
- Unemployment rate
- Employment types
- Migration and Travel to Work
- Retail
- Tourism

3.4 Sustainability Issues

3.4.1 The identification of sustainability issues and problems provides an opportunity to define key issues for the Core Strategy and enable sustainable appraisal objectives and options to be developed.

3.4.2 Sustainability issues for the Core Strategy: Preferred Options 2008 have been identified through the following processes:

- analysis of the baseline information;
- review of the relevant plans and strategies;
- consultation with key public and private stakeholders through the Sustainability Group (including a wider mailing group); and
- public consultation

3.4.3 The key sustainability issues are summarised below:

Social

- Lack of affordable housing within the Borough, forcing young people to leave their communities
- Affordable housing in the Borough is perceived as not bridging the gap for the disadvantaged
- Shortage of high value, low density homes, which are considered to have the potential to encourage entrepreneurs to invest within the town
- Housing is required to meet the needs and aspirations of the local workforce
- Whilst a positive trend can be observed in relation to deaths caused by circulatory disease, a negative trend is apparent for deaths caused by accidents
- It is perceived that the built environment could have either a positive or negative impact on health and employment, recreation and leisure objectives and outcomes are accepted as being key determinants for a healthy lifestyle
- The role of the town centre should be strengthened
- The diverse retail opportunities should be retained but opportunities to encourage more specialist retailers and traders should be sought, in order to promote the town's status as a market town
- There is a great need for community centres in the non-deprived areas of the Borough
- It is perceived that quality playing fields within the Borough are in short supply
- Although the number of designated children's play areas is known to be below target, a positive trend can be observed with regard to the proportion of areas meeting minimum European standards and the degree of satisfaction with such areas
- The temporary provision of bus stops in 2005 was unsatisfactory. In addition, the temporary bus stop reorganisation was perceived to have led to the apparent reduction in bus usage in 2005
- There is a lack of provision for cycle infrastructure at the railway station and at the supermarket sites. Cycle tracks' stopping half way to destinations is also an issue of concern
- The Borough displays negative trends for accessibility in relation to a range of facilities including post offices, GPs, child care, libraries and sports/leisure facilities

Environmental

- The perceived cost of sustainable design and build must be balanced against the environmental benefits
- Increased traffic generation could potentially have serious implications for the environment, as in 2005 there appeared to be increasing car patronage, whilst bus patronage is decreasing and cycling patronage remains low

- The infrastructure requirements may impact upon the landscape setting, biodiversity and geodiversity and green infrastructure
- Whilst it is accepted that promotion of renewable energy is important, it is considered that wind energy could have a detrimental effect on the landscape
- There is concern that more rural and urban sites are becoming more manicured and less natural
- Urbanisation of rural areas is believed to be a key concern and as such, it is felt only modest growth should be approved, which is on brownfield land
- The potential contribution of the railway heritage to environmental protection should be highlighted
- There is a need to ensure protection and enhancement of buildings, sites, areas and features of natural, historic, archaeological and architectural interest and diversity
- The need to conserve biodiversity and geodiversity as an integral part of social, environmental and economic development is critical, through the protection of species and maintenance of the quality and extent of natural habitat

Economic

- The method of travel could have implications for the economy, on account of congestion and travel times, which would be likely to impact upon the desirability of the town as a location for investment
- Buildings in the older industrial areas are not equipped to meet the needs of modern businesses
- Within the town centre there are a number of prime units occupied by charity shops
- Within the Cornmill centre, many of the shops are either closed or have never been used, both of which present issues of concern
- Whilst household income within the Borough displays a positive trend, levels still remain well below the national and regional average. Also average weekly wages are well below both national and regional averages, with a clear distinction between wage levels of those who work within the Borough and those who are resident within the Borough

3.5 Sustainability Appraisal Framework

3.5.1 The SA framework provides a way in which sustainability effects can be described, analysed and compared. It is central to the SA process.

3.5.2 The SA framework consists of sustainability objectives which, where practicable, may be expressed in the form of targets, the achievement of which is measurable using indicators. Objectives and indicators can be revised as baseline information is collected and sustainability issues and problems are identified, and can be used in monitoring the success of development guided and promoted by the DPD.

3.5.3 Sustainability objectives are distinct from the objectives of the plan, though they may in some cases overlap with them. They provide a way of checking whether the DPD objectives are the best possible ones for sustainability and can be seen as a means against which the social, environment and economic effects of the plan can be tested.

3.5.4 The SA objectives are vitally important as the preferred options will need to be appraised against these objectives to define the sustainability of the Core Strategy.

3.5.5 Following the comments received during consultation on the Core Strategy: Issues and Options 2008, Darlington Borough Council took the decision to amend and reduce the number of the SA Objectives. In order to ensure the principles of sustainable development are embedded within the Core Strategy, the ten overarching objectives of Sustaine, the regional body for sustainable development recently adopted Integrated Regional Framework have been used as the basis for developing the SA objectives which are:

1) Strengthening the Economy
2) Adapting to and mitigating against climate change
3) Living within environmental limits
4) Developing a more sustainable employment market
5) Establishing a strong learning and skills base
6) Improving health and well-being while reducing health inequalities
7) Safeguarding and enhancing environmental infrastructure

8) Building sustainable communities
9) Developing sustainable transport and communication
10) Promoting, enhancing and respecting culture and heritage

3.5.6 SA sub-objectives have been produced to help explain the purpose of the SA objectives.

3.5.7 SA indicators are individual statistics that allow the objectives and sub-objectives to be measured and monitored. The role of SA indicators is to provide a baseline 'snap-shot' of the Borough; to enable the success of the emerging Core Strategy to be monitored.

Darlington's Sustainability Appraisal 'Toolkit'

3.5.8 Together, the SA objectives, sub-objectives, indicators and evidence base are referred to as the Appraisal 'Toolkit', which is appended to this document (Appendix A). This 'Toolkit' has been used to assess the sustainability of the Core Strategy. It will also provide a mechanism with which to monitor the overall success of the adopted Core Strategy over time.

4.0 Appraisal of the Preferred Options

4.1 Introduction

4.1.1 The appraisal of the Core Strategy: Preferred Options 2008 has been undertaken to predict and evaluate the significant social, environmental and economic impacts and effects of the preferred options on the Sustainability Objectives.

4.1.2 The significant impacts and effects identified in this section of the report are the result of a detailed appraisal that was carried out by BDP during the week commencing 4th August 2008.

4.2 The Appraisal Process

4.2.1 The appraisal individually assessed the 19 preferred draft policies of the Core Strategy against the 10 SA Objectives set out in the SA Toolkit, which is appended to this document (Appendix A). This has determined the sustainability of each Core Strategy policy in relation to social, economic and environmental factors. In appraising the preferred options, both positive and negative effects were considered and any uncertainties regarding potential effects were also noted.

4.2.2 The scoring system used in the appraisal identifies whether certain options are likely to have a positive, negative or neutral impact in terms of sustainability. The scoring system is detailed below.

