



Copeland Local Plan 2017-2035: Integrated Assessment of the Preferred Options and Issues and Options Drafts

(Incorporating Sustainability Appraisal, Strategic
Environmental Assessment and Health Impact
Assessment)

July 2020

Contents

List of Figures	1
List of Tables	2
List of Abbreviations	2
1.0 Introduction	3
1.1 Defining sustainability.....	3
1.2 The Copeland Local Plan 2017-2035	3
2.0 The Integrated Assessment.....	3
2.1 Sustainability Appraisal and Strategic Environmental Assessment	3
2.2 Sustainability Appraisal Health Impact Assessment	5
2.3 Sustainability Appraisal and Habitats Regulations Assessment.....	5
3.0 Integrated Assessment Methodology.....	6
3.1 Introduction	6
3.2 Integrated Assessment Stages	6
4.0 Structure of the rest of the document.....	11
5.0 Part 1: Assessment of Preferred Options Policies.....	12
5.1 Vision and Objectives.....	13
5.2 Strategy and Standards	18
5.3 Copeland's Economy	30
5.4 Copeland's Communities	69
5.5 Copeland's Places.....	94
5.6 Connectivity	108
5.7 Housing Allocations.....	117
5.8 Employment Land Allocations	125
6.0 Part 2: Assessment of the Issues and Options Draft.....	128
7.0 Appendices.....	229
Appendix 1: Preferred Options Reasonable Alternatives (Policies).....	229
Appendix 2: Preferred Options Reasonable Alternatives (Sites)	241
Appendix 3: Preferred Options Suggested Amendments	251
Appendix 4: Issues and Options not considered under the Sustainability Appraisal	252

List of Figures

<i>Figure 1: Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004, information for inclusion in environmental (SEA) reports.....</i>	<i>4</i>
<i>Figure 2: The determinants of Health (Source: Department of Health).....</i>	<i>5</i>

<i>Figure 3: Integrated Assessment Process</i>	7
<i>Figure 4: Integrated Assessment Objectives</i>	8
<i>Figure 5: Key for assessing Sustainability impacts</i>	11

List of Tables

<i>Table 1: Assessment Stage Tasks</i>	9
<i>Table 2: Considerations to be used during the Integrated Assessment</i>	10

List of Abbreviations

CBC: Copeland Borough Council

DOH: Department of Health

HIA: Health Impact Assessment

HRA: Habitats Regulations Assessment

IA: Integrated Assessment

NDHA: Non Designated Heritage Asset

NPPF: National Planning Policy Framework

NPPG: National Planning Policy Guidance

SA: Sustainability Appraisal

SEA: Strategic Environmental Assessment

1.0 Introduction

1.1 Defining sustainability

- 1.1.1 In 1987, the “Brundland Report”, Our Common Future, was prepared by the World Council on the Environment and Development. This defined sustainable development as that which:

“Meets the needs of the present without compromising the ability of future generations to meet their own needs”

- 1.1.2 The National Planning Policy Framework (NPPF) states that “the purpose of the planning system is to contribute to the achievement of sustainable development”. This covers three overarching development objectives: economic, social and environmental.

1.2 The Copeland Local Plan 2017-2035

- 1.2.1 Copeland Borough Council are in the process of developing their new Local Plan, which will cover the period 2017-2035. This will replace the *Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies*.

- 1.2.2 The new Local Plan will set out a vision for the development of Copeland and outline how key issues and challenges will be addressed throughout the plan period. All development requiring planning permission must accord with the Local Plan following its adoption unless material considerations indicate otherwise.

- 1.2.3 The Council undertakes several stages in the development of a Local Plan. The first is the Issues and Options draft, which identifies the key issues within the Borough and the options for overcoming these. Each policy identified in the Issues and Options draft has been assessed through the IA process, which can be seen in part 2 of this report. This, combined with the results from a public consultation on the draft carried out between November 2019 and January 2020, have been considered to help with the development of the next stage in the Local Plan production process, the Preferred Options draft. This sets out the Council’s preferred policies and sites for allocation.

- 1.2.4 The Council is carrying out a public consultation of the Preferred Options draft between September 21st 2020 and November 15th 2020. The results of this, combined with the IA process and a number of evidence base documents, will contribute to the next stage of the plan, the Publication Draft.

- 1.2.5 This document sets out the IA process and results for the policies and sites within the Preferred Options and Issues and Options Drafts, as well as assessing any reasonable alternative policy approaches and making recommendation on how policies can be strengthened.

2.0 The Integrated Assessment

2.1 Sustainability Appraisal and Strategic Environmental Assessment

- 2.1.1 Each stage of a Local Plan process is required to undergo the Sustainability Appraisal process to determine the potential social, economic and environmental effects which might arise, whether these can be avoided and where mitigation could overcome the effect.

- 2.1.2 Strategic Environmental Assessment (SEA) is a process which ensures that environmental impacts are considered throughout the formation of Local Plans. Sustainability Appraisal (SA) is similar, except it takes into account a broader scope of development impacts, including the economy, the environment and local communities. These form a key part of the evidence base for a Local Plan, helping to appraise the implications of development at every stage of plan production.
- 2.1.3 Copeland Borough Council has produced a combined SA and SEA due to the similarities between the two pieces of work. This is known as an Integrated Assessment. The document will be referred to hereinafter as IA for ease of understanding. The IA aids decision making and ensures that the plan is robust, with all appropriate alternatives considered.
- 2.1.4 SA in the UK is mandatory under section 19 (5) of the Planning and Compulsory Purchase Act 2004, which requires a Local Planning Authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. SEA is mandatory under the Environmental Assessment of Plans and Regulations 2004. Schedule 2 of these regulations describes "Information for Environmental reports". Schedule 2 can be viewed in figure 1.

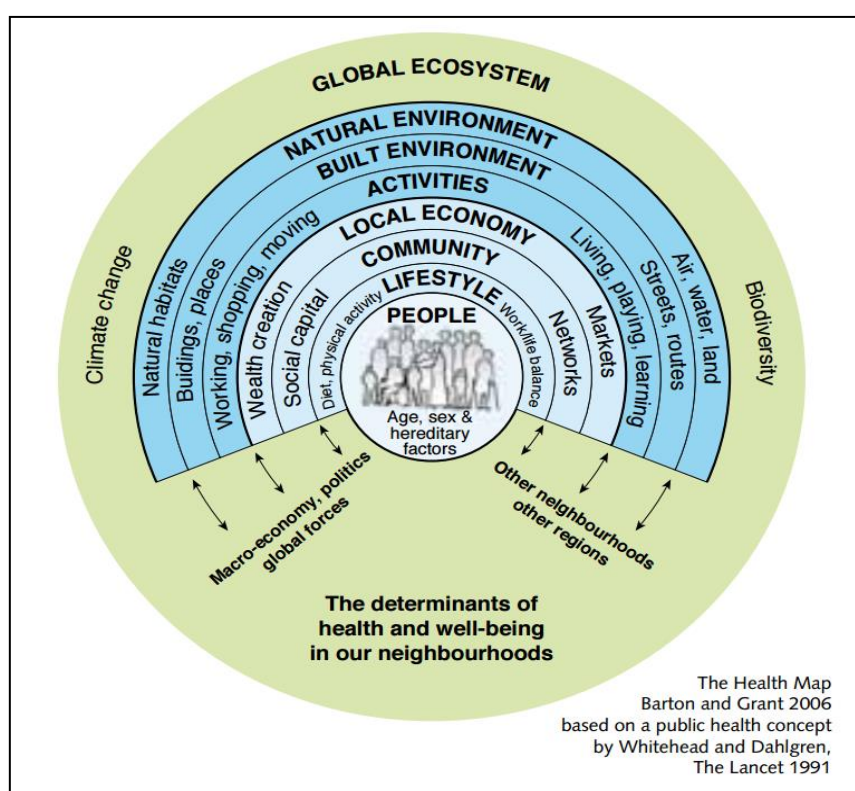
Figure 1: Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004, information for inclusion in environmental (SEA) reports

SCHEDULE 2	Regulation 12(3)
INFORMATION FOR ENVIRONMENTAL REPORTS	
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	
3. The environmental characteristics of areas likely to be significantly affected.	
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(a) and the Habitats Directive.	
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.	
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—	
(a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).	
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.	
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.	
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	
10. A non-technical summary of the information provided under paragraphs 1 to 9.	

2.2 Sustainability Appraisal Health Impact Assessment

- 2.2.1 Health Impact Assessment (HIA) has one overarching aim: to ensure that plans and policies minimise negative and maximise positive health impacts. There is no statutory requirement to undertake HIA as part of the plan-making process. However, it has been included to ensure a wider definition of potential impacts is considered.
- 2.2.2 Consideration of the determinants of health and the broad requirements of the Department of Health HIA screening questions have been integrated into the IA Framework. Subsequent HIA stages align with those of the IA. As such, by including consideration of health, alongside the other environmental and sustainability considerations, the IA will cover the scope of a HIA
- 2.2.3 The Department of Health (DOH) guidance states that *“the determinants of health are the focus of HIA. They are the social, economic, environmental and cultural factors that indirectly influence health and wellbeing. They include what we eat and drink; where we live and work; and the social relationships and connections we have with other people and organisations”*.
- 2.2.4 The IA uses the DoH *determinants of health*, as set out in figure 2 below, to help guide the framework for assessing how the Local Plan may affect health (i.e. by affecting the determinants of health). This has been incorporated into the IA objectives.

Figure 2: The determinants of Health (Source: Department of Health)



2.3 Sustainability Appraisal and Habitats Regulations Assessment

- 2.3.1 The Conservation of Habitats and Species Regulations 2010 (as amended) states a requirement for a Habitats Regulation Assessment (HRA) to be carried out where the Plan is likely to have significant negative impacts on Natura 2000 sites. The Regulations

are transposed from the European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (The Habitats Directive).

- 2.3.2 David Archer Associates have carried out a HRA of the policies and proposals in the Preferred Options Draft of the Local Plan. Where a site is likely to have a significant impact on the Natura 2000 network, the allocation of this site has been avoided wherever possible. Where opportunities to improve a policy and reduce potential negative impacts upon Natura 2000 Sites have been identified, this has been reflected in the Preferred Options Draft. The HRA can be viewed at the following link: <https://www.copeland.gov.uk/attachments/habitats-regulations-assessment-2020>
- 2.3.3 The impacts identified within the HRA have been considered throughout the IA process and contributed towards determining the impacts of policies and allocations on the biodiversity objective.

3.0 Integrated Assessment Methodology

3.1 Introduction

- 3.1.1 This chapter outlines the approach to the IA and how the approach will incorporate the scopes required by different types of assessment.
- 3.1.2 The list of required information outlined in figure 1 will be used throughout the preparation of the IA Report, to ensure, as a minimum, compliance with the SEA Regulations. However, given the incorporation of IA and HIA, the scope of the Copeland Local Plan IA is wider.
- 3.1.3 The Local Plan and the IA itself will be influenced by many different plans, programmes and strategies. This is recognised by the SEA Directive which requires a review of relevant plans, programmes and strategies to be completed in the preparation of documents such as the Local Plan.

‘The plan’s relationship with other relevant plans and programmes’ and ‘the environmental protection objectives, established at international, (European) Community or national level, which are relevant to the plan...and the way those objectives and any environmental considerations have been taken into account during its preparation’. Directive 2001/42/EC - SEA Annex 1 (a), (e)

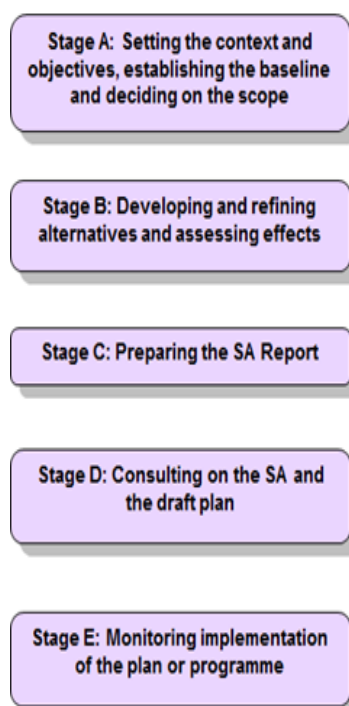
3.2 Integrated Assessment Stages

- 3.2.1 The approaches discussed in the previous sections to SA/SEA and HIA use similar assessment steps. Broadly speaking these include: scoping (i.e. deciding if the assessment is needed); setting the baseline context; identifying where there are impacts on defined relevant topics areas (e.g. flora and fauna, the determinants of health etc); understanding impacts of that which is being assessed and making recommendations for mitigation where necessary.
- 3.2.2 The structure of the IA process is based upon the process contained in the ODPM best practice guidance from 2005 on Strategic Environmental Assessment¹ and Planning

¹ A Practical Guide to the Strategic Environmental Assessment Directive (ODPM September 2005)

Practice Guidance on SEA and SA, updated in 2015 by DCLG². This guidance can be applied to all planning documents including the Local Plan. This process is outlined in figure 3 and described in more detail below

Figure 3: Integrated Assessment Process



- 3.2.3 To ensure the assessment takes in the scope of HIA, health issues/characteristics will be considered at the appropriate points in the assessment, alongside other sustainable development objectives, impacts and considerations.

Stage A: Scoping

- 3.2.4 The first stage in the IA process is the scoping report, which illustrates the approach to, and the outcomes of Stage A. This identifies where there are impacts on specific topic areas.
- 3.2.5 Copeland Borough Council produced an IA scoping report in 2018 that was subsequently updated in 2019. This can be found at the following link: <https://www.copeland.gov.uk/attachments/integrated-assessment-scoping-report-2019>
- 3.2.6 The Council consulted several statutory bodies on their views surrounding the Scoping Report. The document was amended in light of their comments.
- 3.2.7 The Scoping Report resulted in the development of a set of social, economic and environmental objectives, which will be used throughout the IA assessment. These can be seen in figure 4 below.

² HM Government (2015) Planning Practice Guidance: Strategic Environmental Assessment and Sustainability Appraisal. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

Figure 4: Integrated Assessment Objectives

Number	Name	IA Objective
Environmental objectives		
ENV1	Biodiversity	To conserve and enhance biodiversity in Copeland
ENV2	Landscape and heritage	To protect and enhance places, landscape and buildings of historic, cultural and archaeological value
ENV3	Water resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to sustainably manage water resources
ENV4	Climate change	To promote adaptation to Climate Change
ENV5	Flood risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change
ENV6	Energy	Increase energy efficiency in the built environment, and promote the use of energy from renewable sources
ENV7	Land Quality	To protect and improve land quality in Copeland
ENV8	Air Quality	To improve air quality In Copeland
ENV9	Waste and recycling	To minimise waste production and increase reuse, recycling and recovery rates
Social Objectives		
SOC1	Accessibility	To improve access to services and facilities in Copeland
SOC2	Health and Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland ³
SOC3	Education	To improve education, skills and qualifications in the Borough
Economic Objectives		
ECO1	Sustainable economy	To support a strong, diverse, vibrant and sustainable local economy to foster inclusive local economic growth
ECO2	Leisure and Tourism	Support the sustainable development of the sustainable leisure and tourism industry
ECO3	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community
ECO4	Retail	To maintain, enhance and develop a diversity of retail services in the Borough
ECO5	Transport	To enhance and develop sustainable transport networks in Copeland

Stage B: Assessment

- 3.2.8 Stage B of the IA process involves the consideration of the proposed policy options, and the assessment of their effects, using the framework developed during the scoping and consultation process in Stage A.
- 3.2.9 The Assessment stage takes into account the findings of the Habitats Regulations Assessment (HRA) which is being carried out alongside the IA. It also considers the HIA by making use of the Health Objective (SOC2) listed in the table above to ascertain the impact of a policy or site on the health and wellbeing of our communities.
- 3.2.10 The tasks involved with stage B of the IA are outlined below in table 1

³ This will be assessed further through the development of a health impact assessment

Table 1: Assessment Stage Tasks

Task	Description
Assess the Local Plan objectives	The aim of this task is to identify whether any of the Local Plan objectives could potentially conflict with the IA objectives. The output acts as an appraisal of where the objectives are complementary, may conflict or where there might be uncertainty. By undertaking this task first, the IA process can highlight early on, where objectives are misaligned. If potential areas of conflict are identified, potential mitigation measures can be implemented so that the potential area of conflict can be avoided during the development of alternatives. Ordinarily, this task would be completed at scoping stage and presented in the Scoping Report. However, at time of writing Local Plan objectives were still to be finalised. This has provided a good opportunity for the Local Plan objectives to be finalised in line with the IA objectives.
Assess Local Plan Policy Options and sites.	The aim of this task is to identify whether any of the Local Plan policies or sites could potentially conflict with the IA objectives. The output acts as an appraisal of where the policies or sites are complementary, may conflict or where there might be uncertainty. By undertaking this task, the IA process can highlight any sustainability issues surrounding the policies and sites within the Plan, allowing for consideration of mitigation and preventative measures. It also highlights where sustainability can be improved in future drafts of the Local Plan.
Assess reasonable alternatives	The SEA Directive requires that ‘...the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographic scope of the plan or programme, are identified, described and evaluated’ (Article 5.1). The alternative options have been assessed so that their relative performance can be compared against the IA objectives. This has been set out in an assessment matrix, along with a description of the effects. At Publication Draft Stage, a level of significance will be assigned with a reasoning. The effect will be assigned as being direct, indirect, cumulative, permanent or temporary, and whether it would occur in the short, medium or long term. The assessment of alternatives will accompany a public consultation on Preferred Options, as described in Section 1.2.4. Further assessment will take place following the consultation in response to any changes or additions to options and again following the consultation on the Publication draft Local Plan.
Identify mitigation measures	Where the assessment identifies likely significant effects, a series of measures has been identified that could be implemented to avoid, or reduce their magnitude.

Task	Description
	The proposed mitigation will be integrated into the Local Plan, where appropriate, so that this information can be taken into account by CBC during their selection of preferred options. Note that in HIA, if potential significant effects are identified, these are termed 'recommendations'. These are equivalent to 'mitigation measures' highlighted in SA/SEA.
Describe reasons for selecting the preferred options and not taking forward the alternatives	Following the selection of Preferred Options by CBC, the reasons for taking forward the preferred options and for rejecting the alternatives can be seen in part 2 of this report and the accompanying Draft IA Report.
Propose monitoring measures	Measures have been proposed to enable the monitoring of the effects of the implementation of the Local Plan against the IA Objectives. These have been included within the IA Report.

3.2.11 During the assessment, a number of factors were taken into account to determine whether a predicted effect has the potential to be significant. These factors are listed in the table below.

Table 2: Considerations to be used during the Integrated Assessment

Issues for consideration	Details
Type of Effect	Positive, negative or unknown
	Direct or indirect
	Cumulative
	Temporary or permanent
Magnitude and Spatial Extent	Where will it impact? Will it be within Copeland Local Plan boundary or outside it?
	Will it cause trans-boundary issues and impact on adjacent areas or regionally, nationally or internationally?
	What is the geographical area and size of population likely to be affected?
Vulnerability of Receptor	Sensitivity of receptors
	Special natural characteristics/areas or cultural heritage
	Protected areas
	Relative importance of the site, whether it is a nationally or internationally important feature or of local significance.
Timing and Duration of the Effect	Short term – 0 – 4 years
	Medium – 5 – 9 years
	Long term -10+ years

Stage C: Reporting

- 3.2.12 Stage C of the process involves the preparation of the IA Report, which is what is presented here. Throughout the Local Plan process, versions of the IA Report will be produced. This version combines the IA for both the Issues and Options and Preferred Options Drafts of the Local Plan.
- 3.2.13 The IA Report is designed to meet the requirements of both the European SEA Directive 2001/42/EC and the Planning and Compulsory Purchase Act 2004.

Stage D: Consultation

- 3.2.14 Stage D of the process involves consulting with the public on the draft Local Plan along with accompanying IA Reports. This stage of the IA Process involves the following tasks:
- D1: Public consultation on Local Plan options, including on the accompanying IA Report;
 - D2: Appraising any significant changes to the Local Plan following the consultations; and
 - D3: Updating the IA and Local Plan if necessary and providing information on how the IA and consultation responses were taken into account in preparing the Local Plan.
- 3.2.15 The final IA Report will be made available alongside the Submission draft Local Plan, once it has been completed.