Table 4.1: Prediction Scoring System

☺	**++ / +**	Positive impact
😐	**=**	Neutral / no impact
☹	**- - / -**	Negative impact
*	**+ / -**	Both positive and negative impacts
?	**?**	Uncertainty regarding impact

4.3 Results and Recommendations of the Appraisal

4.3.1 The table in Appendix B sets out the overall predicted impact [score] for each of the preferred draft policies against the SA Framework as a quick reference guide to identify those policies that were appraised to be either most positive or least positive in the context of the sustainability of the Borough. The higher scores represent the preferred policies that have been appraised to have the most positive impact, and conversely those with the lower scores the least positive impact. Although certain policies scored negatively against particular SA objectives, as the table (Appendix B) reveals overall all of the policies scored positively.

4.3.2 Whilst the appraisal scores are useful, it is also important to look in more detail at the outcomes of the individual options appraisal. The full results of the appraisal are provided in the sustainability appraisal report, which is available on the Council's website www.darlington.gov.uk/ planning, but a summary of the results is provided in this section of the report.

4.3.3 Where any potentially negative impacts are identified, consideration is given to whether policies can be modified through the use of mitigation measures in order to minimise any potentially negative impacts and maximise beneficial effects.

CS1: Darlington's Sub Regional Strategy

4.3.4 Although on the whole this policy scored positively, there were a few SA Objectives (2, 3 and 7) against which it was felt that this policy could potentially have a negative impact. Encouraging new development for example will inevitably lead to increased energy consumption on account of the number of additional businesses and households that will be accommodated within the Borough during this period. Also this policy is likely to increase the need to travel, which will result in increased carbon emissions from transport. However, as this policy gives priority to delivering development in the town centre and on the town centre fringe there is more likelihood that development could be accessed by more sustainable transport modes, which will help to reduce overall pollution and carbon emissions.

4.3.5 Encouraging new development and regeneration activity in the Borough is likely to result in increased land take which could lead to the destruction of important habitats and disturbance to species.

Recommendations

4.3.6 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage use of sustainable transport modes – *CS18: A Sustainable Transport Network*
- Prioritise development on brownfield land – *CS1:Darlington's Sub-Regional Role and Locational* Strategy
- Promote investment in green infrastructure – *CS14: Green Infrastructure*
- Ensure necessary infrastructure to enable businesses and residents to engage in sustainable practices

CS2: Promoting Good Quality, Sustainable Design

4.3.7 This policy scored very positively against almost all of the SA Objectives. The only SA Objectives where a potential conflict was identified was in relation to strengthening the economy. Whilst promoting high quality sustainable design is likely to help make the Borough more attractive to investors and visitors, requiring development to achieve Code for Sustainable Homes and BREEAM standards could provide a disincentive to certain developers on account of the perceived financial implications. This also needs to be balanced against other potential costs to developers e.g. provision of physical, social and environmental infrastructure through planning obligations.

Recommendations

4.3.8 The following measures are recommended to maximise the positive impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral in taking this policy forward:

- Consideration of clear guidance on planning obligations and the likely implications of the forthcoming Community Infrastructure Levy (CIL) – *CS3: Paying for Development Infrastructure*

CS3: Paying for Development Infrastructure

4.3.9 This policy scored very positively against all of the SA Objectives.

Recommendations

4.3.10 The following measures are recommended to maximise the positive impacts associated with this policy.

- It needs to be ensured that the provision of physical, social and environmental infrastructure through planning obligations is appropriate to the identified needs of a particular locality.

- Consideration of the implications of the forthcoming Community Infrastructure (CIL) – *CS3: Paying for Development Infrastructure*

CS4: Renewable Energy

4.3.11 Whilst this policy scored positively against a number of SA objectives, there were a few SA Objectives (6, 7 and 10) against which it was felt that this policy could potentially have a negative impact. For example, depending upon the locations selected and the overall scale, certain renewable energy schemes, particularly wind farms could have an impact upon local biodiversity and upon the local landscape and townscape.

4.3.12 There may also be an impact upon residential amenity, for example, schemes related to biomass could have impacts in terms of noise and odour and visual intrusion could be a consequence of other schemes. The policy does however identify that before schemes are permitted, a comprehensive assessment must be undertaken to determine the scheme's individual and cumulative impact upon the environment and the local landscape and townscape. If any negative impacts are identified, this policy requires mitigation measures to be incorporated within the scheme to counteract the negative impacts. Therefore whilst it is important to be aware of the potentially negative impacts that could result from this policy, with provision being made for mitigation measures, the likelihood of these negative impacts occurring is relatively low.

Recommendations

4.3.13 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Incorporate sustainable design and construction principles – *CS2: Promoting Good Quality, Sustainable Design*
- Promote the use of local labour for renewable energy installations – *CS3: Paying for Development Infrastructure*

CS5: New Housing Provision

4.3.14 This policy scored positively against most of the SA Objectives. The only SA Objectives where a potential conflict was identified was in relation to objectives 2 and 3. Increasing the supply of housing will attract new households which will result in increased energy consumption and an increased volume of traffic, which in turn will have implications for pollution and carbon emissions. Increased population will also put increased pressure on resources.

Recommendations

4.3.15 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Promote high density development on brownfield sites within the town centre and on its fringe close to sustainable transport networks - *CS1:Darlington's Sub-Regional Role and Locational* Strategy
- Encourage use of sustainable transport modes - *CS18: A Sustainable Transport Network*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*

CS6: New Housing for All

4.3.16 This policy scored positively against most of the SA Objectives, however it was felt that this policy could have a slight negative impact as requesting that developments of a certain scale include specialist housing may discourage some developers, as construction costs may increase and this could affect the visibility of the development.

4.3.17 To ensure that this policy secures maximum positive impacts, this policy makes links to other Core Strategy polices, as it requires development to be delivered in accordance with the design standards in Policy CS2. In adopting the principles of Policy CS2 it will ensure that housing can be accessed from the sustainable transport network. This will be particularly important in the context of special needs housing, affordable housing and older person's accommodation, as these groups often have mobility difficulties, so ensuring development is encouraged in the right location will help to prevent social exclusion.

Recommendations

4.3.18 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*
- Ensure development is located in sustainable locations - *CS1:Darlington's Sub-Regional Role and Locational* Strategy
- Encourage the dissemination of information on specialist housing to developers

CS7: The Existing Housing Stock

4.3.19 Overall this policy scored positively against the SA Objectives which it was felt this policy would impact upon. The only objective where it was uncertain what the impact would be was in relation to SA Objective 10 focused upon protecting, enhancing and respecting culture and heritage, as it was felt that this impact would be dependant upon the architectural/historic value of the housing stock to be improved and its location within the Borough.

Recommendations

4.3.20 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Promote investment in green infrastructure - *CS14: Green Infrastructure*
- Promote the use of recycled and locally sourced materials - *CS2: Promoting Good Quality, Sustainable Design*
- Ensure local distinctiveness is safeguarded – *CS11: Local Character and Distinctiveness*

CS8: Accommodating Travelling Groups

4.3.21 Although this policy scored very positively against many of the SA objectives, the appraisal scores are likely to be affected by the results of the Tees Valley Gypsy Traveller Needs Assessment (GTAA) which is expected to provide additional evidence as to where further pitch provision is needed and should be located. This study is due for completion in Autumn 2008.

4.3.22 If the Gypsy and Traveller Needs Assessment reveals that the established need cannot be met by existing provision, it will mean that new sites will need to be brought forward, which will result in increased land take which could have a negative impact on biodiversity or potentially impact upon the landscape character. In order to overcome these issues, this policy sets out site-selection criteria to ensure that sites are located and designed so as not have a significant negative impact on the natural, archaeological or historic environment or on the existing landscape amenity.

Recommendations

4.3.23 Although this policy scored very positively against many of the SA objectives, it is important to note that the appraisal scores are likely to be affected by the results of the Tees Valley Gypsy Traveller Needs Assessment (GTAA) which is expected to provide additional evidence as to where further pitch provision is needed and should be located. This study is due for completion in Autumn 2008.

4.3.24 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Ensure new sites are located in sustainable locations close to sustainable transport networks and key services and facilities - *CS1:Darlington's Sub-Regional Role and Locational Strategy / CS18: A Sustainable Transport Network*
- Promote investment in green infrastructure - *CS14: Green Infrastructure*

CS9: Supporting the Local Economy

4.3.25 Policy CS 9 is a key policy within the Core Strategy and whilst it scored very positively against a number of SA objectives, there were a selection of objectives for which it was felt this policy could have a potentially negative impact. Whilst providing a continuous supply of employment land is critical to the growth of the economy, it is likely to result in the creation of a number of new businesses, which will inevitably encourage a degree of in-commuting leading to increased traffic generation, which in turn will contribute to increased emissions. As this policy however focuses employment provision close to the town centre or in the town centre fringe, employees could make use of the good public transport links on offer within the urban area.

4.3.26 Although this policy prioritises development within the urban area on previously developed sites, it is acknowledged that the demand may not be satisfied solely using brownfield sites and it may be necessary to allocate greenfield sites. The Faverdale site for example comprises a significant proportion of greenfield land and as a result its development may have a detrimental impact upon biodiversity by potentially resulting in the destruction of habitats and disturbance to species.

Recommendations

4.3.27 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Promote development in sustainable locations - *CS1:Darlington's Sub-Regional Role and Locational Strategy*
- Prioritise development on previously developed sites - *CS2: Promoting Good Quality, Sustainable Design*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*
- Encourage investment in green infrastructure - *CS14: Green Infrastructure*
- Encourage the development and implementation of workplace travel plans - *CS18: A Sustainable Transport Network*
- Encourage the dissemination of information on waste minimisation and recycling to all new businesses

CS10: Expanding Tourism, Leisure and Culture Provision

4.3.28 Whilst this policy scored very positively against many of the economic objectives, a number of potential conflicts were identified in relation to environmentally focused SA Objectives (2, 3, 7 and 9). Improving the Borough's tourism offer will ultimately increase the number of visitors to the Borough. Depending upon the mode of travel, this could generate an increased level of emissions. It could also place additional pressure upon the existing highway network, which would have implications in terms of the ease and efficiency of accessing the Borough. On the other hand however, improvements to facilities that attract visitors could involve improvements to footpaths and public transport links, which in turn could improve accessibility by sustainable transport modes.

4.3.29 One area of particular concern is the strategic tourism opportunity which is identified in the vicinity of the A68/A1 (M) interchange. If a scheme in this location was to go ahead, it is unlikely to promote an increase in the use of sustainable transport modes on account of its location.

4.3.30 Also dependant upon the location and scale of specific schemes that come forward, schemes could have a detrimental impact on biodiversity, visual impact and on landscape character. However, this policy could also see environmental enhancement of natural assets and the local heritage.

4.3.31 It is also important to note that the impact scores for this policy may be affected by the results of the Tees Valley Visitor Accommodation Survey 2008 and the Darlington Leisure Needs Assessment currently being undertaken.

Recommendations

4.3.32 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Promote the use of sustainable transport modes - *CS18: A Sustainable Transport Network*
- Encourage new schemes to be developed on brownfield land - *CS2: Promoting Good Quality, Sustainable Design*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*
- It will be important to take into consideration the key priorities and actions identified within the Local Transport Plan

CS11: Local Character and Distinctiveness

4.3.33 This policy scored very positively against almost all of the SA Objectives, although there were a number of objectives where the impact of this policy was considered to be neutral.

Recommendations

4.3.34 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage investment in green infrastructure - *CS14: Green Infrastructure*

CS12: Biodiversity and Geodiversity

4.3.35 This policy scored very positively against almost all of the SA Objectives, the only objective where a potential negative impact was identified was in relation to strengthening the economy. Requiring development to include measures to increase the biodiversity value of development may discourage some developers from investing in the Borough, as additional costs may be incurred in the provision of green infrastructure where this may not be feasible or indeed appropriate. Also developers may incur further financial costs related to the maintenance of biodiversity assets. In view of this, it is recommended that this policy includes the possibility to consider the provision of off site contributions. Also restricting access and usage to help conserve an area's existing biodiversity value may discourage developers away from these areas where perhaps development could help to deliver important social or economic benefits.

4.3.36 To ensure that the positive impacts of this policy are maximised, the biodiversity value of both greenfield and brownfield sites should be recognised.

Recommendations

4.3.37 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage investment in green infrastructure - *CS14: Green Infrastructure*

- Consideration of clear guidance on planning obligations and implications of the forthcoming Community Infrastructure Levy (CIL) – *CS3: Paying for Development Infrastructure*

CS13: Environment Protection

4.3.38 This policy aims to put in place controls to protect against unsafe, unhealthy and polluting development and therefore scores positively against most of the SA Objectives. In relation however to SA Objective 1 'Strengthening the Economy', it is felt that this policy could have both positive and negative impacts. This policy states that there will be controls to ensure the effective treatment of contaminated or unstable land, which in turn could allow brownfield sites to be redeveloped for economic benefit. These sites may not however be desirable to potential investors particularly if the costs for site remediation need to be covered by the developer, as this can have financial and time implications. It should be noted that this work will be required to be undertaken under the relevant environmental legislation, so will not be a Borough specific issue. To achieve reduced levels of air, land, water, light and noise pollution, businesses may also be required to incorporate mitigation measures, which could have financial implications which may discourage certain investors.

Recommendations

4.3.39 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage development in sustainable locations - *CS1:Darlington's Sub-Regional Role and Locational Strategy*
- Encourage the dissemination of information on grants and funding available for site remediation works
- Consideration of clear guidance on planning obligations and implications of the forthcoming Community Infrastructure Levy (CIL) – *CS3: Paying for Development Infrastructure*

CS14: Green Infrastructure

4.3.40 This policy scored very positively against the majority of SA Objectives, although there were a number of objectives against which it scored neutral, as it was felt that there were unlikely to be either positive or negative impacts.