Stage E: Monitoring

- 3.2.16 The final stage of the IA process involves monitoring the implementation of the plan that has been assessed. In addition to proposing monitoring measures in the IA report, it is proposed that a final IA statement is produced once the Local Plan has been adopted.
- 3.2.17 This statement will identify how significant effects should be monitored and document how the Local Plan has taken the findings from the IA into account. Additionally, it will document how the development of the Local Plan has responded to the comments made by consultees on the draft Local Plan.

4.0 Structure of the rest of the document

- 4.1 The following sections of this report will assess the Local Plan against the Sustainability Appraisal process. Firstly, the Preferred Options policies will be assessed, followed by the previous stage of the plan development, the Issues and Options Draft.
- 4.2 This has been assessed using a key which identifies whether there will be a positive, negative or neutral impact on the sustainability objective. The impact of the policy on some objectives is currently unknown as they depend on the implementation the policy. These have been highlighted throughout the report. The key for assessing the policies can be seen below in figure 5:

Figure 5: Key for assessing Sustainability impacts

Key	++	The policy will have a significant positive impact upon the objective
	+	The policy will have a positive impact upon the objective
	~	The policy will have a neutral impact upon the objective
	-	The policy will have a negative impact upon the objective
	--	The policy will have a significant negative impact upon the objective
	U	The impact of the policy on the objective is unknown/ depends on implementation

- 4.3 Where a policy or site may have a negative impact on the sustainability indicator, suggestions have been made for how this can be improved or mitigated against in future stages of the Local Plan.
- 4.4 For some of the policies and sites, a reasonable alternative approach was considered. These have been outlined in appendix 1 and 2, which shows the alternatives and highlights the key issues as justification for the selected approach.

5.0 Part 1: Assessment of Preferred Options Policies

- 5.1 The following tables contain the results of the Integrated Assessment process for the Preferred Options Draft of the Local Plan. This includes an assessment of every policy and residential and employment allocation included within the draft.
- 5.2 An assessment of reasonable alternative approaches considered during the production of the draft, along with policy recommendations arising from the IA process, can be seen in the appendices.
- 5.3 The left hand column represents the IA objectives as set out in figure 4 and the centre and right hand columns show the anticipated impact on the objective.
- 5.4 Given the length of the policies the full wording has not been replicated here. The IA should be read in accordance with the Preferred Options and Issues and Options drafts.

5.1 Vision and Objectives

Vision

Biodiversity	++	The vision outlines the requirement to protect, enhance and promote Biodiversity
Landscape/ Heritage	++	The vision outlines the requirement to protect, enhance and promote Landscapes and Cultural Heritage
Water Resources	+	The vision does not specifically mention the requirement to maintain and enhance water resources, but this can be achieved through the need to protect our natural environment
Climate Change	++	The vision aims to achieve the net zero by 2037 target ahead of the Government target of 2050, and encourage clean Energy sectors, which both contribute towards Climate Change adaptation
Flood Risk	+	The vision does not specifically mention the requirement to reduce flood risk, but this can be improved by adaption to Climate Change
Energy	++	The vision emphasises the promotion of opportunities presented by our clean Energy and nuclear sectors, and the target for net zero by 2037 ahead of the government target of 2050.
Land Quality	+	The vision does not specifically discuss and quality, although Housing, Retail and employment development can all contribute towards the mitigation and reuse of brownfield Land, improving Land quality within the Borough.
Air Quality	+	Air quality can be improved through the development of our clean Energy sector and target to achieve net zero by 2037 ahead of the Government target of 2050. Despite being incorporated into the vision, there is no specific policy surrounding air quality in the Preferred Options draft. This is something that should be incorporated into future drafts
Waste and Recycling	+	Although there is no specific mention of reducing Waste and Recycling materials, this can be promoted through 'making the most of our natural and built environment' as set out in the vision. It is recommended that additional criteria to maximise recycling and reduce waste are incorporated further into DS7PO and CC1PO.
Accessibility	++	The vision sets out the requirement for everyone to have access to high quality Housing, Education and employment opportunities.
Health/ Wellbeing	++	Health can be significantly improved through this through the requirement to improve quality of life, Health and happiness. There could also be an impact through the environmental improvements set out within the vision. There is not a specific policy surrounding health and wellbeing in the Preferred Options draft, although this has been outlined throughout where policies can have a positive impact on health and wellbeing.
Education	++	The vision sets out the requirement for everyone to have access to high quality Education
Sustainable Economy	++	The vision presents opportunities for significant economic growth throughout the Plan period
Leisure/ Tourism	++	The vision sets out the requirement for the enhancement of community facilities, maximising Tourism and providing opportunities for Leisure, culture and interaction.
Housing	++	The vision sets out the requirement for everyone to have access to high quality Housing
Retail	++	The vision sets out the requirement for improvements to town centres with a strong Retail offering.
Transport	++	The vision sets out the requirement for access to high quality transport.

Objectives: Copeland's Economy

	Economic prosperity	Employment sites	Clean energy generation	Tourism opportunities	Town centre improvements	Educational attainment
Biodiversity	U	U	U	U	U	U
Landscape/ Heritage	U	U	U	U	U	U
Water Resources	U	U	U	~	~	U
Climate Change	U	U	++	~	~	U
Flood Risk	U	U	U	~	~	U
Energy	U	U	++	~	~	U
Land Quality	U	U	U	~	~	U
Air Quality	-	-	U	-	-	-
Waste and Recycling	U	U	U	U	U	U
Accessibility	+	+	+	+	+	+
Health/ Wellbeing	+	+	++	+	+	+
Education	+	+	~	~	~	++
Sustainable Economy	++	++	++	++	++	+
Leisure/ Tourism	~	~	~	++	++	~
Housing	~	~	~	~	+	~
Retail	~	~	~	+	++	~
Transport	U	U	U	U	U	U

Commentary

The impact of the proposed economic objectives on several of the IA objectives listed here are unknown. Often, large scale development has the potential to result in environmental impacts. However, this largely depends on the location and scale of development, and the extent to which impacts can be mitigated through implementing Local Plan policies. This is with the exception of air quality as there is no specific air quality policy to avoid or mitigate damage which might occur through the construction process or additional traffic flows. In the clean energy objective, damage might be offset through the air quality benefits brought by clean energy generation, and therefore, this has been marked as unknown. It is expected that each of the plan objectives will have a significant positive impact on Copeland's economy through job creation, and help to improve accessibility. This is likely to have a positive impact on health and wellbeing. Transport impacts are unknown for each of the Preferred Options objectives as whilst they can create additional traffic on key routes, this can also help to support public transport services in the borough. It is important to note, that whilst the economic objectives are unlikely to have a direct impact on housing, leisure and retail (with the exception of tourism and town centre improvements), they can have an indirect impact by contributing to economic growth and additional investment.

Objectives: Copeland's Communities

	Strategic development	Improved housing market	Sustainable communities	Physical and mental health	Population growth	High Quality design
Biodiversity	~	U	~	~	U	+
Landscape/ Heritage	~	U	~	~	~	~
Water Resources	~	U	~	~	U	~
Climate Change	~	U	~	~	U	+
Flood Risk	~	U	~	~	~	+
Energy	~	+	~	~	~	+
Land Quality	~	+	~	~	U	+
Air Quality	~	U	~	~	U	+
Waste and Recycling	~	+	~	~	U	+
Accessibility	++	+	+	+	U	+
Health/ Wellbeing	+	+	++	++	+	+
Education	+	~	~	~	~	~
Sustainable Economy	++	++	+	+	++	+
Leisure/ Tourism	+	~	~	~	+	+
Housing	+	++	~	~	+	+
Retail	+	~	~	~	+	~
Transport	+	~	~	~	U	~

Commentary

A large number of the indicators here have been marked as neutral as the Local Plan Communities objectives are not specific on the type or location of development that might be included as part of this. This is with the exception of 'improved housing market', where it is clear that the objective encourages additional housing, but the impact on objective depends broadly on where this will be located and the processes involved with development. There are also a number of unknowns associated with 'population growth' as this depends on the number of new residents and the infrastructure and development required to support them. It is expected that the 'high quality design' objective will have a positive impact on a number of IA objectives, particularly providing social and environmental benefits.

Objectives: Copeland's Places

	Climate Change Mitigation	Protecting and Enhancing biodiversity	Landscapes and Built Heritage	Waste Reduction	Safeguarding natural Resources
Biodiversity	++	++	+	+	+
Landscape/ Heritage	+	+	++	+	~
Water Resources	+	+	~	~	~
Climate Change	++	+	~	+	~
Flood Risk	+	+	~	~	~
Energy	+	~	~	+	~
Land Quality	+	+	+	++	+
Air Quality	+	+	~	+	~
Waste and Recycling	+	~	+	++	+
Accessibility	~	~	+	~	~
Health/ Wellbeing	+	+	+	~	~
Education	~	~	~	~	~
Sustainable Economy	+	+	+	+	+
Leisure/ Tourism	~	~	+	~	~
Housing	~	~	~	~	~
Retail	~	~	~	~	~
Transport	~	~	~	~	~

Commentary

A large number of the objectives have been marked as neutral here as it is unlikely the strategic objective will have a significant impact on the IA objective. It is noted that there is not a specific objective for water resources, although this will be achieved to a certain extent through the objective "Climate Change Mitigation". It is recommended that water resources could be added into the Safeguarding natural resources objective

Objectives: Copeland's Connectivity

	Digital Connectivity	Transport Improvements
Biodiversity	~	-
Landscape/ Heritage	-	-
Water Resources	~	~
Climate Change	+	+
Flood Risk	~	~
Energy	~	~
Land Quality	~	~
Air Quality	+	+
Waste and Recycling	~	~
Accessibility	++	++
Health/ Wellbeing	+	+
Education	+	~
Sustainable Economy	++	++
Leisure/ Tourism	+	+
Housing	~	~
Retail	U	+
Transport	-	++

Commentary

Improvements to both digital connectivity and transport in the borough are likely to have significant benefits for the social IA objectives, including improving access to goods and services, and providing economic benefits. This is particularly important given the increase in people working from home as a result of the Covid-19 pandemic. The impact of digital connectivity on retail has been marked as unknown as whilst this can increase the number of people engaging in internet shopping, this could have a negative impact on the health of Copeland's high streets. There is potential for both transport and digital improvements will have a negative impact on landscapes through an increase in infrastructure. Large scale transport improvements can also impact on biodiversity, although this can be mitigated through the policies in Copeland's connectivity chapter.

5.2 Strategy and Standards

Policy DS1PO: Presumption in Favour of Sustainable Development

Biodiversity	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Landscape/ Heritage	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Water Resources	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Climate Change	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Flood Risk	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Energy	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Land Quality	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Air Quality	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Waste and Recycling	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Accessibility	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Health/ Wellbeing	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Education	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Sustainable Economy	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Leisure/ Tourism	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Housing	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Retail	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF
Transport	++	This policy positively supports the objective as it promotes and encourages sustainable development in line with the NPPF

Policy DS2PO: Settlement Hierarchy

Biodiversity	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements, and the nature and location of development. Any development should accord with N1PO and N2PO
Landscape/ Heritage	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the location and nature of development. Any development should accord with N5PO.
Water Resources	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the location and nature of development. However, development must accord with policy DS5PO, which requires development to minimise negative impacts on water quality
Climate Change	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. However, development must accord with policy DS5PO, which requires development to mitigate and adapt to climate change
Flood Risk	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. However, policy DS5PO must be accorded with, which directs development away from areas of flood risk
Energy	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. However, policy DS5PO must be accorded with, which requires development to maximise energy efficiency
Land Quality	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. However, policy DS5PO must be accorded with, which requires development to mitigate and adapt to climate change
Air Quality	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the location and nature of development
Waste and Recycling	U	The impact of DS2PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development.
Accessibility	++	It is likely that DS2PO will have a significant positive impact on accessibility as it directs development to the most sustainable settlements whilst allowing for some development in smaller rural areas, suitable for the scale and requirements of the settlement. This means that people living there will have appropriate access to services and facilities based on the tier within the hierarchy without the risk of an overprovision that the settlement is unable to sustain.
Health/ Wellbeing	++	The approach set out here is likely to provide improvements to health and wellbeing by ensuring that smaller settlements are supported within the development process and have an appropriate provision allocated to them, helping to support communities and create growth.
Education	+	DS2PO is likely to have a positive impact on education by helping to support small rural schools.
Sustainable Economy	+	The approach in DS2PO allows for development proportionate to the nature and the function of individual tiers within the hierarchy. This means that businesses will be supported where they accord with this, allowing for larger amounts of growth in the Principal Town, Key Service Centres and Local Centres without preventing development that supports rural businesses in smaller settlements.
Leisure/ Tourism	~	It is unlikely that DS2PO will have a significant impact on leisure and tourism in the Borough.
Housing	+	Policy DS2PO allows for housing provision that is appropriate to the scale and nature of settlements, meaning that people have more choice over where they are able to live, rather than all growth being directed to the Borough's largest towns.
Retail	+	DS2PO will support retail development that is appropriate to the scale and nature of settlements, helping to sustain local economies.
Transport	+	DS2PO can contribute towards transport improvements by supporting growth in smaller settlements, meaning that there is less need to travel. It also promotes the use of sustainable and active modes of transport to form settlement clusters.

Policy DS3PO: Settlement boundaries

Biodiversity	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the location of development. Any development should accord with N1PO and N2PO
Landscape/ Heritage	+	Opportunities to enhance the landscape character have been taken into consideration when drawing the settlement boundaries. Where development of a site would harm landscape or settlement character as informed by the Settlement Landscape Character Assessment, it has not been included within the settlement boundary.
Water Resources	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. This should accord with the requirement in DS5PO to reduce impacts on water quality.
Climate Change	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the nature and location of developments. This should accord with the requirement in DS5PO to mitigate and adapt to climate change
Flood Risk	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the location and nature of development. This should accord with the requirement in DS5PO to divert development away from areas with high flood risk.
Energy	+	The policy makes provision for nuclear and renewable energy infrastructure to be located outside of the settlement boundary, which can contribute towards improved Energy efficiency in the built environment
Land Quality	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the location and nature of development. This should accord with the requirement in DS5PO for development to make efficient use of land
Air Quality	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development
Waste and Recycling	U	The impact of DS3PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. This should accord with the requirement in DS5PO to minimise waste and maximise recycling
Accessibility	+	DS3PO contains criteria to ensure that development directly adjoins, and is physically connected to, the settlement boundary. This means new development outside of settlement boundaries will be more accessible by the existing population, and if the proposal is for residential development, the residents will not be isolated from the existing built environment.
Health/ Wellbeing	+	DS3PO can contribute to a positive impact on health and wellbeing by allowing people to remain in their communities, helping maintain social cohesion and reducing social isolation as well as reducing the pressure to build on existing open spaces within a settlement.
Education	+	DS3PO can help to support education by maintaining communities and supporting rural schools.
Sustainable Economy	+	Allowing appropriate development outside of the settlement boundary can contribute towards economic growth through the provision of employment opportunities, for example, those presented by nuclear new build. This can in turn have unlock economic growth in other areas.
Leisure/ Tourism	~	It is unlikely that DS3PO will have a significant impact on leisure and tourism within the Borough
Housing	+	This policy can contribute towards residential provision by allowing greater flexibility surrounding where development can be located
Retail	+	DS3PO can have a positive impact on retail by helping to support the existing rural businesses.
Transport	+	DS3PO can help support transport improvements by reducing the need for people to travel outside of their settlement. It can also help to support community transport.

Policy DS4PO: Strategic Development Priority Projects

Biodiversity	U	Whilst DS4PO promotes development that enhances the natural and built environment, the overall impact of the policy on biodiversity is unclear as it depends on individual projects. However, DS4PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain.
Landscape/ Heritage	+	Overall, strategic development projects can have a positive impact on landscape/ heritage, for example the North Shore Regeneration zone, the establishment of 'experience Whitehaven' and the redevelopment of the Marchon Site. Whilst the detail of some projects is unknown at this stage, such as the location of the clean energy park, this has been offset by the projects that will have a positive impact on landscape. Any unknowns should accord with N5PO to protect landscapes and the requirement to protect important Heritage assets under the built environment policies.
Water Resources	U	The impact of DS4PO is unclear as it depends on the characteristics of individual settlements and the location and nature of development. Any development should accord with the requirement set out in DS5PO to protect water quality
Climate Change	+	The policy can contribute towards climate change improvements by promoting development of clean Energy infrastructure
Flood Risk	U	The impact of DS4PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. Any development should accord with the requirement set out in DS5PO to reduce Flood Risk
Energy	+	Policy DS4PO lists energy developments as a key strategic development priority
Land Quality	U	The impact of DS4PO is unclear as it depends on the characteristics of individual settlements and the nature and location of development. All development should accord with the requirement set out in DS5PO to make efficient use of Land
Air Quality	-	Policy DS4PO is likely to have short term negative impacts though the construction process. There is also the potential for the Whitehaven Eastern Relief Road to have a negative impact on air quality, although this could contribute to reducing traffic congestion in the longer term. Elements such as the digital grid could have positive impacts on air quality by reducing the need to travel, as well as the benefits of clean energy infrastructure on air quality, although this is likely to be offset by the construction impacts.
Waste and Recycling	~	It is unlikely that DS4PO will have a significant impact on waste and recycling within Copeland
Accessibility	+	Priorities to improve connectivity, including the Whitehaven growth corridor, will improve accessibility to key goods and services across the Borough
Health/ Wellbeing	++	The priorities listed here have strong potential to improve health and wellbeing. Making full use of the natural environment will provide recreational opportunities, including the encouragement of cycling through the C2C scheme, and the promotion of clean energy is likely to provide benefits to health through the reduction of fossil fuels. The project that is likely to have the most significant impact on health and wellbeing is the creation of the Wellbeing Village, which will particularly benefit vulnerable groups.
Education	+	The development of Copeland's clean energy offer has the potential to provide Education and training opportunities, improving qualification levels and employment skills
Sustainable Economy	++	Each of the priorities listed within DS4PO are designed to have a positive contribution towards sustainable economic growth within the Borough
Leisure/ Tourism	++	It is likely that DS4PO will have a significant positive impact on leisure and tourism within the Borough by enhancing the experience economy and promoting the Lake District Coast brand.

Housing	++	Policy DS4PO is likely to have a significant positive impact on the Boroughs residential offer through the development of key regeneration sites and Town Centre Renewal Schemes.
Retail	+	Several of the priorities within DS4PO are likely to provide benefits to Copeland's Retail offer, in particular, the linkages between Whitehaven harbour and the Town Centre
Transport	++	It is likely that DS4PO will have a significant positive impact towards transport through the development of infrastructure, particularly the provision of a new growth corridor to the east of Whitehaven and improvements to public transport systems.