CS15: The Town Centre

4.3.41 This policy scored very positively against the majority of SA Objectives, although there were a number of objectives against which it scored neutral, as it was felt that there were unlikely to be either positive or negative impacts.

CS16: Further Retail Provision

4.3.42 This policy will have a positive impact as it will help to strengthen the offer of the town centre and will help the Borough to compete more effectively with other major shopping destinations in the region, thus helping to stem the current leakage of expenditure. Providing controls over the location of retail floorspace however, could potentially discourage some investors from locating in the Borough, as town centre or edge of centre sites may not allow their needs to be met.

Recommendations

4.3.43 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage the use of sustainable transport modes - *CS18: A Sustainable Transport Network*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*

CS17: District and Local Centres and Freestanding Local Facilities

4.3.44 This policy scored positively against many of the SA Objectives although it was felt that as the designation of two new local centres could lead to increased development in particular areas of the Borough, it could have an impact upon visual amenity and also have an impact on biodiversity.

Recommendations

4.3.45 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage investment in green infrastructure - *CS14: Green Infrastructure*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*

CS18: Sustainable Transport Networks

4.3.46 This policy emerged as the most positive of all the Core Strategy policies against all of the SA Objectives.

CS19: Improving Transport Infrastructure

4.3.47 Similarly to Policy CS18, this policy also scored very positively against a number of SA Objectives, however, in terms of the environmental objectives it was felt that this policy could have a potentially negative impact. For example, the medium term priorities identified within this policy such as upgrading the capacity of the A66 and improving routes from the main urban area for all road users is likely to result in an increase in the volume of road traffic, which will cause an increased level of carbon emissions. However, as the short - medium term priorities of this policy focus upon improvements to enhance the public transport network, this could encourage more people to travel using sustainable transport modes which will have a positive impact in gradually reducing the level of carbon emissions and therefore seeking to counteract any potentially negative impacts. Carefully planned infrastructure provision can help to promote sustainable patterns of activity, development and movement.

Recommendations

4.3.48 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage engagement with key infrastructure providers in an effort to align planning processes to ensure effective infrastructure planning
- Promote the development and implementation of workplace, school, and residential travel plans - *CS18: A Sustainable Transport Network*
- Take into consideration the key priorities and actions identified within the Local Transport Plan (LTP)

4.4 Summary of the Cumulative Impact Assessment

4.4.1 Whilst the impacts of the individual options have been identified, it is important to assess their cumulative impact to determine whether there are any that alone have insignificant effects but in combination with others generate significant positive or negative impacts; or where several individual effects have a combined effect.

4.4.2 In order to record the cumulative effects of the Core Strategy: Preferred Options 2008, an appraisal matrix was developed. The Core Strategy policies were set out along the horizontal axis and the SA Objectives along the vertical axis. The cumulative effects of the individual policies were then assessed against each of the 10 SA objectives and an appraisal score was arrived at for each of the Core Strategy

themes, which was then used to determine the overall cumulative impact. This table is appended to this report (Appendix C).

4.4.3 Table 4.2 reveals that the combined impacts of these policies were assessed as being notably positive for all of the SA Objectives, with policies collectively scoring highest against SA Objectives 6, 8 and 9 and lowest in terms of SA Objective 5.

Table 4.2: Cumulative Impact Scores

SA Objectives	Appraisal Score	Rank
1. Strengthening the Economy	+ 10	3
2. Adapting to and mitigating against climate change	+ 9	4
3. Living within environmental limits	+ 8	5
4. Developing a more sustainable employment market	+ 10	3
5. Establishing a strong learning and skills base	+ 7	6
6. Improving health and well-being while reducing health inequalities	+ 13	1
7. Safeguarding and enhancing environmental infrastructure	+ 9	4
8. Building sustainable communities	+ 13	1
9. Developing sustainable transport and communication	+ 13	1
10. Promoting, enhancing and respecting culture and heritage	+ 12	2

4.4.4 Although the overall combined impact of the policies was positive for all of the SA Objectives, the detailed cumulative appraisal matrix (Appendix C) reveals that there were three SA Objectives (2, 3 and 7) where a number of the policies scored negatively thus affecting the overall appraisal score. These policies are set out in table 4.3, along with the recommended mitigation measures.

Table 4.3: Individual Core Strategy Policies that potentially could generate negative impacts

SA Objectives	Core Strategy Policies	Recommended Mitigation Measures
2. Adapting to and mitigating against climate change	CS1: Darlington's Sub Regional Role and Locational Strategy	▪ Encourage use of sustainable transport modes ▪ Ensure necessary infrastructure to enable businesses and residents to engage in sustainable practices ▪ Promote investment in green infrastructure
	CS9: Supporting the Local Economy	▪ Ensure that sustainable design and construction techniques are adopted ▪ Encourage investment in green infrastructure ▪ Encourage the development and implementation of workplace travel plans ▪ Encourage the dissemination of information on waste minimisation and recycling to all new businesses

	CS10: Expanding Tourism, Leisure and Culture Provision	▪ Ensure that sustainable design and construction techniques are adopted ▪ Promote the use of sustainable transport modes
3. Living within environmental limits	CS1: Darlington's Sub Regional Role and Locational Strategy	▪ Encourage use of sustainable transport modes ▪ Ensure necessary infrastructure to enable businesses and residents to engage in sustainable practices ▪ Promote investment in green infrastructure ▪ Prioritise development on brownfield land
	CS5: New Housing Provision	▪ Ensure that sustainable design and construction techniques are adopted ▪ Promote high density development on brownfield sites within the town centre and on its fringe close to sustainable transport networks
	CS10: Expanding Tourism, Leisure and Culture Provision	▪ Encourage new schemes to be developed on brownfield land ▪ Ensure that sustainable design and construction techniques are adopted
7. Safeguarding and enhancing environmental infrastructure	CS1: Darlington's Sub Regional Role and Locational Strategy	▪ Promote investment in green infrastructure
	CS4: Renewable Energy	▪ Incorporate sustainable design and construction principles
	CS17: District and Local Centres and Freestanding Local Facilities	▪ Encourage investment in green infrastructure ▪ Ensure that sustainable design and construction techniques are adopted

4.4.5 Provided that the mitigation measures recommended in table 4.3 are adopted, any potentially negative impacts can be avoided or significantly reduced.

4.5 Compatibility of the Core Strategy: Preferred Options 2008

4.5.1 Following a request from Darlington Borough Council, BDP undertook a further appraisal of the Preferred Options. This involved appraising the Core Strategy policies against one another in order to determine whether there were any that were likely to have an adverse effect on one another.

4.5.2 In order to assess the compatibility of the Core Strategy: Preferred Options 2008, an appraisal matrix was developed. The Core Strategy policies set out in the vertical column of the appraisal matrix were assessed against those in the horizontal column to determine the overall compatibility of individual policies. This matrix table is appended to this report (Appendix D). As table 4.4 shows Policy CS2 which seeks to promote good quality, sustainable design emerged as the most positive in terms of the impact it is likely to have on other Core Strategy Policies. Although there were a number of policies which scored relatively low, this was not due to policies scoring negatively, it was on account of the fact that many policies were assessed as having neither a positive or negative impact against many of the other Core Strategy Policies, thus scoring neutral.

Table 4.4: Compatibility of Core Strategy Policies

Core Strategy Policies	Overall Appraisal Score
CS2: Promoting Good Quality, Sustainable Design	+ 21
CS1: Darlington's Sub-regional Role and Locational Strategy	+ 15
CS3: Paying for Development Infrastructure	+ 15
CS18: Sustainable Transport Networks	+ 14
CS14: Green Infrastructure	+ 12
CS19: Improving Transport Infrastructure	+ 12
CS15: The Town Centre	+ 8
CS11: Local Character and Distinctiveness	+ 8
CS5: New Housing Provision	+ 7
CS17: District and Local Centres and Freestanding Local Facilities	+ 7
CS9: Supporting the Local Economy	+ 6
CS7: The Existing Housing Stock	+ 6
CS10: Expanding Tourism, Leisure and Culture Provision	+ 5
CS6: New Housing For All	+ 5
CS16: Further Retail Provision	+ 5
CS13: Environment Protection	+ 5
CS12: Biodiversity and Geodiversity	+ 4
CS4: Renewable Energy	+ 2
CS8: Accommodating Travelling Groups	= 0

4.5.3 There were however a number of the Core Strategy Policies which scored negatively against other policies. These tended to be the policies which would result in increased development within the Borough i.e. employment, housing and tourism policies, as it was felt that these policies could have a negative impact upon local character and distinctiveness and could impact upon biodiversity. However, provided that the mitigation measures recommended in the Preferred Options appraisal are adopted, any potentially negative impacts can be avoided or significantly reduced. Mitigation measures which are particularly important in this context include encouraging investment in green infrastructure, directing development to sustainable locations and ensuring that sustainable design and construction techniques are adopted.

5.0 Conclusions and Recommendations

5.1 Key Recommendations

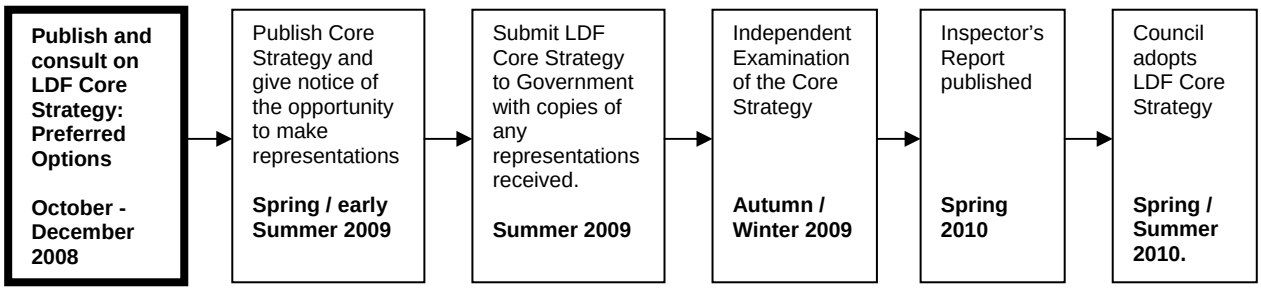
5.1.1 The following points provide a commentary on those elements of the appraisal that BDP recommend that Darlington Borough Council examine further in producing their final Core Strategy policies.

- Policies which scored negatively against particular SA Objectives tended to be those policies which were likely to lead to an increase in the volume of traffic within the Borough i.e. employment, housing and tourism policies. If development however is directed to sustainable locations, any potentially negative impacts associated with these policies could be significantly reduced, as if development is located close to sustainable transport networks it could influence a modal shift in the choice of transport.
- The impact of policies which are likely to lead to an increase in the volume of traffic also need to be considered in relation to their impact on the existing highway network, as these policies could create additional pressures, which would have wider implications in terms of the ease and efficiency of accessing the Borough.
- To ensure policies which will deliver new development are able to secure maximum positive impacts, it will be important to ensure that development is delivered in accordance with the design standards in Policy CS2.
- It is recommended that further examination of the appraisal results for Policy CS8 is required in the context of the unfinished Tees Valley Gypsy Traveller Needs Assessment, which is due for completion in Autumn 2008.
- Impact scores for Policies CS9 and CS10 may be affected by the results of the Tees Valley Visitor Accommodation Survey 2008 and Leisure Needs Assessment currently being undertaken and this should therefore be recognised.
- Policy CS12: Biodiversity and Geodiversity should include the possibility of allowing developers to provide off site contributions to contribute to the enhancement of biodiversity resources.
- There needs to be further consideration given to planning obligations and the likely implications of the forthcoming Community Infrastructure Levy (CIL).

5.2 Next Steps

5.2.1 Following the consultation period on the Core Strategy: Preferred Options 2008, the Core Strategy will be prepared for submission to Government for independent examination. It will be published prior to submission, at which time GONE representations regarding the soundness of the document can be made. Figure 5.1 sets out the process and approximate timetable leading to adoption of the LDF Core Strategy.

Figure 5.1: Key Stages in the Process and Timetable Leading to Adoption of the Darlington Local Development Framework Core Strategy



5.3 How Can I Find Out More?

5.3.1 The Core Strategy: Preferred Options 2008 Report and the full Sustainability Appraisal Report can be viewed at the Planning Reception at Darlington Town Hall, Crown Street, Cockerton and the mobile libraries; the neighbourhood housing offices at Branksome, Firth Moor, Red Hall and Skerne Park and in the Planning Policy area of the Council's website, www.darlington.gov.uk/planning.