Policy DS5PO: Development Principles

Biodiversity	++	DS5PO is likely to have a significant positive impact on biodiversity through the protection and enhancement of green infrastructure and healthy ecosystems.
Landscape/ Heritage	++	Landscapes are protected through policy DS5PO, in particular those which contribute towards the setting of the Lake District National Park and areas of the Heritage Coast.
Water Resources	++	Policy DS5PO ensures that development does not have an adverse impact on water quality, including waterbodies and bathing waters.
Climate Change	++	The policy states that development must minimise carbon emissions and mitigate to the impacts of climate change
Flood Risk	++	Policy DS5PO states that development must be located where there is no Flood Risk and where development does not increase flood risk elsewhere
Energy	++	Policy DS5PO states that energy efficiency must be maximised through the development process
Land Quality	++	Policy DS5PO states that efficient use of land must be made through reusing existing buildings and previously developed land. It also states that the Borough's best and most versatile agricultural land must be protected.
Air Quality	++	Air quality is likely to be improved through DS5PO by providing appropriate infrastructure to support walking and cycling, minimising the need to travel and minimising carbon emissions.
Waste and Recycling	++	Recycling and recovery rates are likely to be improved through the requirement for sustainable construction methods, maximising opportunities for recycling and considering circular economy principles.
Accessibility	++	Accessibility is likely to be significantly improved through the requirement for infrastructure that promotes walking and cycling as well as locating development on sites in close proximity to services and facilities.
Health/ Wellbeing	++	Health and wellbeing is likely to be improved through DS5PO by encouraging walking and cycling and reducing CO2 emissions. In terms of mental health, this can be improved by providing high quality design that raises aspirations and by providing good levels of amenity and security to reduce the fear of crime and opportunities for antisocial behaviour
Education	~	It is unlikely that DS5PO will have a significant impact on education within Copeland
Sustainable Economy	+	Whilst the criteria set out within the policy do not specifically relate to creating a sustainable economy, this can be achieved through improvements to the built environment, which make Copeland a more desirable place to live, work and visit.
Leisure/ Tourism	+	DS5PO is likely to improve leisure and tourism experiences by enhancing recreational opportunities for residents and visitors.
Housing	+	DS5PO can have a positive impact on housing in the borough through the ambition to provide high quality places, which will help to raise aspirations.
Retail	~	It is unlikely that DS5PO will have a significant impact on retail within Copeland
Transport	++	DS5PO is likely to have a significant positive impact on transport in the Borough by promoting the development and improvement of walking and cycling routes

Policy DS6PO: Planning Obligations

Biodiversity	++	DS6PO is likely to have a significant positive impact on biodiversity by outlining a requirement for a biodiversity net gain as well as environmental improvements that provide habitats, including tree planting and landscaping
Landscape/ Heritage	++	DS6PO is likely to have a significant positive impact on landscape and heritage by stating the requirement for development to conserve or enhance heritage assets and by providing landscaping
Water Resources	++	DS6PO is likely to have a significant positive impact on water resources by outlining the requirement for development to provide drainage infrastructure
Climate Change	++	DS6PO is likely to have a significant positive impact on climate change by setting out the requirement for public transport improvements, cycle parking and electric vehicle charging points as well as the provision of low carbon and renewable Energy infrastructure. The policy also sets out mitigation measures for climate change such as biodiversity net gain
Flood Risk	++	DS6PO is likely to have a significant positive impact on Flood Risk by setting out a requirement for drainage infrastructure and flood mitigation measures.
Energy	++	DS6PO is likely to have a significant positive impact on energy by setting out the requirement for low carbon and renewable Energy infrastructure
Land Quality	+	Land quality improvements are set out through several criteria such as the need for landscaping and tree planting
Air Quality	++	DS6PO is likely to have a significant positive impact on air quality through the promotion of low impact modes of travel, including the provision of cycle parking and electric vehicle charging points
Waste and Recycling	~	It is unlikely that DS6PO will have a significant impact on recycling and recovery rates.
Accessibility	++	DS6PO is likely to have a significant positive impact on accessibility by providing improvements to transport infrastructure, digital connectivity and development and maintenance of social infrastructure
Health/ Wellbeing	++	DS6PO is likely to have a significant positive impact to health and wellbeing through the requirement to provide health and social care facilities. This can also be impacted through environmental improvements such as tree planting and the need for biodiversity net gain
Education	++	DS6PO is likely to have a significant positive impact on education through the requirement to provide educational facilities
Sustainable Economy	+	Whilst there is no specific requirement that outlines economic growth or sustainability, each of the obligations provide here contribute towards making Copeland a more attractive and desirable place to live, work and visit. However, this places more pressure on developers, which could reduce the viability of developments.
Leisure/ Tourism	++	DS6PO is likely to have a significant positive impact on leisure and tourism through the protection or enhancement of recreational facilities including sport and community facilities, as well as contributing towards a more attractive natural environment, which is likely to raise visitor numbers
Housing	+	DS6PO is likely to have a significant positive impact on housing through the requirement for the provision of affordable housing. In addition the other requirements set out here are all likely to contribute to making Copeland a more desirable and attractive place to live, having a positive impact on the housing market. However, this places more pressure on developers, which could reduce the viability of developments.
Retail	~	It is unlikely that DS6PO will have a significant impact on retail within the Borough.
Transport	++	DS6PO is likely to have a significant positive impact on transport through the promotion of highways improvements and more sustainable modes, including infrastructure to encourage walking, cycling and electric vehicle ownership.

Policy DS7PO: Design Standards

Biodiversity	+	DS7PO sets out a requirement to consider the local context in terms of the built, historic and natural environment. Biodiversity comes under this remit.
Landscape/ Heritage	+	DS7PO sets out a requirement to consider the local context in terms of the built, historic and natural environment. The protection and enhancement of landscape and heritage comes under this remit.
Water Resources	~	DS7PO does not specifically set out a criteria for the protection of water bodies and resources within the borough
Climate Change	+	The requirement to improve energy efficiency and encourage walking and cycling are likely to contribute towards climate change improvements by reducing the reliance on private vehicles.
Flood Risk	~	DS7PO does not specifically set out criteria for the reduction of flood risk within Copeland, although the list of criteria is not exhaustive and therefore there may be scope for developments to provide innovative solutions to this issue.
Energy	++	DS7PO sets out the requirement for development to be set out in a way that promotes energy efficiency and maximises solar gain.
Land Quality	+	DS7PO sets out a requirement for development to be of an appropriate density that enables effective use of land
Air Quality	+	DS7PO can contribute towards the improvement of air quality by encouraging design that promotes walking and cycling,
Waste and Recycling	+	DS7PO is likely to encourage recycling rates by making provision for waste vehicles. Sustainable solutions could also include the requirement to make use of recycled materials within the construction process. It is recommended that an additional point is made here surrounding improving recycling rates and minimising waste.
Accessibility	++	Accessibility is likely to be significantly increased through DS7PO through the requirement to provide layouts that promote waling and cycling, as well as through opportunities to encourage social interaction, provide suitable amenity and flexible workspaces.
Health/ Wellbeing	++	Health and wellbeing is likely to be significantly improved through the requirement to improve community offer and encourage social interaction, as well as the promotion of cycling and walking
Education	~	It is unlikely that DS7PO will have a significant impact on education within the Borough
Sustainable Economy	+	Whilst these elements do not directly relate to economic growth, they can contribute towards making Copeland a more attractive place to live, work and visit, which can result in additional investment.
Leisure/ Tourism	+	Improved design quality can make Copeland a more attractive place for visitors. The requirement for opportunities that enhance the community offer can also mean improvements to recreational and leisure opportunities for residents.
Housing	+	Whilst these elements do not directly relate to housing, they can contribute towards making Copeland a more attractive place to live, which can result in additional investment and enhance the housing market.
Retail	~	It is unlikely that DS7PO will have a significant impact on retail within Copeland.
Transport	++	It is likely that significant transport improvements will be made through DS7PO, with importance placed on the provision of safe and accessible pedestrian and cycling routes.

Policy DS8PO: Reducing Flood Risk

Biodiversity	+	Development that contributes towards reducing flood risk, including SuDS, can often provide habitats for species. This can act as a contribution towards achieving a biodiversity net gain as set out in N2PO.
Landscape/ Heritage	~	It is unlikely that landscape and heritage will be significantly impacted by policy DS8PO.
Water Resources	++	DS8PO is likely to have significant benefits for water resources by managing risks of coastal erosion
Climate Change	+	DS8PO is likely to have a positive impact on climate change through the measures taken to reducing flood risk
Flood Risk	++	DS8PO is designed specifically to reduce flood risk.
Energy	~	It is unlikely that energy will be significantly impacted by policy DS8PO.
Land Quality	+	DS8PO can contribute towards protecting land quality by avoiding development in areas where flood risk is high, as well as by providing drainage solutions to prevent excess water
Air Quality	~	It is unlikely that air quality will be significantly impacted by policy DS8PO.
Waste and Recycling	~	It is unlikely that waste and recycling will be significantly impacted by policy DS8PO.
Accessibility	~	It is unlikely that accessibility will be significantly impacted by policy DS8PO.
Health/ Wellbeing	+	Damage to properties through flooding can have significant impacts, particularly on mental wellbeing. DS8PO can contribute to reducing this
Education	~	It is unlikely that education will be significantly impacted by policy DS8PO.
Sustainable Economy	+	DS8PO has important implications for the Economy as it reduces flood risk, which can cause significant damage to the built environment and have huge financial implications.
Leisure/ Tourism	~	It is unlikely that leisure and tourism will be significantly impacted by policy DS8PO.
Housing	~	It is unlikely that housing will be significantly impacted by policy DS8PO.
Retail	~	It is unlikely that retail will be significantly impacted by policy DS8PO.
Transport	~	It is unlikely that transport will be significantly impacted by policy DS8PO.

Policy DS9PO: Sustainable Drainage

Biodiversity	+	DS9PO sets out a requirement for consideration to be given surrounding how drainage systems can provide spaces for biodiversity. This can contribute towards biodiversity net gain in accordance with policy N2PO.
Landscape/ Heritage	~	It is unlikely that DS9PO will have a significant impact on Landscape/ Heritage, although some SuDS can help to improve the appearance and character of an area
Water Resources	++	DS9PO is likely to improve water resources by reducing the amount of pollution entering watercourses
Climate Change	+	DS9PO can have a positive impacts on climate change through the measures taken to reduce flooding.
Flood Risk	++	DS9PO sets out the requirement for sustainable drainage. This will contribute towards the reduction of flood risk within the Borough.
Energy	~	It is unlikely that DS9PO will have a significant impact on energy
Land Quality	+	DS9PO can contribute towards the improvement of land quality by providing better levels of surface water drainage.
Air Quality	~	It is unlikely that DS9PO will have a significant impact on air quality, although certain types of SuDS can have a positive impact on air quality by acting as a carbon store.
Waste and Recycling	~	It is unlikely that DS9PO will have a significant impact on waste/ recycling
Accessibility	~	It is unlikely that DS9PO will have a significant impact on accessibility
Health/ Wellbeing	+	Health and wellbeing can be improved through the provision of drainage systems that provide recreational space.
Education	~	It is unlikely that DS9PO will have a significant impact on education
Sustainable Economy	+	DS9PO is likely to contribute towards sustainable economic growth by allowing development to go ahead with reduced flood risk.
Leisure/ Tourism	+	DS9PO states that drainage systems should consider the additional benefits they can provide towards recreation. This can contribute to improved leisure and tourism value within the Borough
Housing	~	It is unlikely that DS9PO will have a significant impact on housing
Retail	~	It is unlikely that DS9PO will have a significant impact on retail
Transport	~	It is unlikely that DS9PO will have a significant impact on transport

Policy DS10PO: Landscaping

Biodiversity	++	DS10PO is likely to have a significant positive impact on biodiversity within Copeland by outlining the need for the creation of high quality habitats and the prevention of loss. This can contribute towards the Council's requirement for biodiversity net gain (N2PO).
Landscape/ Heritage	++	This policy is designed to have a positive contribution towards landscaping during the development process.
Water Resources	+	DS10PO can contribute towards the protection of water resources by requiring developers to maintain ponds. The requirement to reduce surface water discharge can also play a role in reducing the amount of pollution that enters the watercourse
Climate Change	+	DS10PO can contribute towards the mitigation of climate change by encouraging tree and hedgerow planting, which reduce the amount of CO2 in the atmosphere.
Flood Risk	++	DS10PO sets out a requirement for consideration to be given to reducing surface water, which can reduce the flood risk of an area.
Energy	~	It is unlikely that DS10PO will have a significant impact on energy within the Borough
Land Quality	+	It is likely that land quality will be improved through the requirement for high quality landscaping, which can provide mitigation measures for previously developed land.
Air Quality	+	The planting of trees and hedgerows as a contribution towards landscaping is likely to result in improved air quality through the absorption of CO2
Waste and Recycling	~	It is unlikely that DS10PO will have a significant impact on waste and recycling within the Borough
Accessibility	~	It is unlikely that DS10PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	+	DS10PO has the potential to improve physical health through the creation of Healthy environments that improve air quality. In addition, the policy will create more attractive places to live, resulting in the potential for improved mental health.
Education	~	It is unlikely that DS10PO will have a significant impact on education within the Borough
Sustainable Economy	+	Whilst DS10PO is unlikely to have a direct impact on the economy, it can provide better quality, more attractive places to live, work and visit, resulting in more inward investment and growth.
Leisure/ Tourism	~	It is unlikely that DS10PO will have a significant impact on leisure and tourism within the Borough
Housing	~	It is unlikely that DS10PO will have a significant impact on housing within the Borough, although good quality landscaping schemes can enhance a development and make it more attractive to buyers.
Retail	~	It is unlikely that DS10PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that DS10PO will have a significant impact on transport within the Borough, although landscaping links can provide walking and cycling routes

Policy DS11PO: Soils and Contamination

Biodiversity	+	The protection of soils can contribute towards the creation of habitats for a range of different species
Landscape/ Heritage	~	It is unlikely that policy DS11PO will have a significant impact on landscape and heritage within the Borough.
Water Resources	+	DS11PO can have a positive contribution towards improving water resources by allowing for improved drainage into soils, reducing the amount entering the watercourse.
Climate Change	+	DS11PO can have a positive impact on climate change by providing habitats, acting as a carbon store and reducing surface water run-off.
Flood Risk	+	DS11PO can help reduce flood risk in the Borough by ensuring better water drainage through preventing soil compaction
Energy	~	It is unlikely that policy DS11PO will have a significant impact on energy within the Borough
Land Quality	++	DS11PO can contribute towards landscape improvements by remediating contaminated sites
Air Quality	~	It is unlikely that policy DS11PO will have a significant impact on air quality within the Borough, although good quality soils can help store carbon, which can have an impact on air quality.
Waste and Recycling	+	DS11PO can contribute towards recycling and recovery rates by reusing and remediating previously developed land
Accessibility	~	It is unlikely that policy DS11PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	+	DS11PO can have a positive impact on health and wellbeing by reducing contamination in soils as well as providing agricultural benefits and increasing the ability to grow food and crops
Education	~	It is unlikely that policy DS11PO will have a significant impact on education within the Borough
Sustainable Economy	~	It is unlikely that policy DS11PO will have a significant impact on Copeland's economy
Leisure/ Tourism	~	It is unlikely that policy DS11PO will have a significant impact on leisure and tourism within the Borough
Housing	~	It is unlikely that policy DS11PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that policy DS11PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that policy DS11PO will have a significant impact on transport within the Borough

5.3 Copeland's Economy

Policy E1PO: Economic Growth

Biodiversity	U	The impact of E1PO on biodiversity is unclear. New development has the potential to damage biodiversity as a result of habitat loss. However, DS2PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain.
Landscape/ Heritage	U	The impact of E1PO is unclear. However, development should accord with N5PO to protect landscapes and the requirement to protect important heritage assets under the built environment policies
Water Resources	~	It is unlikely that policy E1PO will have a significant impact on water resources in the Borough
Climate Change	+	E1PO can contribute towards mitigating the impacts of climate change by maximising the potential of clean energy and building upon the 'Energy Coast' brand. This is likely to reduce in a reduced reliance on fossil fuels
Flood Risk	~	It is unlikely that policy E1PO will have a significant impact on flood risk in the Borough
Energy	++	E1PO can contribute towards mitigating the impacts of climate change by maximising the potential of clean Energy and building upon the 'Energy Coast' brand.
Land Quality	+	E1PO can contribute towards the improvement of land quality by encouraging the regeneration of existing employment sites
Air Quality	-	E1PO is likely to have short term negative impacts through the construction process, and a longer term impact through increased cars travelling to employment sites. However, there can be positive impacts through sites such as the Clean Energy Park and improvements to digital infrastructure, which can reduce the need to travel.
Waste and Recycling	~	It is unlikely that policy E1PO will have a significant impact on waste and recycling in the Borough
Accessibility	++	It is likely that E1PO will have a significant impact on accessibility by providing a range of employment and educational opportunities as well as allowing for a more flexible way of working that builds upon home working and the digital economy
Health/ Wellbeing	++	E1PO is likely to have a significant positive impact on health and wellbeing by providing additional, high quality jobs, contributing towards improved economic and social wellbeing and raising aspirations
Education	++	E1PO is likely to have a significant positive impact on education by working with job centres and higher education providers to develop a skilled workforce and improve employability.
Sustainable Economy	++	E1PO is designed to have a significant contribution towards the sustainable economy and growth.
Leisure/ Tourism	+	E1PO sets out the requirement to improve the economy of rural areas by supporting rural diversification to encourage tourism and recreation
Housing	~	It is unlikely that policy E1PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that policy E1PO will have a significant impact on retail in the Borough
Transport	U	E1PO can have a negative impact on transport by increasing car use to employment sites, although the digital projects mentioned can help to offset this. Some projects will require rail improvements which can improve transport, as well as the requirement for transport assessments for large scale projects which can mitigate harm.

Policy E2PO: Location of Employment

Biodiversity	U	E2PO sets out the requirement for mitigation to be sought where biodiversity may be impacted by development. However, this does not necessarily mean development will have a positive impact on biodiversity and therefore, this has been marked as unknown.
Landscape/ Heritage	U	E2PO requires for mitigation to be sought where development is likely to have an impact on landscape or settlement character, although heritage is not mentioned. Also, this will not necessarily result in a positive impact on landscape and therefore this has been marked as unknown
Water Resources	U	The impact of E2PO on water resources is unclear as it depends on the scale, nature and location of development. All development should accord with the requirement set out in DS5PO to minimise negative impacts on water quality
Climate Change	U	The impact of E2PO on Climate Change is unclear as it depends on the scale, nature and location of development. All development should accord with the requirement set out in DS5PO to mitigate and adapt to climate change
Flood Risk	~	E2PO is unlikely to have a significant impact on flood risk. However, development should accord with the requirement to reduce flood risk as set out in DS5PO to prevent future impacts.
Energy	U	The impact of E2PO on energy is unclear as it depends on the scale, nature and location of development. All development should accord with the requirement in DS5PO to maximise energy efficiency
Land Quality	U	E2PO supports economic development opportunities where they are located on existing employment land through the reuse and redevelopment of existing premises. This will contribute towards the remediation of brownfield land and reduce the need for development on greenfield land. However, this does not protect greenfield land completely and therefore the indicator has been marked as unknown
Air Quality	-	It is likely that additional employment development in the Borough will result in damage to air quality, although certain projects such as the clean energy park and improvements to digital infrastructure can help to offset this. Appropriately scaled development will be directed to the most sustainable locations, which can reduce the need to travel
Waste and Recycling	U	The impact of E2PO on waste and recycling is unclear as it depends on the scale, nature and location of development. All development should accord with the requirement set out in DS5PO to reduce waste and maximise recycling
Accessibility	+	E2PO is likely to improve accessibility by ensuring that economic development opportunities are distributed appropriately among settlements rather than concentrating it in the Principal Town and Key Service Centres
Health/ Wellbeing	+	E2PO has potential to improve health and wellbeing by allowing development across the settlement hierarchy which can improve the quality of certain areas, provide employment opportunities and raise aspirations
Education	~	It is unlikely that E2PO will have a significant impact on education in the Borough
Sustainable Economy	++	E2PO is likely to have a significant positive impact on Copeland's economy by encouraging economic development opportunities and growth. This is particularly important given that development will be permitted in smaller settlements to a certain extent, which can help economic growth in small rural communities and prevent polarisation across the Borough
Leisure/ Tourism	+	E2PO is likely to have a positive impact on tourism by supporting development where it creates new tourism opportunities appropriate to the scale and function of the settlement
Housing	~	It is unlikely that E2PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that E2PO will have a significant impact on retail in the Borough
Transport	+	E2PO sets out the requirement for mitigation to be sought where transport systems and networks may be impacted by development

Policy E3PO: Westlakes Science and Technology Park

Biodiversity	U	Policy E3PO states that development at Westlakes must be in line with DS7PO: Design Standards. This stipulates that the local context must be taken into consideration during development, including the natural environment. This is likely to offer some protection to biodiversity during the development process. However, it is important to know what biodiversity is on site at present to understand if there will be any significant damage.
Landscape/ Heritage	+	Policy E3PO states that development at Westlakes must be in line with BE4PO: Non- designated Heritage assets, which stipulates that development must preserve or enhance Heritage assets and their setting. This is also covered under the requirement to accord with DS7PO: Design Standards.
Water Resources	U	The impact of E3PO on water resources is unclear. However, any development at Westlakes should accord with the requirement to reduce water quality impact as set out in DS5PO
Climate Change	+	E3PO can contribute towards Climate Change mitigation through the requirement for Westlakes to be laid out in a way that encourages walking and cycling, reducing emissions from private vehicles.
Flood Risk	~	E3PO is unlikely to have a significant impact on flood risk as Westlakes is not in a Flood Risk zone. However, development at Westlakes should accord with the requirement to reduce flood risk as set out in DS5PO to prevent future impacts.
Energy	+	Policy E3PO states that development at Westlakes must be in line with DS7PO: Design Standards, outlining that development must be laid out in a way that maximises Energy efficiency.
Land Quality	~	Additional development at Westlakes is likely to encroach into greenfield land. However, policy E3PO states that development at Westlakes must be in line with DS7PO: Design Standards, outlining that that development must be built in a way that enables the effective use of land. The Council wants to develop a masterplan for the development of Westlakes which will require high levels of planting and lower density developments on site.
Air Quality	~	E3PO can contribute towards air quality improvements through the requirement for Westlakes to be laid out in a way that encourages walking and cycling, reducing emissions from private vehicles. However, this is likely to be offset slightly as it does not reduce the vehicles travelling to the site.
Waste and Recycling	+	Policy E3PO states that development at Westlakes must be in line with DS7PO: Design Standards, outlining that development must be laid out in a way that allows for safe access of waste vehicles
Accessibility	+	E3PO allows for ancillary uses that support the effective functioning of the park and its employees. This can improve access to services that may otherwise be located within the Town Centres.
Health/ Wellbeing	+	E3PO has the potential to provide improvements to health through the provision of a gym as an ancillary service. In addition, there is a requirement for development to be designed in a way that encourages walking and cycling, which contribute towards healthy lifestyles
Education	+	Education can be improved through E3PO as a result of the sites development as a knowledge campus, providing opportunities for the development of skills.
Sustainable Economy	++	E3PO is likely to contribute towards economic growth through the continued support for development at Westlakes Park
Leisure/ Tourism	~	It is unlikely that E3PO will have a significant impact on leisure/ tourism, although there is potential for the provision of a gym/ cafes which can benefit people working on the park.
Housing	~	It is unlikely that E3PO will have a significant impact on housing
Retail	~	It is unlikely that E3PO will have a significant impact on retail, although it can help to support retail provision for people who work in the park
Transport	U	E3PO has potential to make transport improvements through the requirement in DS7PO for safe and convenient pedestrian routes and to provide layouts that encourage cycling

Policy E4PO: Employment Sites and Allocations

Biodiversity	U	E4PO must accord with policy E2PO: Location of employment, which states that mitigation must be sought where development is likely to have an adverse impact on biodiversity. However, this does not necessarily mean that development will have a positive impact on biodiversity and therefore, this has been marked as unknown.
Landscape/ Heritage	U	E4PO must accord with policy E2PO: Location of employment, which states that mitigation must be sought where development is likely to have an adverse impact on landscape or settlement character. However, this does not necessarily mean that development will have a positive impact on landscape or heritage and therefore, this has been marked as unknown.
Water Resources	U	E4PO must accord with policy E2PO: Location of employment, which states that mitigation must be sought where development is likely to have an adverse impact on flooding, which can maintain the quality of water bodies. However, this does not necessarily mean that development will have a positive impact on water resources and therefore, this has been marked as unknown.
Climate Change	U	The impact of E4PO on climate change is unclear as it depends on the nature, scale and location of development. However, development should accord with the requirement set out in DS5PO to mitigate and adapt to climate change
Flood Risk	U	E4PO must accord with policy E2PO: Location of employment, which states that mitigation must be sought where development is likely to have an adverse impact on vulnerability to flooding. However, this does not necessarily mean that development will have a positive impact on reducing flood risk and therefore, this has been marked as unknown.
Energy	+	E4PO must accord with policy E1PO: Location of employment, which provides support for development which will build upon the Energy Coast brand and encourages development in energy and nuclear decommissioning.
Land Quality	U	The impact of E4PO on land quality is unknown as the allocations are on a range of greenfield and brownfield sites. E4PO must accord with policy E1PO: Location of employment, which provides support for development which reuses existing land and premises. This is likely to reduce the demand for development on greenfield land.
Air Quality	-	It is likely that any large scale employment development will result in air quality impacts through the construction process
Waste and Recycling	U	The impact of E4PO on waste and recycling is unclear as it depends on the nature, scale and location of development. However, development should accord with the requirement in DS5PO to minimise waste and maximise recycling
Accessibility	+	E4PO is likely to improve accessibility through the creation of further employment opportunities on various sites across the Borough
Health/ Wellbeing	+	E4PO is likely to improve health and wellbeing through the creation of employment and training opportunities
Education	+	E4PO must accord with E1PO, which states that development that provides learning and training centres will be supported. Additional employment use can also contribute to providing opportunities for training and apprenticeships.
Sustainable Economy	++	E4PO is likely to have a significant positive impact on Copeland's economy by encouraging development on key employment sites
Leisure/ Tourism	~	It is unlikely that E4PO will have a significant impact on leisure/ tourism
Housing	~	It is unlikely that E4PO will have a significant impact on housing
Retail	~	It is unlikely that E4PO will have a significant impact on retail
Transport	+	E4PO must accord with policy E2PO: Location of employment, which states that mitigation must be sought where development is likely to have an adverse impact on transport

Policy E5PO: Opportunity Sites

Biodiversity	U	The impact of policy E5PO on biodiversity is unknown as it depends on the type, scale and location of development. Development will be required to adhere to N1PO and N2PO.
Landscape/ Heritage	U	The impact of policy E5PO on landscape and heritage is unknown as it depends on the type, scale and location of development. Development will be required to adhere to N5PO and the built environment policies.
Water Resources	U	The impact of E5PO on water resources is unknown as it depends on the type, scale and location of development
Climate Change	U	The impact of E5PO on climate change is unknown as it depends on the type, scale and location of development
Flood Risk	U	The impact of E5PO on flood risk is unknown as it depends on the type, scale and location of development
Energy	U	The impact of E5PO on energy is unknown as it depends on the type, scale and location of development
Land Quality	+	E5PO can contribute towards land quality improvements by supporting appropriate opportunities to remediate despoiled, degraded, derelict, contaminated and unstable land
Air Quality	U	The impact of E5PO on air quality is unknown as it depends on the type, scale and location of development
Waste and Recycling	U	The impact of E5PO on waste and recycling is unknown as it depends on the type, scale and location of development
Accessibility	+	E5PO can contribute towards the provision of employment opportunities. In terms of accessibility, this is particularly important where it related to Town Centre Opportunity Sites.
Health/ Wellbeing	+	E5PO can contribute towards health and wellbeing improvements by providing additional employment, as well as by providing opportunities for regeneration, which can enhance the street scene and raise aspirations.
Education	~	It is unlikely that E5PO will have a significant impact on education in the Borough
Sustainable Economy	++	E5PO is likely to have a significant impact on Copeland's economy by providing additional opportunities for inward investment and regeneration as well as providing additional employment opportunities.
Leisure/ Tourism	+	E5PO can contribute to leisure and tourism improvements through the provision of additional town centre uses and public realm improvements, which can encourage more people to visit the borough's towns.
Housing	~	It is unlikely that E5PO will have a significant impact on housing in the borough, although it can contribute towards providing additional job opportunities which can help provide growth in the housing market
Retail	+	E5PO can contribute to retail improvements through the provision of additional town centre uses and public realm improvements.
Transport	U	The impact of E5PO on transport is unknown as it depends on the type, scale and location of development

Policy E6PO: Safeguarding of Employment Sites

Biodiversity	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, E6PO should accord with N1PO and N2PO
Landscape/ Heritage	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, this should accord with N5PO and the Built Environment Policies
Water Resources	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, development must accord with the requirement in DS5PO to prevent impacts to water quality
Climate Change	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, development must accord with the requirement in DS5PO to mitigate and adapt to climate change
Flood Risk	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, flood risk can be reduced through the requirement in DS5PO to direct development away from areas at high risk.
Energy	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, development must accord with the requirement set out in DS5PO to maximise energy efficiency
Land Quality	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, development must accord with the requirement in DS5PO to make efficient use of land
Air Quality	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal
Waste and Recycling	U	The impact of E6PO is unclear as it depends on the location and nature of the proposal. However, development must accord with the requirement in DS5PO to minimise waste and maximise recycling.
Accessibility	~	It is unlikely that E6PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	~	It is unlikely that E6PO will have a significant impact on health and wellbeing within the Borough
Education	~	It is unlikely that E6PO will have a significant impact on education within the Borough
Sustainable Economy	++	E6PO is likely to have a significant contribution towards the sustainable economy objective by ensuring that there possible, employment sites are used appropriately
Leisure/ Tourism	~	It is unlikely that E6PO will have a significant impact on leisure/ tourism within the Borough
Housing	~	It is unlikely that E6PO will have a significant impact on housing within the Borough
Retail	+	E6PO has potential to impact positively on retail by allowing for employment development where it can improve the vitality of town centres. This has potential to increase footfall in shops
Transport	~	It is unlikely that E6PO will have a significant impact on transport within the Borough

Policy E7PO: Home Working

Biodiversity	~	It is unlikely that policy E7PO will have a significant impact on biodiversity within the Borough
Landscape/ Heritage	~	It is unlikely that policy E7PO will have a significant impact on landscape/ heritage within the Borough
Water Resources	~	It is unlikely that policy E7PO will have a significant impact on water resources within the Borough
Climate Change	+	E7PO can contribute to climate change improvements by reducing the need to travel, reducing the requirement for new large developments and reducing the need to heat large buildings.
Flood Risk	~	It is unlikely that policy E7PO will have a significant impact on flood risk within the Borough
Energy	~	It is unlikely that E7PO will have a significant impact on energy in the borough, although it can contribute to energy improvements by reducing the need to heat and provide lighting in large employment sites and buildings.
Land Quality	~	It is unlikely that policy E7PO will have a significant impact on land quality within the Borough
Air Quality	+	E7PO has the potential to improve air quality in the Borough by reducing the need to commute to employment opportunities
Waste and Recycling	~	It is unlikely that policy E7PO will have a significant impact on waste and recycling within the Borough
Accessibility	+	Policy E7PO is likely to have a significant positive impact on accessibility through providing more flexibility surrounding employment. If people are able to work from home, this means they do not have to go to an office, which has the potential to expand the range of jobs available to them. It also means improved accessibility for employers to hire the best person for the job rather than being restricted by geographical location
Health/ Wellbeing	+	Providing opportunities for home working can result in improved health and wellbeing through providing increased opportunities for job flexibility, which has the potential to improve aspirations and mental Health.
Education	~	It is unlikely that policy E7PO will have a significant impact on education within the Borough
Sustainable Economy	++	E7PO has the potential to contribute towards economic improvements by allowing for increased job flexibility and keeping businesses running, particularly in light of the Covid- 19 pandemic and 'the new normal'
Leisure/ Tourism	~	It is unlikely that policy E7PO will have a significant impact on leisure/ tourism within the Borough
Housing	~	It is unlikely that policy E7PO will have a significant impact on housing within the Borough
Retail	-	E7PO can have a negative impact on retail by reducing footfall in town centres.
Transport	U	E7PO has the potential to have a positive impact on transport by reducing the need to travel to reach employment opportunities. This is particularly important given the rural nature of the Borough. However, this can have a negative impact by reducing the demand for bus and rail services.

Policy CC1PO: Reducing the impacts of development on Climate Change

Biodiversity	+	CC1PO can contribute indirectly to biodiversity benefits through reducing the effects of climate change, reducing damage to habitats. This should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	U	The impact of CC1PO on landscape/ heritage is unclear. However, this should accord with N5PO to protect landscapes and the requirement to protect important heritage assets under the built environment policies
Water Resources	+	CC1PO is likely to have a positive impact on water resources by incorporating measures to reduce the consumption of water. The quality of water can also be improved through redirecting development to areas with low flood risk, which can contribute towards reduced pollutants entering water bodies.
Climate Change	++	Policy CC1PO is likely to have a significant positive impact on climate change
Flood Risk	+	CC1PO is likely to have a positive impact on reducing flood risk by encouraging developers away from areas with high flood risk. climate change also plays a significant part in flood risk through impacts such as rising sea levels, so reducing climate change can contribute further to this
Energy	++	CC1PO is likely to have a significant positive impact on improving energy efficiency by improving the design, layout and materials used within developments as well as incorporating renewable energy methods and making provision for electric vehicles.
Land Quality	U	The impact of CC1PO on land quality is unclear. However, development must accord with the requirement for new development to make efficient use of land
Air Quality	+	CC1PO is likely to provide improvements to air quality by encouraging the use of renewable energy rather than fossil fuels. The policy also encourages sustainable transport methods, which can help to reduce CO2 emissions
Waste and Recycling	+	CC1PO can improve recycling rates and reduce waste by encouraging developers to make use of locally sourced, recycled construction materials
Accessibility	~	It is unlikely that CC1PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	+	CC1PO can help improving health and wellbeing within Copeland by providing healthier living environments that encourage renewable energy sources and includes measures for sustainable travel.
Education	~	It is unlikely that CC1PO will have a significant impact on education within the Borough
Sustainable Economy	+	CC1PO can contribute towards economic improvements by providing development that is more attractive and potentially costs less to run. The reuse of materials can help to save money during the construction process and steering development away from areas of high flood risk can help to prevent the costs of damage to property in the longer term.
Leisure/ Tourism	~	It is unlikely that CC1PO will have a significant impact on tourism within the Borough
Housing	~	It is unlikely that CC1PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that CC1PO will have a significant impact on retail within the Borough
Transport	++	CC1PO is likely to have a significant positive impact on transport in the Borough by including measures for sustainable travel, including walking and cycling routes and good access to public transport. It also incorporates space to park cycles and charge electric vehicles.

Policy CC2PO: Large Scale Renewable Energy Developments, Geothermal, Low-carbon and Decarbonisation, Hydrogen to Electricity Plants, and other Large Scale Technologies (excluding nuclear and wind Energy developments)

Biodiversity	U	Whilst large scale renewable energy developments are likely to have a negative impact on biodiversity through the loss of habitats, policy CC2PO outlines the requirement to avoid this as far as possible. However, this does not necessarily mean there will be a positive impact on biodiversity and therefore, this has been marked as unknown.
Landscape/ Heritage	U	Policy CC2PO outlines the requirement for large scale renewable energy developments to, as far as possible, avoid harm to landscape character and heritage assets. However, there is still a chance that this will have a negative impact and therefore has been marked as unknown
Water Resources	+	Policy CC2PO outlines the requirement for large scale renewable energy developments to reduce flood risk. This can contribute towards water quality by reducing the pollution entering water bodies.
Climate Change	++	It is expected that CC2PO will have a significant positive impact on mitigating against and adapting to climate change.
Flood Risk	+	Policy CC2PO outlines the requirement for large scale renewable energy developments to, as far as possible, prevent increasing flood risk
Energy	++	CC2PO has the potential to have a significant benefit towards the development of carbon neutral and renewable energy technologies.
Land Quality	-	Overall, it is likely that CC2PO will have a negative impact on land quality, as with any large scale development. This could be mitigated through measures to help remediate brownfield land through the development process.
Air Quality	~	Policy CC2PO outlines the requirement for large scale renewable energy developments to, as far as possible, reduce air quality impacts. However, this does not necessarily mean there will be a positive impact on air quality.
Waste and Recycling	+	Policy CC2PO supports development of renewable energy supplies, which reduces the waste from traditional non-renewable forms of energy
Accessibility	~	It is unlikely that policy CC2PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	+	CC2PO can have a positive impact on health and wellbeing by reducing damage to neighbouring uses, including noise, dust and air quality impacts. These are all factors that can be detrimental to human health
Education	~	It is unlikely that policy CC2PO will have a significant impact on education within the Borough
Sustainable Economy	+	CC2PO can have a positive impact on the economy by providing jobs in both the construction process and the running of large scale energy developments.
Leisure/ Tourism	~	It is unlikely that policy CC2PO will have a significant impact on tourism within the Borough
Housing	~	It is unlikely that policy CC2PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that policy CC2PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that policy CC2PO will have a significant impact on transport within the Borough

Policy CC3PO: Wind Energy developments

Biodiversity	U	Whilst wind energy developments are likely to have a negative impact on biodiversity through the loss of habitats, policy CC3PO outlines the requirement to avoid this as far as possible. However, this does not necessarily mean there will be a positive impact on biodiversity and therefore, this has been marked as unknown.
Landscape/ Heritage	U	Policy CC3PO outlines the requirement for wind energy developments to, as far as possible, avoid harm to landscape character and heritage assets. However, there is still a chance of negative impacts on Copeland's landscapes, with people often describing wind turbines as a blot on the landscape. Therefore this has been marked as unknown
Water Resources	+	Policy CC3PO outlines the requirement for wind energy developments to reduce flood risk. This can contribute towards water quality by reducing the pollution entering water bodies.
Climate Change	++	It is expected that CC3PO will have a significant positive impact on mitigating against and adapting to climate change by encouraging the use of renewable energy.
Flood Risk	+	Policy CC3PO outlines the requirement for wind energy developments to, as far as possible, prevent increasing flood risk
Energy	++	CC3PO is likely to have a significant positive impact on energy efficiency by encouraging the use of renewable energy.
Land Quality	U	The impact of CC3PO on land quality is unclear as it depends on the location and design of the development, as well as whether it contributes towards the remediation of brownfield Land. Development should accord with the requirement in DS5PO to make efficient use of land
Air Quality	~	Policy CC3PO outlines the requirement for large scale renewable energy developments to, as far as possible, reduce air quality impacts. However there could be damage arising from transportation and construction of wind turbines.
Waste and Recycling	+	Policy CC3PO encourages wind energy developments, which reduces the waste from traditional non-renewable forms of energy
Accessibility	~	It is unlikely that policy CC3PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	~	It is unlikely that CC3PO will have a significant impact on health and wellbeing within the Borough
Education	~	It is unlikely that policy CC3PO will have a significant impact on education within the Borough
Sustainable Economy	+	CC3PO can have a positive impact on the economy by providing jobs in both the construction process and the running of wind energy developments.
Leisure/ Tourism	~	It is unlikely that policy CC3PO will have a significant impact on tourism within the Borough
Housing	~	It is unlikely that policy CC3PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that policy CC3PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that policy CC3PO will have a significant impact on transport within the Borough

Policy CC4PO: Supporting development of the Nuclear Sector

Biodiversity	U	The impact of policy CC4PO on biodiversity is unclear as it depends broadly on the location, nature and scale of development. However, CC1PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	U	The impact of policy CC4PO on landscape and heritage is unclear as it depends broadly on the location, nature and scale of development. However, in terms of development on the Sellafield site, this has been restricted to remain within the existing site boundary and therefore it is unlikely that there will be any significant landscape/ heritage impacts in this case.
Water Resources	U	The impact of policy CC4PO on water resources is unclear as it depends broadly on the location, nature and scale of development. However, all development should accord with the requirement in DS5PO to prevent negative impacts on water quality
Climate Change	++	It is likely that CC4PO will have a significant positive impact on climate change by encouraging the development of clean energy technology and contributing towards Copeland's net zero by 2037 target
Flood Risk	U	The impact of policy CC4PO on flood risk is unclear as it depends broadly on the location, nature and scale of development. However, all development should accord with the requirement in DS5PO to locate development away from areas with high flood risk
Energy	++	CC4PO is likely to have a significant positive impact on energy within the Borough by providing development within the nuclear sector
Land Quality	U	The impact of policy CC4PO on land quality is unclear as it depends broadly on the location, nature and scale of development. However, all development should accord with the requirement set out in DS5PO to make efficient use of land
Air Quality	~	It is likely that CC4PO will have a positive impact on air quality by making a contribution towards low carbon energy technologies, reducing CO2 emissions. However, this is likely to be offset by transportation and construction processes, as well as longer term staff movement patterns.
Waste and Recycling	U	The impact of policy CC4PO on waste and recycling is unclear as it depends broadly on the location, nature and scale of development. However, all development should accord with the requirement in DS5PO to minimise waste and maximise recycling
Accessibility	~	It is unlikely that CC4PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	~	It is unlikely that CC4PO will have a significant impact on health and wellbeing within the Borough
Education	~	It is unlikely that CC4PO will have a significant impact on education within the Borough
Sustainable Economy	++	CC4PO is likely to have a significant positive impact on Copeland's economy by encouraging growth within the nuclear sector, contributing towards job creation and investment.
Leisure/ Tourism	~	It is unlikely that CC4PO will have a significant impact on tourism within the Borough, although there is a misconception surrounding nuclear development which can put people off visiting the area.
Housing	~	It is unlikely that CC4PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that CC4PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that CC4PO will have a significant impact on transport within the Borough

Policy CC5PO: Maximising opportunities from Nuclear Decommissioning and Transformation