Appendix A: Sustainability Appraisal 'Toolkit

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
1. Strengthening the Economy	Increase employment levels and tackle the causes of deprivation Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance Increase the economic wealth and performance Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities Increase the number of new and existing businesses Assist in the delivery of the Regional Economic Strategy Action Plan Increase research on the environmental and social impacts associated with economic growth	GVA per head of population ▪ Darlington	£14,855	£15,605	£16,361			Tees Valley JSU
		Rate of economic activity ▪ Darlington ▪ England & Wales		79.5% 78.3%	N/A N/A			NOMIS, Tees Valley JSU
		VAT registered businesses per 10,000 population	230	190	N/A			Tees Valley JSU and Business Link
		VAT registration rate						NI 171 VAT registration rate
		VAT registered businesses in area showing growth						NI 172 VAT registered businesses in area showing growth
		% change in the total number of VAT registered businesses	-1.40%	-1.00%	0.00%			Tees Valley JSU and Business Link
		Statistical range of earnings Average weekly earnings ▪ Darlington (full time) ▪ Tees Valley (full time) ▪ Great Britain (full time) Average annual income ▪ Male ▪ Female	£390.8 £403.8 £475.8 £22,038 £17,694	£368.5 £406.2 £475.8	£369.1 £393.4 £433.1	£412.2 (2007) £388.38 (2007) £452.0 (2007)		Community Strategy Action Plan, ONS Annual Survey of Hours and Earnings 2007 NI 166 Average earnings of employees in the area Tees Valley JSU
2. Adapting to and mitigating against climate change	Mitigate and adapt to the impacts of climate change Identify and develop economic opportunities arising from climate change Increase the level of investment in clean technologies Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities)	Consumption based CO2 emissions (per capita use-tonnes)	-	-	-	5.4		Community Strategy Action Plan
		CO2 emission reduction in the area						NI 186 CO2 emission reduction in the area
		Average domestic energy consumption per annum (kwh) ▪ Electricity ▪ Gas	N/A N/A	N/A 20,006	4156 20,752			Community Strategy Action Plan
		Daily domestic water consumption (per capita consumption in litres)	-	-	136			Community Strategy Action Plan
		Properties at risk from						NI 189 Flood and coastal

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	Reduce energy consumption and greenhouse gas emissions	ground floor flooding ▪ No. of planning permissions granted contrary to EA advice on flood defence grounds	-	0	N/A			erosion risk management NI 188 Adapting to climate change
		Renewable energy capacity				No new renewable energy capacity installed.		Darlington Annual Monitoring Report 2006/07
		Ecological footprint (Carbon footprint tonnes per capita) ▪ Darlington ▪ Tees Valley ▪ North East ▪ UK					(July 2007) 11.12 10.85 11.04 11.87	Sustainable Community Strategy 'One Darlington' 2008-2021 (Tees Valley Footprint Report)
3. Living within environmental limits	Minimise the use of global and local natural resources Reduce the ecological footprint and contribute to One Planet Living™ Improve energy generation, efficiency and conservation (renewables, new technology low carbon) Reduce waste production and increase recycling Reduce pollution Reduce our impact on the environment through the production of more sustainable products and services	Household waste production						NI 191 Residual household waste per household
		Disposal routes for municipal waste ▪ Landfill ▪ Recycled ▪ Composted	83.3% 13.4% 3.3%	81.8% 15.0% 3.6%	81.9% 14.7% 3.4%	77% 15.96% 6.53%		DBC Sustainable Community Strategy NI 192 Household waste reused, recycled or composted NI 193 Municipal waste land filled
		Previously developed land that is vacant/derelict	0.20%	0.04%	0.04%	0.04%		DBC NI 170 Previously developed land that has been vacant or derelict for more than 5 years
4. Developing a more sustainable employment market	Increase the overall supply of jobs and diversity of employment opportunities Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into	Economic activity rate	77.8%	78.4%	78.7%	77.5%	79.9%	NOMIS web, Tees Valley JSU
		Unemployment rate ▪ Darlington (March) ▪ Great Britain (March)	3.2% 2.5%	3.0% 2.4%	3.2% 2.7%	3.0% (2007) 2.3% (2007)		Community Strategy Action Plan
		Employment rate	73.9	77.8	79.5%	74.6	75.9%	DBC, NOMIS web, Tees

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	employment in stable and competitive sectors Develop appropriate employment opportunities that are accessible, diverse and plentiful Encourage institutions and employers to attract and retain high calibre people Address barriers to work and create avenues to entering the labour market that are transparent and open to all Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic Increase workforce diversity and ensure equality of opportunities							Valley JSU NI 151 Overall employment rate
		% of population claiming unemployment benefits for more than a year	13.5%	13.0%	12.8%			Community Strategy Action Plan
		Job densities ▪ Ratio of jobs to working population	0.9 jobs: 53,000 workforce		0.87			NOMIS, Tees Valley JSU
		% increase or decrease in the number of local jobs	-4.8%	5.8%				Community Strategy Action Plan
		▪ Percentage of working people living in workless households ▪ Working age people on out of work benefits					25.6%	Tees Valley JSU NI 152 working age people on out of work benefits
		Skills gaps reported by employers						NI 174 Skills gap in the current workforce reported by employers
		3 year survival rate of VAT registered businesses	69	-	-	-	-	Tees Valley JSU
		Net migration ▪ North East ▪ Darlington			-2100 (2011-2021)			ONS Tees Valley JSU
5. Establishing a strong learning and skills base	Increase the level of investment in skills and training Create opportunities for education, training and life-long learning Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) Address barriers to work that prevent people from getting jobs, including low	% of pupils achieving 5 GCSEs A*-C (LA schools only)	50.8%	48.8%	56.8%	59.5%		Community Strategy Action Plan
		No of 16-18 year olds in structured learning	86%	80%	76.5%			Community Strategy Action Plan
		% Working age adults with no qualifications						
		% of adults with basic numeracy and literacy skills	91.0%	-	N/A			Community Strategy Action Plan
		% working age adults qualified to at least level 2 or above					64.8% (2007)	NOMIS web NI 163 Working age

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills							population qualified to at least Level 2 or higher
		% working age adults qualified to at least level 4 or above					28.9% (2007)	NOMIS web NI 165 Working age population qualified to at least Level 4 or higher
		Net migration ▪ North East ▪ Darlington			-2100 (2011-2021)			ONS Tees Valley JSU
6. Improving health and well-being while reducing health inequalities	Promote inclusiveness and reduce health inequality Decrease the causes of ill health (especially long term) and death by tacking the wider determinants of health Increase access to essential localised healthcare provision Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets Promote sport, exercise and active recreation Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment Improve the well-being and mental health of the population	Life expectancy at birth Darlington ▪ Male (years) ▪ Female (years) England and Wales ▪ Male (years) ▪ Female (years)	74.5 79.1 75.1 80	75 80 76 81	75 80 76 87	75.2 (2007) 80.0 (2007) 76.9 (2007) 81.1 (2007)		Darlington PCT Health Profiles, Tees Valley JSU, ONS
		Mortality rate from all circulatory disease at ages under 75 (per 1,000)	132	132	115			Darlington PCT, Community Strategy Action Plan NI 121 Mortality rate from all circulatory disease at ages under 75 (per 1,000)
		Mortality rate from all cancers at ages under 75 (per 1,000)	144	136	114			Darlington PCT, Community Strategy Action Plan NI 122 Mortality rate from all cancers at ages under 75 (per 1,000)
		Self reported measure of people's overall health and Provision ▪ Good ▪ Fairly good ▪ Not good	66.4% 23.6% 10.0%					DBC
		% of people who live in wards that rank in the 10%						Community Strategy Action Plan