Biodiversity	~	It is unlikely that CC5PO will have a significant impact on biodiversity within the Borough
Landscape/ Heritage	~	It is unlikely that CC5PO will have a significant impact on landscape/ heritage within the Borough, although there is potential for the end state of nuclear transformation in the borough to provide landscape benefits. This will be outside of the current plan period.
Water Resources	~	It is unlikely that CC5PO will have a significant impact on water resources within the Borough
Climate Change	++	CC5PO is likely to have a significant positive impact on climate change by increasing the opportunities offered thorough the nuclear sector, reducing the requirement for alternative forms of non- renewable energy
Flood Risk	~	It is unlikely that CC5PO will have a significant impact on flood risk within the Borough
Energy	++	CC5PO is likely to have a significant positive impact on energy by maximising the opportunities offered by the nuclear sector
Land Quality	~	It is unlikely that CC5PO will have a significant impact on land quality within the Borough
Air Quality	+	CC5PO is likely to have a positive impact on air quality by encouraging development of low carbon energy technology
Waste and Recycling	~	It is unlikely that CC5PO will have a significant impact on waste and recycling within the Borough
Accessibility	+	CC5PO is likely to have a positive impact on accessibility by providing additional employment, educational and training opportunities and by relocating certain services off the Sellafield site into Copeland's towns
Health/ Wellbeing	+	CC5PO is likely to contribute towards providing additional jobs, education and training opportunities that can contribute towards increased aspirations, mental wellbeing and quality of life.
Education	++	CC5PO maximises opportunities for training and educational attainment relating to the nuclear sector
Sustainable Economy	++	CC5PO is likely to have a significant positive impact on Copeland's economy by maximising the opportunities presented by the nuclear sector, including education and skills attainment, new business and employment opportunities and the attraction of young people
Leisure/ Tourism	+	CC5PO supports the relocation of functions and jobs off the Sellafield site, which can contribute towards increased footfall in town centres, contributing to supporting the leisure economy
Housing	~	Whilst it is unlikely that CC5PO will have a direct impact on housing, it can contribute towards making Copeland a more attractive place to live, particularly for young professionals, helping to encourage demand and improve the housing market.
Retail	+	CC5PO supports the relocation of functions and jobs off the Sellafield site, which can contribute towards increased footfall in town centres, contributing to supporting the retail sector
Transport	~	It is unlikely that CC5PO will have a significant impact on transport within the Borough

Policy CC6PO: Supporting Nuclear Energy Sector Development and Infrastructure

Biodiversity	U	Whilst nuclear developments are likely to have a negative impact on biodiversity through the loss of habitats, policy CC6PO outlines the requirement to minimise impacts as far as possible. However, this does not necessarily mean there will be a positive impact on biodiversity and therefore, this has been marked as unknown.
Landscape/ Heritage	U	CC6PO supports development where it minimises potential impacts on the Borough's landscape. However, this does not necessarily mean there will be a positive impact on landscape and heritage and therefore this has been marked as unknown
Water Resources	U	The impact of CC6PO on water resources is unclear as it depends on the location, nature and scale of development. However, all development should accord with the requirement in DS5PO to prevent negative impacts on water quality
Climate Change	++	CC6PO is likely to have a significant positive impact on climate change within the Borough by supporting the development of the nuclear sector
Flood Risk	U	The impact of CC6PO on flood risk is unclear as it depends on the location, nature and scale of development. However, all development should accord with the requirement in DS5PO to direct development away from areas with high flood risk
Energy	++	CC6PO is likely to have a significant positive impact on energy within the Borough by supporting the development of the nuclear sector
Land Quality	U	The impact of CC6PO on land quality is unclear as it depends on the location, nature and scale of development. However, there is potential for development to help remediate brownfield land
Air Quality	U	The impact of CC6PO on air quality is unclear as it depends on the location, nature and scale of development.
Waste and Recycling	U	The impact of CC6PO on waste and recycling is unclear as it depends on the location, nature and scale of development. However, all development should accord with the requirement in DS5PO to minimise waste and maximise recycling
Accessibility	+	CC6PO has the potential to contribute towards improved accessibility by providing additional activities, opportunities and accommodation on a range of suitable sites
Health/ Wellbeing	+	CC6PO sets out a requirement for development to prevent detrimental impacts to the health of Copeland's community and visitors
Education	~	It is unlikely that CC6PO will have a significant impact on education within the Borough
Sustainable Economy	++	CC6PO is likely to have a significant positive contribution towards Copeland's economy by supporting the development of the nuclear sector and associated employment and worker accommodation
Leisure/ Tourism	+	CC6PO supports the relocation of functions and jobs off the Sellafield site, which can contribute towards increased footfall in town centres, contributing to supporting the leisure economy
Housing	~	Whilst it is unlikely that CC6PO will have a direct impact on housing, it can contribute towards making Copeland a more attractive place to live, particularly for young professionals, helping to encourage demand and improve the housing market.
Retail	+	CC6PO supports the relocation of functions and jobs off the Sellafield site, which can contribute towards increased footfall in town centres, contributing to supporting the retail sector
Transport	~	It is unlikely that CC6PO will have a significant impact on transport within the Borough

Policy CC7PO: Nuclear Sector Development at Sellafield

Biodiversity	U	The impact of CC7PO on biodiversity is unclear, although it is likely damage will be mitigated through the requirement for a long term management plan which mitigates or compensates for environmental harm
Landscape/ Heritage	U	The impact of CC7PO on landscape and heritage is unclear, although it is likely damage will be mitigated through the requirement for a long term management plan which mitigates or compensate for environmental harm
Water Resources	U	The impact of CC7PO on water resources is unclear, although it is likely damage will be mitigated through the requirement for a long term management plan which mitigates or compensate for environmental harm
Climate Change	++	CC7PO has potential to have a significant positive impact on climate change by contributing towards a low carbon economy
Flood Risk	U	The impact of CC7PO on flood risk is unclear, although it is likely damage will be mitigated through the requirement for a long term management plan which mitigates or compensate for environmental harm
Energy	++	CC7PO is likely to have a significant positive impact on energy by supporting future nuclear sector development at Sellafield
Land Quality	+	CC7PO is likely to have a positive impact on land quality by preventing, where appropriate, development outside of the existing Sellafield boundary
Air Quality	U	The impact of CC7PO on air quality is unclear, although it is likely damage will be mitigated through the requirement for a long term management plan which mitigates or compensates for environmental harm
Waste and Recycling	U	The impact of CC7PO on waste and recycling is unclear, although it is likely damage will be mitigated through the requirement for a long term management plan which mitigates or compensate for environmental harm
Accessibility	~	It is unlikely that CC7PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	+	CC7PO has the potential to contribute towards health and wellbeing through a requirement to meet local community needs and mitigate adverse effects to the social and economic wellbeing of the local economy
Education	~	It is unlikely that CC7PO will have a significant impact on education within the Borough
Sustainable Economy	++	CC7PO is likely to have a significant positive economic contribution by encouraging the future successful functioning of the Sellafield site and allowing for future sustainable development
Leisure/ Tourism	~	It is unlikely that CC7PO will have a significant impact on leisure and tourism within the Borough
Housing	~	It is unlikely that CC7PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that CC7PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that CC7PO will have a significant impact on transport within the Borough

Policy CC8PO: Nuclear Demolition

Biodiversity	U	CC8PO can contribute towards the protection of biodiversity by providing a requirement for demolition to avoid any adverse impacts on ecological assets unless they are appropriately mitigated against or compensated for. However, this does not necessarily provide positive impacts on biodiversity and therefore this has been marked as unknown
Landscape/ Heritage	~	It is unlikely that CC8PO will have a significant impact on landscape or heritage as it relates to development which is already existing on the Sellafield site, although there is potential for the end state of nuclear transformation in the borough to provide landscape benefits. This will be outside of the current plan period.
Water Resources	U	The impact of CC8PO on water resources is unclear. However, all development should accord with the requirement in DS5PO to prevent negative impacts on water quality
Climate Change	-	CC8PO can have a negative impact on climate change through contamination through the demolition process, as well as additional traffic
Flood Risk	~	CC8PO is unlikely to have a significant impact on flood risk in the Borough
Energy	+	CC8PO has the potential to have a positive contribution towards energy in the Borough by making space for new nuclear development that is more efficient
Land Quality	+	CC8PO has the potential to improve land quality through the requirement for development proposals to set out a full programme of restoration or redevelopment of a site.
Air Quality	-	There is potential for CC8PO to have a negative impact on air quality through the demolition process
Waste and Recycling	+	CC8PO sets out the requirement for the details of restoration and redevelopment of a site to be outlined in full.
Accessibility	~	It is unlikely that CC8PO will have a significant impact on accessibility within the Borough
Health/ Wellbeing	~	It is unlikely that CC8PO will have a significant impact on health and wellbeing within the Borough
Education	~	It is unlikely that CC8PO will have a significant impact on education within the Borough
Sustainable Economy	+	CC8PO can contribute towards economic growth by providing space for more appropriate uses rather than leaving buildings unused and in disrepair
Leisure/ Tourism	~	It is unlikely that CC8PO will have a significant impact on leisure or tourism within the Borough
Housing	~	It is unlikely that CC8PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that CC8PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that CC8PO will have a significant impact on transport within the Borough

Policy R1PO: Vitality and Viability of Town Centres and other Identified Villages within the Hierarchy

Biodiversity	U	The impact of R1PO on biodiversity is unclear as it depends on the location, type and scale of development. However, R1PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	+	The impact of R1PO on landscape and heritage is likely to be positive as the policy promotes improved heritage and regeneration of the town and improvements to public realm. There is also a requirement for new development to be consistent with the size and role of the settlement, which is likely to reduce impacts
Water Resources	U	The impact of R1PO on water resources is unclear as it depends on the location, type and scale of development. However, all development should accord with the requirement in DS5PO to prevent negative impacts on water quality
Climate Change	U	The impact of R1PO on climate change is unclear as it depends on the location, type and scale of development. However, all development should accord with the requirement in DS5PO to mitigate and adapt to climate change. Improvements to town centres can also reduce the need to travel to access services, helping to reduce the impacts of climate change
Flood Risk	U	The impact of R1PO on flood risk is unclear as it depends on the location, type and scale of development. However, all development should accord with the requirement in DS5PO to direct development away from areas with high flood risk
Energy	U	The impact of R1PO on energy is unclear as it depends on the location, type and scale of development. However, all development should accord with the requirement in DS5PO to maximise energy efficiency
Land Quality	U	The impact of R1PO on land quality is unclear as it depends on the location, type and scale of development. However, all development should accord with the requirement in DS5PO to make efficient use of land
Air Quality	U	The impact of R1PO on air quality is unclear as it depends on the location, type and scale of development. Improvements to town centres can also reduce the need to travel to access services, helping to reduce the harm to air quality
Waste and Recycling	U	The impact of R1PO on waste and recycling is unclear as it depends on the location, type and scale of development. However, all development should accord with the requirement in DS5PO to minimise waste and maximise recycling
Accessibility	++	R1PO is likely to have a significant positive impact on accessibility as it contributes towards the diversification of town centres, encouraging the development of future retail, leisure and other main town centre uses
Health/ Wellbeing	+	R1PO is likely to improve health and wellbeing by providing additional services and facilities as well as encouraging the development of improved walking and cycling routes
Education	~	It is unlikely that R1PO will have a significant impact on education within the Borough
Sustainable Economy	++	R1PO is likely to have a significant positive impact on the economy by increasing the footfall within town centres, encouraging investment and supporting proposals that improve the retail and leisure offering
Leisure/ Tourism	++	It is likely that R1PO will encourage increased tourism through the increased diversity of uses and regeneration projects to make Copeland more attractive and desirable. The policy also supports proposals for an improved leisure offering.
Housing	+	R1PO is likely to have a positive impact on housing in the borough as it encourages town centre living, including refurbishing first floors to residential use.
Retail	++	It is likely that R1PO will have a significant positive impact on retail
Transport	+	R1PO is likely to provide transport benefits by supporting proposals for improved connectivity, including cycle and walking routes

Policy R2PO: Hierarchy of Town Centres

Biodiversity	U	The impact of R2PO on biodiversity is unclear as it depends on the location and type of development. However, R2PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	U	The impact of R2PO on landscape/ heritage is unclear as it depends on the location and type of development. However, this should accord with N5PO to protect landscapes and the requirement to protect important heritage assets under the built environment policies
Water Resources	U	The impact of R2PO on water resources is unclear as it depends on the location and type of development. However, this should accord with the requirement in DS5PO to prevent negative impacts on water quality
Climate Change	U	The impact of R2PO on climate change is unclear as it depends on the location and type of development. However, this should accord with the requirement in DS5PO to mitigate and adapt to climate change. Directing development to town centres can also reduce the need to travel to access services, helping to reduce the impacts of climate change
Flood Risk	U	The impact of R2PO on flood risk is unclear as it depends on the location and type of development. However, this should accord with the requirement in DS5PO to direct development away from areas of high flood risk
Energy	U	The impact of R2PO on energy is unclear as it depends on the location and type of development. However, this should accord with the requirement in DS5PO to maximise energy efficiency
Land Quality	U	The impact of R2PO on land quality is unclear as it depends on the location and type of development. However, this should accord with the requirement in DS5PO to make efficient use of land
Air Quality	U	The impact of R2PO on air quality is unknown as it depends on the location and type of development. However, the policy directs development to the most sustainable settlement. This will reduce the need to travel to larger settlements, reducing the air pollution from private vehicles
Waste and Recycling	U	The impact of R2PO on waste and recycling is unclear as it depends on the location and type of development. However, all development should accord with the requirement in DS5PO to minimise waste and maximise recycling
Accessibility	++	R2PO is likely to have a significant positive impact on accessibility as it does not restrict development in smaller settlements, but it supports development appropriate to its role and function.
Health/ Wellbeing	+	R2PO is likely to improve health and wellbeing by ensuring that everyone has appropriate access to retail and leisure provision, which can in turn support a settlement, allowing for economic and social growth
Education	~	It is unlikely that R1PO will have a significant impact on education within the Borough
Sustainable Economy	++	R2PO is likely to have a significant positive impact on the economy by enabling growth in all settlements rather than just in the principal Town and Key Service Centres
Leisure/ Tourism	+	R2PO is likely to encourage additional leisure uses by providing opportunities for growth in all settlements.
Housing	~	It is unlikely that R1PO will have a significant impact on housing within the Borough
Retail	+	R2PO is likely to provide benefits for retail within the Borough by supporting provision to a certain extent in all settlements rather than just the larger towns.
Transport	+	R2PO can contribute towards improvements to transport within the Borough by reducing the need to travel, which can contribute towards less cars on the road

Policy R3PO: Sequential Test

Biodiversity	U	The impact of R3PO on biodiversity is unclear as it depends on the scale, nature and location of the out of town uses. However, R3PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	+	R3PO has the potential to improve landscapes within the Borough by preventing, where possible, development in out of town locations
Water Resources	U	The impact of R3PO on water resources is unclear as it depends on the scale, nature and location of the out of town uses.
Climate Change	U	The impact of R3PO on climate change is unclear as it depends on the scale, nature and location of the out of town uses. However, directing development to town centres can also reduce the need to travel to access services, helping to reduce the impacts of climate change
Flood Risk	U	The impact of R3PO on flood risk is unclear as it depends on the scale, nature and location of the out of town uses.
Energy	U	The impact of R3PO on energy is unclear as it depends on the scale, nature and location of the out of town uses.
Land Quality	U	The impact of R3PO on land quality is unclear as it depends on the scale, nature and location of the out of town uses.
Air Quality	U	The impact of R3PO on air quality is unclear as it depends on the scale, nature and location of the out of town uses. However, directing development to town centres can also reduce the need to travel to access services, helping to reduce impacts on air quality.
Waste and Recycling	~	It is unlikely that policy R3PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	R3PO can contribute towards accessibility improvements by avoiding development outside of town centres where possible.
Health/ Wellbeing	+	R3PO can contribute to health and wellbeing improvements by pacing retail uses in town centre locations, making them more accessible. This is particularly beneficial for people who do not have access to a car.
Education	~	It is unlikely that policy R3PO will have a significant impact on education in the Borough
Sustainable Economy	++	R3PO can have a significant positive impact on the economy by prioritising development that supports Copeland's town centres without restricting development, where appropriate, in out of town locations
Leisure/ Tourism	+	R3PO can help support Copeland's leisure and tourism economy by supporting development where it is within town centre boundaries without completely restricting additional development where appropriate
Housing	~	It is unlikely that policy R3PO will have a significant impact on housing in the Borough
Retail	++	It is likely that R3PO will have a significant positive impact on retail by encouraging development that supports the retail offering in town centres. This is likely to improve footfall, increase investment and improve the viability of our town centres. In addition, it does not restrict retail development outside of town centres where it cannot be located within a town centre.
Transport	~	It is unlikely that policy R3PO will have a significant impact on transport in the Borough

Policy R4PO: Retail and Leisure Impact Assessments

Biodiversity	U	The impact of R4PO on biodiversity is unclear as it depends on the nature, scale and location of development
Landscape/ Heritage	U	The impact of R4PO on landscape and heritage is unclear as it depends on the nature, scale and location of development
Water Resources	U	The impact of R4PO on water resources is unclear as it depends on the nature, scale and location of development
Climate Change	U	The impact of R4PO on climate change is unclear as it depends on the nature, scale and location of development
Flood Risk	U	The impact of R4PO on flood risk is unclear as it depends on the nature, scale and location of development
Energy	U	The impact of R4PO on energy is unclear as it depends on the nature, scale and location of development
Land Quality	U	The impact of R4PO on land quality is unclear as it depends on the nature, scale and location of development
Air Quality	U	The impact of R4PO on air quality is unclear as it depends on the nature, scale and location of development
Waste and Recycling	U	The impact of R4PO on waste and recycling is unclear as it depends on the nature, scale and location of development
Accessibility	~	It is unlikely that R4PO will have a significant impact on accessibility as it only allows for development outside of town centres where it cannot be accommodated within town centre boundaries.
Health/ Wellbeing	~	It is unlikely that R4PO will have a significant impact on health and wellbeing in the Borough
Education	~	It is unlikely that R4PO will have a significant impact on education in the Borough
Sustainable Economy	+	R4PO can contribute towards economic improvements as it allows for development outside of defined town centres with criteria that ensure it will not be detrimental to the existing retail and leisure provision
Leisure/ Tourism	+	R4PO is likely to have a positive impact on leisure and tourism provision within the Borough as it ensures new development does not have an adverse impact on the vitality and viability of existing leisure uses.
Housing	~	It is unlikely that R4PO will have a significant impact on housing in the Borough
Retail	+	R4PO is likely to have a positive impact on retail provision within the Borough
Transport	~	It is unlikely that R4PO will have a significant impact on transport in the Borough

Policy R5PO: Whitehaven Town Centre

Biodiversity	+	R5PO has the potential to improve biodiversity through the requirement for public green spaces and landscaping. Whilst other methods of development may have a negative impact, this should be offset by the design requirements and the need to protect and enhance biodiversity under N1PO
Landscape/ Heritage	+	R5PO sets out the requirement for development in Whitehaven town centre to strengthen the historic attributes of the town centre, maintain high levels of design consistent with a conservation area and provide landscaping
Water Resources	~	An increase in activity in Whitehaven Town centre is likely to increase demand for water resources. However, this could be offset by additional greenspaces in the town centre
Climate Change	+	R5PO can contribute towards mitigating against and adapting to climate change by encouraging pedestrian movement through the town centre, reducing the requirement for a car.
Flood Risk	U	The impact of R5PO on flood risk is unclear, although additional greenspaces in the town can help to mitigate against flood risk.
Energy	U	The impact of R5PO on energy is unclear
Land Quality	+	R5PO is likely to improve land quality by encouraging the reuse and regeneration of existing buildings to reduce the requirement for new ones. The provision of landscaping and public green spaces can also contribute towards land quality improvements
Air Quality	U	R5PO can contribute towards improving air quality in Copeland by encouraging pedestrian movement through the town centre, reducing the requirement for a car. However, this can be offset by additional traffic and development impacts within the town.
Waste and Recycling	U	The impact of R5PO on waste and recycling is unclear
Accessibility	++	R5PO supports development where it improved connectivity within Whitehaven town centre, in particular, from King Street to the harbour. This can help to reduce walking times and reliance on cars as well as providing improved ability to access both leisure and retail uses
Health/ Wellbeing	++	R5PO can contribute towards improvements to health and wellbeing by providing high quality green spaces as well as opportunities for pedestrian movement. Public realm enhancements and improving economic viability and inclusiveness can also contribute towards an improvement in mental wellbeing
Education	~	It is unlikely that R5PO will have a significant impact on education within the Borough
Sustainable Economy	++	R5PO is likely to have a significant positive impact on Copeland's economy by encouraging development that improved the retail and leisure offer, the night time leisure economy and provides commercial office space. Improvement to the public realm also make an area more attractive, helping to improve visitor numbers and inward investment.
Leisure/ Tourism	++	R5PO is likely to have a significant positive contribution to leisure and tourism by maximising the Lake District location as well as by making Whitehaven a more attractive place for visitors.
Housing	+	R5PO is likely to improve Whitehaven's housing offer through the support for a more diverse range of residential accommodation in the town centre. This can improve the choice over where people can live and leading to a more competitive housing market.
Retail	++	R5PO has potential to significantly improve Whitehaven's retail offering by reflecting the Whitehaven town centre boundary and primary shopping area. This can lead to increased footfall in the town centre and less competition from out of town locations.