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		and 25% most deprived wards in the country ▪ 10% of deprived wards ▪ 25% of deprived wards	31.3% 45.3%	31.3% 45.3%*	31.3% 45.3*			
7. Safeguarding and enhancing environmental infrastructure	Maintain and enhance the value and capacity of our environmental infrastructure Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance Contribute to the protection and enhancement of landscape character Contribute to protecting air and water (quality and resources) Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains Promote green infrastructure (especially through urban design)	Population of wild birds						NI 197 Improved Local Biodiversity – proportion of Local Sites where active conservation management is being achieved
		Condition of SSSI's ▪ % of SSSI in favourable condition ▪ % of SSSI in unfavourable, recovering condition	75% 25%	75% 25%	58% 42%			Community Strategy Action Plan, www.searchnbn.net
		Air quality No of days per year when air pollution is moderate or higher for PM10 *(* monitoring site moved)*	49*	N/A	N/A			Community Strategy Action Plan
		Biological quality of river water	100%	100%	100%			Environment Agency
		Bathing water quality						
		Uptake of agri-environment schemes						
		Overall/general satisfaction with local area as a place to live	79.3%	77.9%	77%			Community Strategy Action Plan, DBC
8. Building sustainable communities	Contribute towards the development of sustainable communities Encourage local communities to be involved in decision making Decrease levels of and fear of crime	Fear of crime % of residents who said that they feel 'fairly safe' or 'very safe' after dark whilst outside	51.8%	48.3%	47%			Community Strategy Action Plan
		Crime rate ▪ Total recorded crimes per 1000 population ▪ Serious violent crime	113	100	97.2			Durham Constabulary NI 15 Serious violent crime

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) Encourage a safe and inclusive, well planned, well designed , well built and run community Provide a safe environment with open public spaces where people can relax and interact	% of residents surveyed who consider their local area is getting worse	33.6%	29%	25%			Community Strategy Action Plan
		% of adults surveyed who feel that they can influence decisions affecting their local area	61%	66.7%	54.5%			Community Strategy Action Plan
		Quality of housing stock ▪ No of unfit homes per 1,000 dwellings ▪ % CO2 reduction from LA operators	45.8	25.1	N/A			Community Strategy Action Plan NI 185 Percentage CO2 reduction from LA operators
		Households in fuel poverty						NI 187 Tackling fuel poverty - % of people receiving income based benefits living in homes with low and high energy efficiency rating
		Housing affordability Affordable houses as a % of houses built	18%	5%	N/A			DBC NI 155 No. of affordable homes delivered
		House price: earnings ratio ▪ Male: Semi Detached ▪ Female: Semi Detached ▪ Male: Terrace ▪ Female: Terrace	 4.5 5.6 2.9 3.6	 5.2 7.6 3.4 5.2	 6.7 7 4.5 4.7			Community Strategy Action Plan
		Access to services by households: ▪ GP ▪ Post office ▪ Public transport ▪ Bank/Cash machine ▪ Childcare facilities ▪ Chemist ▪ Library ▪ Sports/leisure facility	 83% 92% 93% 88% N/A 92% 83% 80%	 83% 96% 93% 90% N/A 92% 82% 76%	 N/A 95.8% 88.8% N/A 46.1% 92% 82.4% N/A			Community Strategy Action Plan NI 175 Access to services and facilities by public transport, walking and cycling
		% of public buildings accessible to disabled people	49%	74.5%	86%			Community Strategy Action Plan

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		% of residents surveyed who think that facilities have got better or stayed the same ▪ Teenage facilities ▪ Cultural facilities ▪ Young children's facilities ▪ Sports / leisure facilities ▪ Parks and open spaces			59.1% 89.4% 75.9% 92.6% 71.7%			Community Strategy Action Plan
9. Developing sustainable transport and communication	Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans	Distance travelled by mode of transport per person per annum ▪ Work ▪ Shopping ▪ Leisure ▪ Education (* secondary school children only)	Car 74.2% Bus 12.3% Cycle 5.1% Walk 17.6% Other 4.3% Car 70.8% Bus 21% Cycle 1.9% Walk 22.8% Other 2.2% Car 66.1% Bus 16.9% Cycle 4.1% Walk 25.6% Other 3.2% Car 56% Bus 13.7% Cycle 1.2% Walk 33.3% Other 4.2%	Car 73.4% Bus 10.1% Cycle 2.7% Walk 16% Other 2.5% Car 70.5% Bus 16% Cycle 0.6% Walk 23.3% Other 2% Car 62.6% Bus 13.2% Cycle 3.4% Walk 27.8% Other 3.3% Car 59.4% Bus 9.1% Cycle 1.1% Walk 34.8% Other 2.1%	Car 73.5% Bus 11.5% Cycle 3.3% Walk 17.7% Other 2.9% Car 72.8% Bus 15.2% Cycle 1.7% Walk 25.8% Other 1.9% Car 66.6% Bus 13.2% Cycle 3.1% Walk 28.9% Other 2.1% Car 15.6%* Bus 26.5% Cycle 0.9% Walk 51.7% Other 5.2%			Community Strategy Action Plan
		Number of passenger journeys per year on local bus services	10,069,618	9,591,418	8,780,000			Community Strategy Action Plan
		% rural households within 13 min walk of hourly bus service	85.0%	88%	90%			DBC – Local Transport Plan

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		Number of rail passengers annually ▪ Bank Top Station ▪ Local Stations	1.68m 26,639	1.80m 30,589	1.83m 28,400			DBC – Local Transport Plan
		Levels of car ownership ▪ Darlington ▪ England and Wales					61.6% 67.6%	Sustainable Community Strategy 'One Darlington' 2008-2021
		Condition of principal and non-principal roads and footpaths ▪ Principal roads ▪ Non-principal classified roads ▪ Footways: categories 1, 1a and 2 (* new method of recording data)	1.9% 9.6% 30.4%	1.59%* 8.41%* 17.6%*	N/A N/A N/A			Community Strategy Action Plan
		Length of designated cycle routes	276.55km	300km				DBC
		Average daily cycle flows		381				Community Strategy Action Plan
		No. of green travel plans implemented	5	9	12			Community Strategy Action Plan
10. Promoting, enhancing and respecting culture and heritage	Help to improve the image of the Borough and promote local pride and distinctiveness	Conservation areas ▪ Total no. ▪ With conservation area character assessment	- -	16 0%	16 75%			DBC
	Develop tourism and leisure Protect and enhance historic, cultural and natural assets Encourage engagement with and access to culture and heritage	Listed Buildings No of listed buildings under each grade ▪ Grade I ▪ Grade II* ▪ Grade II ▪ % at risk	- - - 4	7 32 506 20	7 32 498 20		DBC	
	Promote participation in cultural and heritage activities	Scheduled ancient Monuments ▪ Total no. ▪ At risk	-	20	20			DBC
		Registered historic parks and gardens ▪ Number ▪ Area	2 41ha					English Heritage

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		Tourism spending						
		Perception of the north east						
		Participation in cultural activities ▪ No of visits to museums per 1000 pop ▪ Participation at Theatre and Arts Venues	341.4 186,101	290 216,574	513 211,912			Community Strategy Action Plan
		Attitudes of population towards culture ▪ Percentage of population satisfied with theatre and arts	69.4%	64.0%	46.8%			Community Strategy Action Plan

Appendix B: Overall Predicted Impact Scores

Although this table provides a useful overview of the appraisal scores for each of the Preferred Options, the results can often be rather misleading. This is because certain policies emerged with a particularly low score on account of the fact that against certain SA objectives many of the policies had neither a positive or negative score and emerged as neutral thus affecting the overall appraisal score.

Core Strategy: Preferred Options 2008	Appraisal Score
CS18: Sustainable Transport Networks	15
CS2: Promoting Good Quality, Sustainable Design	14
CS14: Green Infrastructure	12
CS13: Environment Protection	11
CS3: Paying for Development Infrastructure	11
CS15: The Town Centre	11
CS6: New Housing For All	10
CS19: Improving Transport Infrastructure	10
CS11: Local Character and Distinctiveness	9
CS16: Further Retail Allocations	9
CS17: District and Local Centres and Freestanding Local Facilities	9
CS4: Renewable Energy	8
CS7: The Existing Housing Stock	8
CS8: Accommodating Travelling Groups	8
CS9: Supporting the Local Economy	6
CS 10: Expanding Tourism, Leisure and Culture Provision	6
CS12: Biodiversity and Geodiversity	6
CS5: New Housing Provision	6
CS1: Darlington's Sub-regional Role and Locational Strategy	5

Appendix C: Cumulative Appraisal Matrix

SA Objectives	Core Strategy Themes																			Cumulative Effects	
	Achieving a More Sustainable Community				Quality Housing for All				Prosperous Darlington		A Distinctive, Greener, Cleaner Environment			A Healthy and Safe Darlington	A Vibrant Town Centre and Accessible Local Shops and Services			Efficient and Effective Transport Infrastructure			
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure		
1. Strengthening the Economy	++	+/-	=	+	+	+/-	=	=	++	++	+	-	+/-	+	++	+/-	+	++	++	++++++++++	3
	++				+				++		+/-			+	++			++			
2. Adapting to and mitigating against climate change	- -	++	+	++	+/-	++	+	=	-	-	+	+	++	+	+	+	++	++	+/	+++++++++	4
	++				++				- -		++			+	++			++			
3. Living within environmental limits	-	++	+	++	-	++	++	=	+/-	-	=	=	++	=	+	+	+	+	+/	++++++++	5
	++				++				-		++			=	++			+			
4. Developing a more sustainable employment market	+	+	+	+	+	+	=	+	++	++	=	=	=	=	++	+	+	+	++	++++++++++	3
	++				++				++		=			=	++			++			
5. Establishing a strong learning and skills base	+	=	++	++	=	=	=	+	+	=	=	+	=	+	=	=	=	+	=	+++++++	6
	++				+				+		+			+	=			+			
6. Improving health and well-being while reducing health inequalities	+	++	+	+/-	+	++	++	++	+/-	+	+	+	++	++	=	+	++	++	+/	++++++++++++	1
	++				++				+		++			++	++			++			
7. Safeguarding and enhancing environmental infrastructure	-	+	+	-	+	=	+	+	+/-	+/-	++	++	++	++	+	+	-	+	+	+++++++++	4
	+/-				++				+/-		++			++	+			++			
8. Building sustainable communities	+	++	++	++	+	++	++	++	+	+	+	=	++	+	+	+	++	++	++	++++++++++++	1
	++				++				++		++			+	++			++			
9. Developing sustainable transport and communication	++	++	++	=	++	+	=	=	+	+/-	+	+	+	++	++	++	+	++	++	++++++++++++	1
	++				++				+		++			++	++			++			
10. Promoting, enhancing and respecting culture and heritage	+	++	=	-	=	=	?	+	=	++	++	+	=	+	+	+	=	+	+	+++++++++++	2
	++				+				++		++			+	++			++			

Appendix D: Preferred Options Compatibility Matrix

	Core Strategy Themes																			Cumulative Effects
	Achieving a More Sustainable Community				Quality Housing for All				Prosperous Darlington		A Distinctive, Greener, Cleaner Environment			A Healthy and Safe Darlington	A Vibrant Town Centre and Accessible Local Shops and Services			Efficient and Effective Transport Infrastructure		
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure	
CS1: Darlington's Sub-regional Role and Locational Strategy		=	+	=	++	=	+	=	++	++	+	-	-	+	++	+	+	+	++	+ 15
CS2: Promoting Good Quality, Sustainable Design	+		=	+	+	++	+	+	+	+	++	+	++	+	+	+	+	++	+	+ 21
CS3: Paying for Development Infrastructure	+	+		=	=	++	+	=	=	+	+	++	=	++	=	=	+	++	+	+ 15
CS4: Renewable Energy	+	=	=		=	=	=	=	=	=	?	?	+	=	=	=	=	=	=	+ 2
CS5: New Housing Provision	++	+	+	=		++	+	=	+	=	-	-	=	=	=	=	+	+/-	=	+ 7
CS6: New Housing For All	=	+	=	=	+		++	=	+	=	=	=	=	=	=	=	=	=	=	+ 5
CS7: The Existing Housing Stock	=	+	=	=	+	+		=	=	=	+	+	=	+	=	=	=	=	=	+ 6
CS8: Accommodating Travelling Groups	=	=	=	=	=	=	=		=	=	?	?	=	=	=	=	=	=	=	= 0
CS9: Supporting the Local Economy	++	+	+	=	+	=	=	=		+	-	-	=	=	+	+	=	+/-	=	+ 6
CS10: Expanding Tourism, Leisure and Culture Provision	+	=	=	=	=	=	=	=	+		+	+	=	+	+	=	=	-	=	+ 5
CS11: Local Character and Distinctiveness	=	+	=	=	=	=	+	=	+	+		++	=	++	=	=	=	=	=	+ 8
CS12: Biodiversity and Geodiversity	=	+	=	=	=	=	=	=	=	+	+		=	+	=	=	=	=	=	+ 4
CS13: Environment Protection	+/-	+	=	=	+/-	=	=	=	+/-	=	+	++		+	=	=	=	=	=	+ 5
CS14: Green Infrastructure	+	+	=	=	=	=	+	=	=	+	++	++	=		=	=	+	++	+	+ 12
CS15: The Town Centre	++	+	=	=	=	=	=	=	+	+	=	-	=	=		++	+	+	=	+ 8
CS16: Further Retail Provision	=	=	=	=	=	=	=	=	+	=	=	=	=	=	++		+	+	=	+ 5
CS17: District and Local Centres and Freestanding Local Facilities	+	+	=	=	=	=	=	=	+	+	=	-	=	=	++	+		+	=	+ 7
CS18: Sustainable Transport Networks	+	+	=	=	=	=	+	=	++	+	+	+	=	++	+	=	+		++	+ 14
CS19: Improving Transport Infrastructure	++	+	=	=	+	=	+	=	++	++	+/-	-	=	+	+	=	+	+		+ 12