Transport	U	R5PO can contribute towards transport improvements by maximising pedestrian movement. This can contribute towards a reduced reliance on vehicles within the town centre. However, additional development can result in an increase in traffic, which can offset the benefits of improved pedestrian movement.
------------------	----------	---

Policy R6PO: Whitehaven Town Centre Primary Shopping Area

Biodiversity	U	The impact of R6PO on biodiversity is unclear as it depends on the nature of the development. However, R6PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	+	R6PO can contribute to landscape improvements by allowing for non- retail uses within the town centre, which can reduce the number of proposals in less appropriate areas. This also needs to accord with N5PO to protect landscapes and the built environment policies to protect Heritage assets
Water Resources	U	The impact of R6PO on water resources is unclear as it depends on the nature of the development and whether mitigation measures are put in place
Climate Change	U	The impact of R6PO on climate change is unclear as it depends on the nature of the development and whether mitigation measures are put in place. However, the primary shopping area is designed to direct retail uses to the most central and accessible parts of the town centres, which could reduce the need to travel.
Flood Risk	U	The impact of R6PO on flood risk is unclear as it depends on the nature of the development and whether mitigation measures are put in place
Energy	~	R6PO is unlikely to have significant impact on energy in the Borough
Land Quality	U	The impact of R6PO on land quality is unclear as it depends on the nature of the development and whether mitigation measures are put in place
Air Quality	U	The impact of R6PO on air quality is unclear as it depends on the nature of the development and whether mitigation measures are put in place. However, the primary shopping area is designed to direct retail uses to the most central and accessible parts of the town centres, which could reduce the need to travel.
Waste and Recycling	~	It is unlikely that R6PO will have a significant impact on waste and recycling within the Borough
Accessibility	+	R6PO can make improvements to accessibility by allowing for a diverse mix of uses within the defined shopping area. These uses can complement the retail offer and ensure that people can access Whitehaven to spend time on activities other than shopping
Health/ Wellbeing	++	R6PO restricts the number of hot food takeaways permitted in Whitehaven Primary Shopping area, which have the potential to be detrimental to human health. The policy can also contribute to improving mental health and wellbeing by making the area more attractive and restricting development that impacts the amenity of residents
Education	~	It is unlikely that R6PO will have a significant impact on education within the Borough
Sustainable Economy	++	R6PO is likely to have a significant positive impact on the economy by promoting improved vitality and viability of Whitehaven as well as by providing a diverse mix of uses
Leisure/ Tourism	+	R6PO can contribute towards leisure and tourism improvements by ensuring the vitality and viability of town centres to encourage additional visitors to the area
Housing	~	It is unlikely that R6PO will have a significant impact on housing within the Borough
Retail	+	R6PO is likely to have a positive impact on retail by encouraging uses that complement the Retail offer i.e. non A1 uses
Transport	+	The impact of R6PO on transport is unknown as it depends on the number of visitors into the town. Furthermore, the primary shopping area is designed to direct retail uses to the most central and accessible parts of the town centres, which could reduce the need to travel.

Policy R7PO: The Key Service Centres

Biodiversity	U	The impact of R7PO on biodiversity is unknown as it depends on the type and location of development. However, R7PO has the potential to improve biodiversity through the requirement for public green spaces and Landscaping, as well as the requirement to protect and enhance biodiversity under N1PO. It is recommended that a criteria for public green spaces and landscaping is added in to the policy
Landscape/ Heritage	U	The impact of R7PO on landscape/ heritage is unknown as it depends on the type and location of development.
Water Resources	~	It is unlikely that R7PO will have a significant impact on water resources, although incorporating a requirement for public greenspaces into the policy could help to mitigate any potential impact
Climate Change	U	The impact of R7PO on climate change is unknown as it depends on the type and location of development
Flood Risk	U	The impact of R7PO on flood risk is unknown as it depends on the type and location of development
Energy	U	The impact of R7PO on energy is unknown as it depends on the type and location of development
Land Quality	U	The impact of R7PO on land quality is unknown as it depends on the type and location of development
Air Quality	U	The impact of R7PO on air quality is unknown as it depends on the type and location of development
Waste and Recycling	U	The impact of R5PO on waste and recycling is unknown as it depends on the type and location of development
Accessibility	++	R7O can contribute towards improving accessibility by providing a range of services in the Key Service Centres. This can reduce the need to travel to the Principal town or outside of the Borough
Health/ Wellbeing	+	Improved Accessibility to services can have a positive impact on health and wellbeing, particularly though support for development that encourages evening and night time uses, improving social opportunities
Education	~	It is unlikely that R7PO will have a significant impact on education within the Borough
Sustainable Economy	++	R7PO is likely to have a significant positive impact on the economy by ensuring that development is not concentrated in the principal town but that investment is encouraged to improve the offering in smaller settlements
Leisure/ Tourism	+	R7PO is likely to have a positive impact on opportunities for leisure and tourism within the Key Service Centres
Housing	+	R7PO can contribute towards an improved and more competitive housing market by making the Key Service Centres more desirable and attractive places to live. It also helps to direct additional housing into the town centres.
Retail	+	R7PO is likely to have a positive impact on opportunities for retail development within the Key Service Centres
Transport	+	R7PO can have a positive impact on transport by reducing the requirement to travel to reach key services, reducing the demand on the highway network

Policy R7aPO: Cleator Moor Town Centre

Biodiversity	~	It is unlikely that R7aPO will have a significant impact on biodiversity within the Borough as it relates primarily to the improvement of existing facilities rather than new development
Landscape/ Heritage	+	R7aPo can contribute towards the protection of landscape and heritage by encouraging regeneration and refurbishment of derelict buildings and improving the public realm.
Water Resources	U	The impact of R7aPO on water resources is unknown, although development has the potential to put additional demand on resources and release pollutants into watercourses. This can be mitigated against by DS5PO
Climate Change	~	It is unlikely that R7aPO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that R7aPO will have a significant impact on flood risk as Cleator Moor town centre is not in a high risk area. Any impacts that development may have outside of Cleator Moor can be mitigated through the requirement in DS5PO
Energy	~	It is unlikely that R7aPO will have a significant impact on energy within the Borough
Land Quality	+	R7aPO can contribute towards land quality improvements by supporting development that repairs and regenerated existing buildings, reducing the need to develop on greenfield land
Air Quality	~	It is unlikely that R7aPO will have a significant impact on air quality within the Borough.
Waste and Recycling	+	R7aPO can have a positive impact on waste and recycling by supporting the reuse of existing buildings within the town centre
Accessibility	+	R7aPo can contribute towards improved accessibility by improving the provision of services in Cleator Moor town centre, reducing the need for residents to visit Whitehaven or other large settlements
Health/ Wellbeing	+	R7aPo can improve health and wellbeing by providing accessible services, making improvements to the public realm and improving pedestrian safety
Education	~	It is unlikely that R7aPO will have a significant impact on education within the Borough
Sustainable Economy	++	R7aPO can have significant positive contributions to the economy by providing additional services and investment in Cleator Moor, making it a more desirable place to live and visit
Leisure/ Tourism	+	Tourism can be improved through the support for developments which encourage visitors and diversifies the offer of the town centre
Housing	~	It is unlikely that R7aPO will have a significant impact on housing within the Borough, although it can help to provide additional residential provision in town centres.
Retail	+	Retail opportunities can be provided through the support for development that encourages residents and visitors into the town centre. This can result in increased investment
Transport	+	Transport can be improved through a reduced need to travel to larger settlements to access services as well as improved pedestrian safety to reduce the need to travel short distances by car.

Policy R7bPO: Egremont Town Centre

Biodiversity	~	It is unlikely that R7bPO will have a significant impact on biodiversity within the Borough as it relates primarily to the improvement of existing facilities rather than new development. However, public realm improvements can contribute to improving biodiversity
Landscape/ Heritage	+	R7bPO can contribute towards the protection of landscape and heritage by encouraging regeneration and refurbishment of derelict and vacant buildings and improving the public realm.
Water Resources	U	The impact of R7bPO on water resources is unknown, although development has the potential to put additional demand on resources and release pollutants into watercourses. This can be mitigated against by DS5PO
Climate Change	~	It is unlikely that R7bPO will have a significant impact on climate change in the Borough
Flood Risk	-	R7bPO has potential to impact on flood risk as Egremont town centre is already close to flood zone 3. Additional development may further impact this. However, impacts can be mitigated through the requirement in DS5PO
Energy	~	It is unlikely that R7bPO will have a significant impact on energy within the Borough
Land Quality	+	R7bPO can contribute towards land quality improvements by supporting development that repairs and regenerated existing buildings, reducing the need to develop on greenfield land
Air Quality	~	It is unlikely that R7bPO will have a significant impact on air quality within the Borough.
Waste and Recycling	+	R7bPO can have a positive impact on waste and recycling by supporting the reuse of existing buildings within the town centre
Accessibility	+	R7bPO can contribute towards improved accessibility by improving the provision of services in Egremont town centre, reducing the need for residents to visit Whitehaven or other large settlements
Health/ Wellbeing	+	R7bPO can improve health and wellbeing by providing accessible services, building upon community facilities, making improvements to the public realm and improving pedestrian safety
Education	~	It is unlikely that R7bPO will have a significant impact on education within the Borough
Sustainable Economy	++	R7bPO can have significant positive contributions to the economy by providing additional services and investment in Egremont, making it a more desirable place to live and visit
Leisure/ Tourism	+	Leisure opportunities can be improved through the support for developments which encourage visitors and builds upon the community offer
Housing	~	It is unlikely that R7bPO will have a significant impact on housing within the Borough, although it can help to provide additional residential provision in town centres.
Retail	+	Retail opportunities can be provided through the support for development that encourages residents and visitors into the town centre. This can result in increased investment
Transport	+	Transport can be improved through a reduced need to travel to larger settlements to access services

Policy R7cPO: Millom Town Centre

Biodiversity	~	It is unlikely that R7cPO will have a significant impact on biodiversity within the Borough as it relates primarily to the improvement of existing facilities rather than new development. However, public realm improvements can contribute to improving biodiversity.
Landscape/ Heritage	+	R7cPO can contribute towards the protection of landscape and heritage by encouraging regeneration and refurbishment of derelict and vacant buildings and improving the public realm.
Water Resources	U	The impact of R7cPO on water resources is unknown, although development has the potential to put additional demand on resources and release pollutants into watercourses. This can be mitigated against by DS5PO
Climate Change	~	It is unlikely that R7cPO will have a significant impact on climate change in the Borough
Flood Risk	-	R7cPO has potential to impact on flood risk as Millom town centre is already close to flood zone 2/3. Additional development may further impact this. However, impacts can be mitigated through the requirement in DS5PO
Energy	~	It is unlikely that R7cPO will have a significant impact on energy within the Borough
Land Quality	+	R7cPO can contribute towards land quality improvements by supporting development that repairs and regenerated existing buildings, reducing the need to develop on greenfield land
Air Quality	~	It is unlikely that R7cPO will have a significant impact on air quality within the Borough.
Waste and Recycling	+	R7cPO can have a positive impact on waste and recycling by supporting the reuse of existing buildings within the town centre
Accessibility	+	R7cPO can contribute towards improved accessibility by improving the provision of services in Millom town centre, reducing the need for residents to visit Whitehaven or other large settlements
Health/ Wellbeing	+	R7cPO can improve health and wellbeing by providing accessible services, building upon community facilities, making improvements to the public realm and improving pedestrian safety
Education	~	It is unlikely that R7cPO will have a significant impact on education within the Borough
Sustainable Economy	++	R7cPO can have significant positive contributions to the economy by providing additional services and investment in Millom, making it a more desirable place to live and visit
Leisure/ Tourism	+	Leisure opportunities can be improved through the support for developments which encourage visitors and builds upon the community offer
Housing	~	It is unlikely that R7cPO will have a significant impact on housing within the Borough, although it can help to provide additional residential provision in town centres.
Retail	+	Retail opportunities can be provided through the support for development that encourages residents and visitors into the town centre. This can result in increased investment. R7cPO also outlines support for development that reduces vacancy rates and decreases the need to shop online.
Transport	+	Transport can be improved through a reduced need to travel to larger settlements to access services. R7cPO also sets out support for development that improves transport and pedestrian links and parking provision.

Policy R8PO: Local Service Centres, Sustainable and Other Rural Villages

Biodiversity	~	It is unlikely that R8PO will have a significant impact on biodiversity in the Borough. Any potential damage to biodiversity will be mitigated through the use of policy N1PO
Landscape/ Heritage	~	It is unlikely that R8PO will have a significant impact on landscapes and heritage in the Borough. Any potential damage will be mitigated through the use of N5PO and the built environment policies
Water Resources	~	It is unlikely that R8PO will have a significant impact on water resources in the Borough. Any potential damage will be mitigated through the use of policy DS5PO
Climate Change	~	It is unlikely that R8PO will have a significant impact on climate change in the Borough. Any potential damage will be mitigated and adapted to through the use of policy DS5PO
Flood Risk	U	The impact of R8PO on flood risk is unknown as it depends on the location and type of development. Any potential damage will be mitigated through the use of policy DS5PO, which directs development away from these areas
Energy	~	It is unlikely that R8PO will have a significant impact on energy in the Borough. Any potential damage will be mitigated through policy DS5PO
Land Quality	~	It is unlikely that R8PO will have a significant impact on land quality in the Borough. Any potential damage will be mitigated through policy DS5PO
Air Quality	~	It is unlikely that R8PO will have a significant impact on air quality in the Borough, although it can contribute to reduced emissions through providing small scale services in smaller settlements to reduce the need to travel.
Waste and Recycling	~	It is unlikely that R8PO will have a significant impact on waste and recycling in the Borough.
Accessibility	+	R8PO has the potential to improve accessibility by providing small scale services in smaller settlements, reducing the need to travel.
Health/ Wellbeing	+	R8PO can contribute towards health and wellbeing improvements by improving access to goods and services, which can improve the public realm and attractiveness of an area.
Education	~	It is unlikely that R8PO will have a significant impact on education within the Borough.
Sustainable Economy	+	R8PO has the potential for economic improvements through accessible service and retail provision which can contribute to further inward investment
Leisure/ Tourism	+	R8PO can contribute towards improved visitor numbers by making provision for services in smaller settlements
Housing	~	It is unlikely that R8PO will have a significant impact on housing in the Borough
Retail	+	R8PO is designed to improve the level of small scale retail provision in the Borough
Transport	+	Transport improvements can be made through R8PO by making services and retail provision more accessible, reducing the requirement to travel across the Borough

Policy R9PO: Open Countryside (Rest of the Borough)

Biodiversity	~	It is unlikely that R9PO will have a significant impact on biodiversity in the Borough. Any potential damage to biodiversity will be mitigated through the use of policy N1PO
Landscape/ Heritage	~	It is unlikely that R9PO will have a significant impact on landscapes and heritage in the Borough. Any potential damage will be mitigated through the use of N5PO and the built environment policies
Water Resources	~	It is unlikely that R9PO will have a significant impact on water resources in the Borough. Any potential damage will be mitigated through the use of policy DS5PO
Climate Change	~	It is unlikely that R9PO will have a significant impact on climate change in the Borough. Any potential damage will be mitigated and adapted to through the use of policy DS5PO
Flood Risk	U	The impact of R9PO is unknown as it depends on the type and location of development. Any potential damage will be mitigated through the use of policy DS5PO, which directs development away from these areas
Energy	~	It is unlikely that R9PO will have a significant impact on energy in the Borough. Any potential damage will be mitigated through policy DS5PO
Land Quality	~	It is unlikely that R9PO will have a significant impact on land quality in the Borough. Any potential damage will be mitigated through policy DS5PO
Air Quality	~	It is unlikely that R9PO will have a significant impact on air quality in the Borough, although it can contribute to reduced emissions through providing services in smaller settlements to reduce the need to travel.
Waste and Recycling	~	It is unlikely that R9PO will have a significant impact on waste and recycling in the Borough.
Accessibility	+	R9PO can contribute towards improves accessibility by helping to meet local business needs and supporting a small level of growth. This can contribute towards the ability for people living in remote areas to access services
Health/ Wellbeing	+	R9PO can contribute to health and wellbeing by improving the sustainability of rural areas and encouraging future growth
Education	~	It is unlikely that R9PO will have a significant impact on education within the Borough
Sustainable Economy	+	Development in the open countryside can contribute towards making these areas more sustainable and help to support additional jobs
Leisure/ Tourism	+	R9PO can contribute towards the provision of leisure development where it is appropriate to the location
Housing	~	It is unlikely that R9PO will have a significant impact on housing within the Borough
Retail	+	R9PO can contribute towards retail provision where it is appropriate to the location
Transport	+	R9PO can contribute towards transport improvements by allowing for small scale development in the open countryside. This can reduce the need to travel to larger settlements.

Policy R10PO: Non- Retail Development in Town Centres

Biodiversity	~	It is unlikely that R10PO will have a significant impact on biodiversity in the Borough. Any potential damage to biodiversity will be mitigated through the use of policy N1PO
Landscape/ Heritage	~	It is unlikely that R10PO will have a significant impact on landscapes and heritage in the Borough. Any potential damage will be mitigated through the use of N5PO and the built environment policies
Water Resources	~	It is unlikely that R10PO will have a significant impact on water resources in the Borough. Any potential damage will be mitigated through the use of policy DS5PO
Climate Change	~	It is unlikely that R10PO will have a significant impact on climate change in the Borough. Any potential damage will be mitigated and adapted to through the use of policy DS5PO
Flood Risk	U	The impact of R10PO is unknown as it depends on the type and location of development. Any potential damage will be mitigated through the use of policy DS5PO, which directs development away from these areas
Energy	~	It is unlikely that R10PO will have a significant impact on energy in the Borough. Any potential damage will be mitigated through policy DS5PO
Land Quality	~	It is unlikely that R10PO will have a significant impact on land quality in the Borough. Any potential damage will be mitigated through policy DS5PO
Air Quality	~	It is unlikely that R10PO will have a significant impact on air quality in the Borough, although it can contribute to reduced emissions through providing additional services in town centres to reduce the need to travel.
Waste and Recycling	~	It is unlikely that R10PO will have a significant impact on waste and recycling in the Borough.
Accessibility	+	R10PO has the potential to improve accessibility by allowing for non-Retail development in town centres. This means less need to travel to reach services
Health/ Wellbeing	+	R10PO can contribute towards wellbeing improvements by making town centres more desirable places to live, work and visit without having a detrimental impact on the amenities of town centre residents
Education	~	It is unlikely that R10PO will have a significant impact on education within the Borough
Sustainable Economy	++	It is likely that R10PO will have a significant positive impact on Copeland's economy by allowing for more flexible and dynamic uses within town centres. This is likely to complement the existing uses, improving footfall and encouraging future investment and growth
Leisure/ Tourism	+	R10PO is likely to have a positive impact on leisure and tourism in the Borough by allowing for non-Retail uses in the town centre. This gives more flexibility on where Leisure/ Tourism development can be located, allowing for it in the most accessible and most frequently visited locations
Housing	~	It is unlikely that R10PO will have a significant impact on housing in the Borough, although it can help make town centres more desirable places to live.
Retail	+	R10PO allows for the development of additional services which complement the retail offering. By encouraging additional town centre uses, it is likely that retail footfall will increase.
Transport	+	R10PO can help to improve the range of services available in town centres, reducing the need to travel to other areas

Policy R11PO: Shopfronts

Biodiversity	~	It is unlikely that R11PO will have a significant impact on biodiversity in the Borough. Any potential damage to biodiversity will be mitigated through the use of policy N1PO
Landscape/ Heritage	+	R11PO can contribute towards improving heritage assets and landscape by maintaining shop fronts in a sensitive way and appropriately replacing them in accordance with the façade of the building, the conservation area and the adjacent buildings and shop fronts
Water Resources	~	It is unlikely that R11PO will have a significant impact on water resources in the Borough.
Climate Change	~	It is unlikely that R11PO will have a significant impact on climate change in the Borough.
Flood Risk	~	It is unlikely that R11PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that R11PO will have a significant impact on energy in the Borough.
Land Quality	~	It is unlikely that R11PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that R11PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that R11PO will have a significant impact on waste and recycling in the Borough.
Accessibility	~	It is unlikely that R11PO will have a significant impact on accessibility in the Borough
Health/ Wellbeing	~	It is unlikely that R11PO will have a significant impact on health and wellbeing in the Borough
Education	~	It is unlikely that R11PO will have a significant impact on education in the Borough
Sustainable Economy	+	R11PO can contribute to economic improvements by maintaining shopfronts and making them more attractive. This can contribute to increased footfall in shopping areas and increased investment
Leisure/ Tourism	~	It is unlikely that R11PO will have a significant impact on leisure/ tourism in the Borough
Housing	~	It is unlikely that R11PO will have a significant impact on housing in the Borough
Retail	+	R11PO can contribute to making retail areas more attractive and encouraging increased footfall
Transport	~	It is unlikely that R11PO will have a significant impact on transport in the Borough

Policy R12PO: Hot Food Takeaways

Biodiversity	~	R12PO is unlikely to have a significant impact on biodiversity within the Borough
Landscape/ Heritage	~	R12PO is unlikely to have a significant impact on landscape/ heritage within the Borough
Water Resources	~	R12PO is unlikely to have a significant impact on water resources within the Borough.
Climate Change	~	R12PO is unlikely to have a significant impact on climate change within the Borough
Flood Risk	~	R12PO is unlikely to have a significant impact on flood risk within the Borough
Energy	~	R12PO is unlikely to have a significant impact on energy within the Borough
Land Quality	~	R12PO is unlikely to have a significant impact on land quality within the Borough
Air Quality	~	R12PO is unlikely to have a significant impact on air quality within the Borough. However, there is a requirement for appropriate odour and fume reduction and filtration measures.
Waste and Recycling	U	R12PO is unlikely to have a significant impact on waste and recycling within the Borough. However, criteria a states that the proposal should not give rise to unacceptable environmental effects. Waste disposal will be subject to licensing conditions.
Accessibility	~	R12PO is unlikely to have a significant impact on accessibility within the Borough
Health/ Wellbeing	+	Placing restrictions on hot food takeaways can have a positive impact on health and wellbeing by reducing the risk of obesity, particularly in sensitive areas close to schools. Mental health and wellbeing can also be improved through the need to reduce environmental impacts such as noise and odours, as well as the restriction of opening hours,
Education	~	R12PO is unlikely to have a significant impact on education within the Borough
Sustainable Economy	~	R12PO supports the provision of hot food takeaways subject to certain criteria, which may have an impact on the viability of the business.
Leisure/ Tourism	~	R12PO is unlikely to have a significant impact on leisure/ tourism within the Borough
Housing	~	R12PO is unlikely to have a significant impact on housing within the Borough
Retail	~	R12PO is unlikely to have a significant impact on retail within the Borough, although it could allow for more space being freed up for A1 and town centre uses
Transport	~	R12PO is unlikely to have a significant impact on transport within the Borough, although there is a requirement for development to prevent negative impacts on road safety

Policy R13PO: Loss of Village Shops, Post Offices and Public Houses

Biodiversity	~	It is unlikely that R13PO will have a significant impact on biodiversity within the Borough
Landscape/ Heritage	~	It is unlikely that R13PO will have a significant impact on landscape/ heritage within the Borough, although there is potential to make landscape improvements if a building is empty and becoming dilapidated as the policy allows for the reuse of buildings in certain circumstances.
Water Resources	~	It is unlikely that R13PO will have a significant impact on water resources within the Borough
Climate Change	~	It is unlikely that R13PO will have a significant impact on climate change within the Borough
Flood Risk	~	It is unlikely that R13PO will have a significant impact on flood risk within the Borough
Energy	~	It is unlikely that R13PO will have a significant impact on energy within the Borough
Land Quality	+	R13PO can provide land quality improvements by allowing for empty buildings to be reused and Land issues mitigated for future development
Air Quality	~	It is unlikely that R13PO will have a significant impact on air quality within the Borough
Waste and Recycling	~	It is unlikely that R13PO will have a significant impact on waste and recycling within the Borough, although there is potential for empty buildings to be brought back into new use
Accessibility	+	R13PO can have a positive impact on accessibility by helping to retain services in accessible locations.
Health/ Wellbeing	+	R13PO can have a positive impact on health and wellbeing by preventing the loss of community spaces.
Education	~	It is unlikely that R13PO will have a significant impact on education within the Borough
Sustainable Economy	+	R13PO can contribute towards economic improvements by clearing space for alternative uses which might be better utilised than the one to be lost. This can also contribute to improving the public realm and encouraging future investment
Leisure/ Tourism	~	It is unlikely that R13PO will have a significant impact on leisure and tourism within the Borough
Housing	~	It is unlikely that R13PO will have a significant impact on housing within the Borough
Retail	+	R13PO can have a positive impact on retail by helping to prevent the loss of retail provision in villages.
Transport	~	It is unlikely that R13PO will have a significant impact on transport as one of the criteria for loss of use is having other provision in the area. This should reduce the need to travel

Policy T1PO: Strengthening the Tourism Offer

Biodiversity	~	The overall impact of tourism development on biodiversity is unknown. However, by working with tourism organisations and organisations designed to protect the natural environment, combined with policy N1PO, it is likely that any negative impacts on biodiversity will be mitigated
Landscape/ Heritage	~	The overall impact of tourism development on landscapes and heritage is unknown. However, by working with tourism organisations and organisations designed to protect our landscapes and heritage, combined with N5PO and the built environment policies, it is likely that any negative impacts on biodiversity will be mitigated
Water Resources	U	The impact of T1PO on water resources is unknown, although any negative impacts can be mitigated to a certain extent through DS5PO
Climate Change	U	The impact of T1PO on climate change is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Flood Risk	U	The impact of T1PO on flood risk is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Energy	U	The impact of T1PO on energy is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Land Quality	U	The impact of T1PO on land quality is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Air Quality	-	It is likely that additional visitors to the Borough will cause increased CO2 emissions through car use to reach rural spaces. This could be mitigated through the inclusion of a policy to reduce air quality impacts.
Waste and Recycling	U	The impact of T1PO on waste and recycling is unknown, although there is potential for additional visitors to increase demand on waste bins, increasing the amount of litter.
Accessibility	++	T1PO is likely to have a significant positive impact on accessibility by encouraging improved access to Copeland's abundant natural landscapes and coastal and lake destinations
Health/ Wellbeing	+	Health and wellbeing can be improved by improving accessibility to the natural environment as well as promoting the C2C route as a key tourist attraction
Education	~	It is unlikely that T1PO will have a significant impact on education in the Borough
Sustainable Economy	++	T1PO is likely to have a significant positive impact on Copeland's economy by encouraging tourism development and attracting visitors. This can increase expenditure in shops, cafes and restaurants, improving footfall and encouraging further inward investment
Leisure/ Tourism	++	T1PO is likely to have a significant contribution towards the improvement of Copeland's tourism offering
Housing	~	It is unlikely that T1PO will have a significant impact on housing in the Borough
Retail	~	T1PO can have a positive impact on retail by increasing footfall and supporting the retail economy.
Transport	U	The impact of T1PO on transport is unknown. On one hand, the promotion of the C2C is a key priority within the policy, which encourages active travel and contributes towards reduced car use. However, it is likely that there will be additional traffic on the roads as a result of additional tourism to the Borough

Policy T2PO: Tourism Development

Biodiversity	U	The overall impact of tourism development on biodiversity is unknown. Additional visitors to the Borough and development in any settlement has the potential to result in a detrimental impact on biodiversity. However, N1PO can be used to mitigate this
Landscape/ Heritage	U	The overall impact of tourism development on landscapes and heritage is unknown. Tourism development has the potential to damage our Boroughs landscapes, particularly in rural spaces. However, N1PO can be used to mitigate this
Water Resources	U	The impact of T2PO on water resources is unknown, although any negative impacts can be mitigated to a certain extent through DS5PO
Climate Change	U	The impact of T2PO on climate change is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Flood Risk	U	The impact of T2PO on flood risk is unknown as it primarily depends on the proximity of the proposed location to FZ2/3, although any negative impacts can be mitigated to a certain extent through DS5PO
Energy	U	The impact of T2PO on energy is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Land Quality	U	The impact of T2PO on land quality is unknown although any negative impacts can be mitigated to a certain extent through DS5PO
Air Quality	-	It is likely that additional visitors to the Borough will cause increased CO2 emissions through car use to reach rural spaces. This could be mitigated through the inclusion of a policy to reduce air quality impacts, as well as through policies to encourage the use of sustainable transport methods.
Waste and Recycling	U	The impact of T2PO on waste and recycling is unknown, although there is potential for additional visitors to increase demand on waste bins, increasing the amount of litter.
Accessibility	+	T2PO can contribute to improved accessibility by allowing for flexibility surrounding where tourism development can be located
Health/ Wellbeing	+	Tourism development can help to improve health and wellbeing by allowing for improved accessibility to tourist attractions
Education	~	It is unlikely that T2PO will have a significant impact on education in the Borough
Sustainable Economy	++	T2PO can have a significant positive impact on Copeland's economy by allowing for additional development in the most appropriate locations. This can contribute towards additional visitor expenditure and inward investment
Leisure/ Tourism	++	T2PO is likely to have a significant positive impact on tourism by allowing for development in the most appropriate locations
Housing	~	It is unlikely that T2PO will have a significant impact on housing in the Borough
Retail	+	Additional visitors into Copeland's towns as a result of an improved tourism economy can result in increased retail footfall, contributing to retail growth
Transport	~	It is unlikely that T2PO will have a significant impact on transport in the Borough, although tourism development can contribute towards increased traffic on the roads

Policy T3PO: Coastal Development outside of the Undeveloped Coast

Biodiversity	U	The impact of T3PO on biodiversity is unclear as it depends on the type, scale and location of development. The policy outlines criteria for development to not cause unacceptable harm to the natural environment, but additional visitor numbers has the potential to result in a negative impact
Landscape/ Heritage	U	The impact of T3PO on landscape and heritage is unclear as it depends on the type, scale and location of development. However, there is criteria for development to prevent unacceptable harm to environmental assets and the character of the area
Water Resources	U	The impact of T3PO on water resources is unclear
Climate Change	U	The impact of T3PO on climate change is unclear
Flood Risk	U	The impact of T3PO on flood risk is unclear, although care ought to be taken when planning for development in areas susceptible to flood risk as outlined in DS5PO
Energy	~	It is unlikely that T3PO will have a significant impact on energy in the Borough
Land Quality	U	The impact of T3PO on land quality is unclear as it depends on the scale, type and location of development.
Air Quality	U	The impact of T3PO on air quality is unclear, although the encouragement of increased visitor numbers has the potential for increased CO2 emissions from traffic
Waste and Recycling	U	The impact of T3PO on waste and recycling is unclear
Accessibility	+	T3PO is likely to improve accessibility by allowing for improved tourism opportunities that enable people to visit the undeveloped coast
Health/ Wellbeing	+	T3PO is likely to have health improvements through the encouragement of walking and cycling infrastructure. Increased access to coastal environments can also improve mental wellbeing
Education	~	It is unlikely that T3PO will have a significant impact on education in the Borough. However, the policy makes provision for educational opportunities through improved understanding of the coast.
Sustainable Economy	++	It is likely that T3PO will have a significant positive impact on the economy by encouraging increased visitor numbers. This is likely to increase spending in shops, hotels, restaurants and visitor attractions and result in additional inward investment
Leisure/ Tourism	++	T3PO is likely to have a significant positive impact on leisure and tourism opportunities in the Borough
Housing	~	It is unlikely that T3PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that T3PO will have a significant impact on retail in the Borough
Transport	+	The policy outlines support for development that will improve accessibility to walking and cycling routes

Policy T4PO: Caravans and Camping Sites for short term letting

Biodiversity	U	The impact of T4PO on biodiversity is unknown as it depends on the location of the site
Landscape/ Heritage	U	The impact of T4PO on landscape and heritage is unknown as it depends on the location of the site
Water Resources	~	It is unlikely that T4PO will have a significant impact on water resources in the Borough, although there is potential for demand for water to be increased through additional visitors
Climate Change	~	It is unlikely that T4PO will have a significant impact on climate change in the Borough
Flood Risk	U	The impact of T4PO on flood risk is unknown as it depends on the location of the site.
Energy	~	It is unlikely that T4PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that T4PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that T4PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that T4PO will have a significant impact on waste and recycling in the Borough, although it could result to additional demand for waste collection at certain times
Accessibility	+	T4PO can contribute towards accessibility though the provision of additional short term accommodation
Health/ Wellbeing	~	It is unlikely that T4PO will have a significant impact on health and wellbeing in the Borough, although it can provide opportunities for 'staycations'
Education	~	It is unlikely that T4PO will have a significant impact on education in the Borough
Sustainable Economy	+	T4PO is likely to contribute towards economic improvements by encouraging additional visitors to Copeland. This is likely to increase expenditure and stimulate further inward investment
Leisure/ Tourism	+	T4PO is likely to contribute towards the provision of additional short term holiday accommodation, contributing towards tourism growth
Housing	~	It is unlikely that T4PO will have a significant impact on housing in the Borough as it does not allow for accommodation to be used as a primary residence
Retail	~	It is unlikely that T4PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that T4PO will have a significant impact on transport in the Borough

Policy RE1PO: Agricultural Buildings

Biodiversity	U	The impact of RE1PO on biodiversity is unknown as it depends on the location and type of development
Landscape/ Heritage	~	It is unlikely that RE1PO will have a significant impact on landscape/ heritage within the Borough as the policy contains criteria to prevent landscape harm.
Water Resources	~	It is unlikely that RE1PO will have a significant impact on water resources within the Borough
Climate Change	~	It is unlikely that RE1PO will have a significant impact on climate change within the Borough
Flood Risk	U	The impact of RE1PO on flood risk is unknown as it depends on the location and type of development.
Energy	~	It is unlikely that RE1PO will have a significant impact on energy within the Borough
Land Quality	~	It is unlikely that RE1PO will have a significant impact on land quality within the Borough
Air Quality	~	It is unlikely that RE1PO will have a significant impact on air quality within the Borough
Waste and Recycling	~	It is unlikely that RE1PO will have a significant impact on waste and recycling within the Borough
Accessibility	+	RE1PO can contribute towards accessibility improvements by allowing businesses to expand in rural locations
Health/ Wellbeing	~	It is unlikely that RE1PO will have a significant impact on health and wellbeing within the Borough
Education	~	It is unlikely that RE1PO will have a significant impact on education within the Borough
Sustainable Economy	+	RE1PO can contribute towards the growth of rural businesses which can contribute towards additional investment and growth
Leisure/ Tourism	~	It is unlikely that RE1PO will have a significant impact on leisure and tourism within the Borough
Housing	~	It is unlikely that RE1PO will have a significant impact on housing within the Borough
Retail	~	It is unlikely that RE1PO will have a significant impact on retail within the Borough
Transport	~	It is unlikely that RE1PO will have a significant impact on transport within the Borough

Policy RE2PO: Equestrian Related Development

Biodiversity	U	The impact of RE2PO on biodiversity is unknown as it depends on the location of development. There is potential for equestrian related development to cause soil compaction, which can have an adverse impact on biodiversity.
Landscape/ Heritage	~	It is unlikely that RE2PO will have a significant impact on landscape/ heritage in the Borough
Water Resources	U	It is unlikely that RE2PO will have a significant impact on water resources in the Borough, although there is a criteria for permeable surfaces to be used where possible to reduce additional surface water run-off.
Climate Change	~	It is unlikely that RE2PO will have a significant impact on climate change in the Borough
Flood Risk	U	RE2PO has the potential for negative impacts on flood risk. Horses can compact soil, which reduces its permeability and creates additional surface water run-off. However, there is a criteria for permeable surfaces to be used where possible to reduce additional surface water run-off.
Energy	~	It is unlikely that RE2PO will have a significant impact on energy in the Borough
Land Quality	U	The impact of RE2PO on land quality is unknown. The policy encourages the reuse of existing buildings to mitigate land quality impacts, but there is a chance for land quality to be impacted through the compaction of soils associated with horses
Air Quality	~	It is unlikely that RE2PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that RE2PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	RE2PO can contribute towards improved accessibility by requiring equestrian development to be located on the edge of Principal, key or local service centres
Health/ Wellbeing	+	RE2PO can contribute to health improvements through equine development, which is a good form of exercise
Education	~	It is unlikely that RE2PO will have a significant impact on education in the Borough
Sustainable Economy	+	RE2PO has the potential for economic improvements by allowing for commercial equestrian development
Leisure/ Tourism	+	RE2PO can contribute towards leisure improvements in the Borough
Housing	~	It is unlikely that RE2PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that RE2PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that RE2PO will have a significant impact on transport in the Borough

Policy RE3PO: Conversion of rural buildings to commercial or community use

Biodiversity	~	It is unlikely that RE3PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	~	It is unlikely that RE3PO will have a significant impact on landscape/ heritage in the Borough
Water Resources	~	It is unlikely that RE3PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that RE3PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that RE3PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that RE3PO will have a significant impact on energy in the Borough
Land Quality	+	RE3PO can contribute to land quality improvements by encouraging the reuse of existing buildings. This can reduce the demand for development on greenfield land.
Air Quality	~	It is unlikely that RE3PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that RE3PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	RE3PO can contribute towards improved accessibility by allowing for appropriate development in rural locations, meaning that there will be less need to travel to reach these services
Health/ Wellbeing	~	It is unlikely that RE3PO will have a significant impact on health and wellbeing within the Borough
Education	~	It is unlikely that RE3PO will have a significant impact on education in the Borough
Sustainable Economy	+	RE3PO can contribute towards economic improvements by providing the flexibility for businesses to make use of existing buildings
Leisure/ Tourism	~	It is unlikely that RE3PO will have a significant impact on leisure/tourism in the Borough
Housing	~	It is unlikely that RE3PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that RE3PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that RE3PO will have a significant impact on transport in the Borough, although the provision of services in rural areas can reduce the need to travel to reach services

5.4 Copeland's Communities

Policy H1PO: Improving the Housing offer

Biodiversity	U	The impact of H1PO on biodiversity is unclear. New development is likely to have a negative impact through damage to habitats. However, this can be mitigated through the use of policy N1PO and the requirement for biodiversity net gain through N2PO.
Landscape/ Heritage	U	H1PO has the potential to improve landscapes by bringing land back into use. However, new large scale housing developments have the potential to cause landscape impacts. Negative impacts can be mitigated through the use of policy N5PO as well as protecting heritage through the built environment policies. In addition, heritage and landscape impacts will be considered in the allocation process and excluded if necessary.
Water Resources	U	The impact of H1PO on water resources is unclear. It is likely that development will place additional demand on water resources so it is important that appropriate provision is made. In terms of water quality, DS5PO can help to mitigate the impacts of development.
Climate Change	U	The impact of H1PO on climate change is unclear. Whilst it is likely that development will have negative impacts through the construction process, this can be mitigated through policy DS7PO, which requires high quality design, and DS5PO which relates to the adaptation and mitigation of climate change
Flood Risk	U	The impact of H1PO on flood risk is unclear as it depends on the location of development and the sensitivity to flood risk. DS5PO can contribute towards directing development away from areas in flood risk zone 2/3. This has also been considered throughout the allocation process, with highly sensitive sites excluded from the start
Energy	U	The impact of H1PO on energy is unclear as it depends broadly on the design of the residential development. However, DS7PO can contribute towards high quality design solutions that increase energy efficiency
Land Quality	+	H1PO has the potential to improve land quality through the support for bringing empty home back into stock. This reduces the requirement for new homes being required on greenfield land. In addition, new development can help to remediate brownfield land
Air Quality	-	Air quality is likely to be negatively impacted through the construction process.
Waste and Recycling	+	H1PO can contribute towards waste and recycling by bringing empty homes back into use
Accessibility	+	H1PO is likely to improve accessibility in the Borough by providing high quality housing to meet the needs and aspirations of local people. The policy also supports proposals which aid the regeneration of the wider residential requirement, which can help to improve transport connectivity and the provision of services
Health/ Wellbeing	+	A high quality housing offer can help to create healthy, safe and cohesive communities, providing housing that meets the needs of all and contributing to the protection of residential amenities. These can all help to improve health and wellbeing
Education	~	It is unlikely that H1PO will have a significant impact on education in the Borough
Sustainable Economy	++	An improved housing offer can have significant contributions to the economy, by supporting the construction industry and making an area a more attractive place to live. This can contribute towards additional spending and investment
Leisure/ Tourism	~	It is unlikely that H1PO will have a significant impact on leisure/ tourism in the Borough
Housing	++	H1PO is likely to have a significant impact on the housing market, ensuring there is a choice of accessible and high quality housing
Retail	~	It is unlikely that H1PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H1PO will have a significant impact on transport in the Borough

Policy H2PO: Housing Requirement

Biodiversity	U	The impact of H2PO on biodiversity is unknown as it depends on the location and scale of development. There is potential for housing development to have a negative impact through disruption to natural habitats. However, policy N1PO can contribute to mitigating this, with the additional requirement for biodiversity net gain set out in N2PO. Sites with significant biodiversity impacts will be excluded during the allocation process
Landscape/ Heritage	U	The impact of H2PO on landscape and heritage is unknown as it depends on the location and scale of development. Large scale development has the potential to result in negative landscape impacts, but this is likely to be mitigated through the use of N5PO. In addition, where development would have a significant impact, sites have been excluded during the allocation process
Water Resources	U	The impact of H2PO on water resources is unknown as it depends on the location and scale of development. Generally there will be an increased demand on water resources as a result of development so appropriate infrastructure is required to deal with this
Climate Change	U	The impact of H2PO on climate change is unknown, although all new development should accord with DS5PO to mitigate and adapt to climate change and DS7PO to adopt high quality design principles
Flood Risk	U	The impact of H2PO on flood risk is unknown as it depends on the location and scale of development as well as the susceptibility to flooding. Sites with significant flood risk have been removed during the allocation process. However, flood risk can change over time so additional mitigation measures may be required.
Energy	U	The impact of H2PO on energy is unclear. Additional dwellings will increase the demand for energy. However, this can be slightly offset through the requirement in DS7PO for development to be laid out in a way that maximises solar gain and promotes energy efficiency
Land Quality	U	The impact of H2PO on land quality is unknown as it depends on the location and scale of development. However, there is potential for development to remediate brownfield land
Air Quality	-	H2PO has potential for negative impacts on air quality through an increase in traffic and increased air pollution through the construction process
Waste and Recycling	U	The impact of H2PO on waste and recycling is unclear. Whilst additional development will increase demand for waste removal, waste can be reduced in other areas through design, for example through the use of locally sourced building materials as set out in DS7PO
Accessibility	~	It is unlikely that H2PO will have a significant impact on accessibility.
Health/ Wellbeing	+	H2PO can contribute to health and wellbeing improvements by providing attractive housing to meet the needs identified in the SHMA.
Education	~	It is unlikely that H2PO will have a significant impact on education in the Borough
Sustainable Economy	++	H2PO is likely to have a significant positive impact on Copeland's economy by providing a high quality housing stock that meets requirements, maintains and increases the Borough's workforce and helps reverse the trend of population decline. This can help contribute towards economic investment and growth as well as encouraging more people to live in the area. It can also help support the construction industry through the additional provision of homes.
Leisure/ Tourism	~	It is unlikely that H2PO will have a significant impact on leisure and tourism, although if the requirement is exceeded, this can contribute towards economic growth which may encourage additional investment in these areas.
Housing	++	H2PO will have a significant benefit on housing in the Borough by making provision for the appropriate number of new dwellings in appropriate locations during the plan period

Retail	~	It is unlikely that H2PO will have a significant impact on retail, although if the requirement is exceeded, this can contribute towards economic growth which may encourage additional retail investment.
Transport	-	Without mitigation, the net additional dwellings set out in H2PO can cause a significant increase in traffic on the roads and demand on public transport services

Policy H3PO: Housing Delivery

Biodiversity	U	The impact of H3PO on biodiversity is unknown as it depends on the location and scale of development
Landscape/ Heritage	U	The impact of H3PO on landscape heritage is unknown as it depends on the location and scale of development
Water Resources	U	The impact of H3PO on water resources is unknown as it depends on the location and scale of development
Climate Change	U	The impact of H3PO on climate change is unknown as it depends on the location and scale of development
Flood Risk	U	The impact of H3PO on flood risk is unknown as it depends on the location and scale of development
Energy	U	The impact of H3PO on energy is unknown as it depends on the location and scale of development
Land Quality	U	The impact of H3PO on land quality is unknown as it depends on the location and scale of development
Air Quality	U	The impact of H3PO on air quality is unknown as it depends on the location and scale of development
Waste and Recycling	U	The impact of H3PO on waste and recycling is unknown as it depends on the location and scale of development
Accessibility	~	It is unlikely that H3PO will have a significant impact on accessibility.
Health/ Wellbeing	+	H3PO can contribute to health and wellbeing improvements by ensuring there is a constant supply of high quality housing, even if sites do not come forward as anticipated.
Education	~	It is unlikely that H3PO will have a significant impact on education in the Borough
Sustainable Economy	++	H3PO is likely to have a significant positive impact on Copeland's economy by providing a sufficient amount of homes during the plan period. This can contribute towards investment in other areas to retain and support the population as well as supporting the construction industry
Leisure/ Tourism	~	It is unlikely that H3PO will have a significant impact on leisure/ tourism in the Borough
Housing	++	H3PO will have a significant positive contribution to housing in the Borough by ensuring that development comes forward as efficiently as possible
Retail	~	It is unlikely that H3PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H3PO will have a significant impact on transport in the Borough, although there is potential for additional development to increase car use

Policy H4PO: Distribution of Housing

Biodiversity	U	The impact of H4PO on biodiversity is unclear as it depends on the location and scale of development. It is assumed that most development will have a negative impact overall, but this can be mitigated through the use of policy N1PO
Landscape/ Heritage	U	The impact of H4PO on landscape/ heritage is unclear as it depends on the location and scale of development. There is potential for development to have a negative impact overall, but this can be mitigated through the use of N5PO and the built environment policies
Water Resources	U	The impact of development on water resources is unclear as it depends on the scale and location of development. Usually development will impact on demand for water resources overall, but this can be considered through DS5PO
Climate Change	U	The impact of H4PO on climate change is unclear as it depends on the location and scale of development. However, some damage during the development process can be offset through the requirement for high quality design as set out in DS7PO
Flood Risk	U	The impact of H4PO on flood risk is unclear as it depends on the location and scale of development. However, DS5PO outlines the requirement to direct development away from areas of high flood risk
Energy	U	The impact of H4PO on energy is unclear as it depends on the location and scale of development. However, some damage during the development process can be offset through the requirement for design that improves energy efficiency as set out in DS7PO
Land Quality	U	The impact of H4PO on land quality is unclear, although development can help to remediate brownfield land, reducing the requirement to build on greenfield
Air Quality	-	H4PO is likely to have a negative impact on air quality through the construction process.
Waste and Recycling	U	The impact of H4PO on waste and recycling is unclear. Although housing growth is likely to place more demand on waste removal services, this can be offset through the use of sustainable materials through the development process
Accessibility	+	H4PO is likely to have a positive impact on accessibility by allowing for additional housing provision in smaller settlements in the Borough rather than just the main towns. This provides flexibility over where people can live and helps to support rural services
Health/ Wellbeing	+	H4PO is likely to improve health and wellbeing by providing flexibility over where people are able to live
Education	~	It is unlikely that H4PO will have a significant impact on education in the Borough
Sustainable Economy	++	H4PO is likely to have a significant impact on Copeland's economy, especially where the growth figure is met. Additional housing can result in support for jobs in the construction industry as well as increased demand for shops and services, leading to increased investment and growth
Leisure/ Tourism	+	Additional housing can help provide investment into other areas, which can help to support the leisure and tourism industry and create growth
Housing	++	H4PO is likely to have a significant positive impact on housing in the Borough
Retail	+	Additional housing can help provide investment into other areas, which can help to support the retail industry and create growth
Transport	~	It is unlikely that H4PO will have a significant impact on transport in the Borough. Whilst additional dwellings will cause an increase in traffic and demand on public transport services, this has been considered during the development of the housing distribution, with development being reduced in areas with little public transport provision.

Policy H5PO: Housing Allocations

No analysis has been carried out for policy H5PO due to assessments being made for individual housing allocations. This provides a more accurate assessment of each site.

Policy H6PO: New Housing Development

Biodiversity	U	The impact of H6PO on biodiversity is unclear as it depends on the scale and location of development. Any potential damage can be mitigated through N1PO
Landscape/ Heritage	U	The impact of H6PO on landscape/ heritage is unclear as it depends on the scale and location of development. Any potential damage can be mitigated through N5PO and the built environment policies. Criteria A outlines that the scale and appearance of a development must be related to the locality.
Water Resources	U	The impact of H6PO on water resources is unclear as it depends on the scale and location of development
Climate Change	U	The impact of H6PO on climate change is unclear. However, the requirement for high quality design can incorporate sustainable construction principles which may help to mitigate damage
Flood Risk	U	The impact of H6PO is unclear as it depends on the scale and location of development
Energy	U	The impact of H6PO on energy is unknown, although energy efficiency can be improved through the requirement in DS5PO
Land Quality	U	The impact of H6PO on land quality is unknown as it depends on the scale and location of development. However, development can help to remediate brownfield land, which can contribute toward land quality improvements
Air Quality	-	H6PO is likely to have a negative impact on air quality through the construction process
Waste and Recycling	U	Whilst H6PO sets out a requirement for development to include appropriate waste storage, the additional development is likely to cause an increase demand for waste removal. Therefore the overall impact is unclear
Accessibility	~	It is unlikely that H6PO will impact on accessibility as it related more to the design than the location of development
Health/ Wellbeing	+	H6PO can contribute towards health and wellbeing improvements by providing high quality housing that is sympathetic to nearby development, maintains privacy and amenity. Physical health can be improved through the requirement for links to walking and cycling networks
Education	~	It is unlikely that H6PO will have a significant impact on education in the Borough
Sustainable Economy	+	H6PO can contribute towards Copeland's economy by helping to support the construction industry as well as by making it a more attractive and desirable place to live, contributing to additional spending and investment
Leisure/ Tourism	~	It is unlikely that H6PO will have a significant impact on leisure/ tourism in the Borough
Housing	++	H6PO is likely to have a significant impact on the quality of housing in Copeland
Retail	~	It is unlikely that H6PO will have a significant impact on retail in the Borough
Transport	+	Whilst additional development is likely to increase traffic levels and demand on public transport, this is likely to be offset by the requirement in H6PO for walking and cycling links that promote active travel

Policy H7PO: Housing Density and Mix

Biodiversity	~	It is unlikely that H7PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	+	H7PO supports development where consideration has been given to landscaping and the provision of public open spaces and residential gardens
Water Resources	~	It is unlikely that H7PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H7PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H7PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H7PO will have a significant impact on energy in the Borough
Land Quality	+	H7PO requires developers to make the most effective use of land. The policy also supports the provision of high quality landscaping and high quality open space, which contributes to maintaining land quality. It is recommended that support for the reuse of brownfield land should be incorporated into the policy.
Air Quality	~	It is unlikely that H7PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H7PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	H7PO can contribute to improved accessibility to a range of housing types and sizes, including affordable homes. The requirement for an appropriate density also contributes to the provision of open green spaces and opportunities for sustainable modes of transport which improve accessibility
Health/ Wellbeing	+	Providing a suitable range of housing mix can provide additional choice to the community surrounding where they live. This can contribute towards improved mental wellbeing. Appropriate densities are also important elements of health and wellbeing. High densities can result in development cramming which can harm the character of the area, whilst low densities can result in social isolation. H7PO can contribute to finding a suitable density and mix to mitigate these issues
Education	~	It is unlikely that H7PO will have a significant impact on education in the Borough
Sustainable Economy	+	Providing high quality Housing of appropriate density and mix and contribute to Copeland's economy by providing an attractive environment to live in. This can help to improve demand and enhance the housing market
Leisure/ Tourism	~	It is unlikely that H7PO will have a significant impact on leisure/ tourism in the Borough
Housing	++	H7PO is designed to provide a high quality mix of housing at appropriate densities within the Borough.
Retail	~	It is unlikely that H7PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H7PO will have a significant impact on transport in the Borough

Policy H8PO: Affordable Housing

Biodiversity	~	It is unlikely that H8PO will have a significant impact on biodiversity in the Borough although bringing empty homes back into use can contribute to less biodiversity impacts through the construction process
Landscape/ Heritage	+	H8PO can contribute to landscape improvements by encouraging development which reuses vacant buildings, as well as through the use of a financial contribution in lieu of on-site provision, which can be used to bring buildings back into use
Water Resources	~	It is unlikely that H8PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H8PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H8PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H8PO will have a significant impact on energy in the Borough
Land Quality	+	H8PO can contribute towards improved land quality by providing a cost reduction for developers wishing to reuse vacant buildings for affordable homes. This is likely to incentivise bringing these back into use and reduce the requirement for greenfield land
Air Quality	~	It is unlikely that H8PO will have a significant impact on air quality in the Borough, although bringing empty homes back into use can contribute to less Air quality impacts through the construction process
Waste and Recycling	~	It is unlikely that H8PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	H8PO can help to improve the accessibility of home ownership for first time buyers by providing homes that are more affordable
Health/ Wellbeing	++	H8PO can contribute towards the number of empty homes in a settlement. This can improve the street scene and have a positive impact on resident health and wellbeing. The policy requires a provision of affordable housing where there is need. Access to housing is a key contributor to health and wellbeing.
Education	+	H8PO can have a positive impact on education by keeping homes in use, which can support local schools and education facilities.
Sustainable Economy	+	H8PO can have a positive impact on the economy by improving the ability for people to become home owners or renters. In addition, the provision of a contribution rather than on site provision can improve the viability of a development whilst also bringing empty homes back into use, supporting both the construction industry and the quality and attractiveness of the surrounding street scene. However, there can be a negative impact on the viability of a development. The policy accepts alternative tenure splits and provision where developers can demonstrate that the requirement isn't viable.
Leisure/ Tourism	~	It is unlikely that H8PO will have a significant impact on leisure/ tourism in the Borough
Housing	++	H8PO is likely to have a significant positive impact on raising the quality and choice of housing in the Borough, making it more accessible to Copeland's residents. It can also contribute to bringing empty homes back into use
Retail	~	It is unlikely that H8PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H8PO will have a significant impact on transport in the Borough

Policy H9PO: Gypsies, Travellers and Travelling Showpeople Windfall Sites

Biodiversity	~	It is unlikely that H9PO will have a significant impact on biodiversity in the Borough. Whilst there is a criteria for sites to prevent adverse impact on biodiversity sites and nature conservation, it is unlikely that any benefits will be gained through development
Landscape/ Heritage	~	It is unlikely that H9PO will have a significant impact on landscape and heritage in the Borough. Whilst there is a criteria for sites to prevent adverse impact on landscape character value and heritage assets, it is unlikely that any benefits will be gained through development
Water Resources	~	It is unlikely that H9PO will have a significant impact on water resources in the Borough. Whilst additional sites are likely to increase demand for water resources, as with any form of housing, this should be accounted for under DS5PO
Climate Change	~	It is unlikely that H9PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H9PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H9PO will have a significant impact on energy in the Borough
Land Quality	-	There is potential for H9PO to have a negative impact on land quality through small scale development such as amenity facilities as well as through potential damage from additional cars and caravans on site
Air Quality	~	It is unlikely that H9PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H9PO will have a significant impact on waste and recycling in the Borough. Although additional sites may increase the demand for waste facilities, as with any other form of housing, this should be accounted for under the development strategy principles
Accessibility	+	H9PO sets out the requirement for Gypsy, Traveller and Travelling Showpeople sites to be well located to existing sustainable settlements to ensure good access to key services and facilities
Health/ Wellbeing	+	H9PO can contribute to health and wellbeing by ensuring that people who identify as Gypsies, Travellers and Travelling Showpeople have access to high quality sites with a good level of amenity that meet their housing requirement
Education	+	H9PO can have a positive impact on education by ensuring that sites have access to community provision.
Sustainable Economy	~	It is unlikely that H9PO will have a significant impact on Copeland's economy. Whilst the provision of sites can remove land that could be suitable for other uses such as housing and employment, this needs to be weighed up by the proximity of Gypsy and Traveller sites to the existing community, allowing access to jobs and encouraging additional expenditure in towns
Leisure/ Tourism	~	It is unlikely that H9PO will have a significant impact on leisure and tourism in the Borough
Housing	+	H9PO ensures that the housing needs of people who identify as Gypsies and Travellers are met, allowing them access to high quality sites with amenities that meet all of their requirements.
Retail	~	It is unlikely that H9PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H9PO will have a significant impact on transport in the Borough

Policy H10PO: Community Led, Self-Build and Custom Build Housing

Biodiversity	U	The impact of H10PO on biodiversity is unclear as it depends on the scale and location of development. Any potential issues can be mitigated through the use of N1PO, although this does not necessarily mean there will be a positive impact
Landscape/ Heritage	+	H10PO can have a positive impact on landscape and heritage by providing opportunities to bring empty homes back into use. The policy also requires schemes to have a positive impact on the street scene and a design code will be required for large scale developments.
Water Resources	U	The impact of H10PO on water resources is unclear as it depends on the scale and location of development, although it is assumed that any development will increase demand for water resources
Climate Change	U	The impact of H10PO on climate change is unclear as it depends on the scale and location of development as well as whether the design can contribute towards mitigating and adapting to climate change under the requirement in DS5PO
Flood Risk	U	The impact of H10PO on flood risk is unclear as it depends on the scale and location of development. Development must accord with policy DS5PO to direct development away from areas of high flood risk
Energy	U	The impact of H10PO on energy is unclear as it depends on the scale and location of development as well as whether design principles have been incorporated that improve energy efficiency
Land Quality	+	H10PO outlines support for development which brings empty homes back into beneficial use. This can contribute to land quality improvements by reducing the demand for development on greenfield land
Air Quality	-	It is likely that H10PO will cause short term air quality impacts as a result of the construction process
Waste and Recycling	U	The impact of H10PO is unclear, although it is assumed that any development will result in additional demand for waste and recycling services
Accessibility	+	H10PO can contribute to improved accessibility to high quality housing. This needs to accord with the development strategy to ensure that development is in the most sustainable locations
Health/ Wellbeing	+	Access to high quality housing that is flexible and meets the needs of local people can provide health benefits, helping to raise their aspirations and providing opportunities for skills development and employment
Education	+	Self and custom build housing can provide people with opportunities to develop their skills and learn new trades
Sustainable Economy	+	H10PO can contribute to economic improvements through support for the construction industry. In addition to this, one of the key delivery priorities in the housing strategy is to suit the needs of professionals and entrepreneurs seeking to remain or move into the area, which can contribute towards economic growth. H10PO can also support small and medium house builders.
Leisure/ Tourism	~	It is unlikely that H10PO will have a significant impact on leisure and tourism in the Borough
Housing	+	H10PO can contribute to improving the housing offer by ensuring there is high quality housing that can be adapted to individual needs and requirements, as well as by providing support to help bring empty homes into use and further increase the supply
Retail	~	It is unlikely that H10PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H10PO will have a significant impact on transport in the Borough

Policy H11PO: Residential Establishments, including specialist, older persons Housing and purpose built student and key-worker accommodation

Biodiversity	U	The impact of H11PO on biodiversity is unclear as it depends on the scale and location of development. Any potential issues can be mitigated through the use of N1PO, although this does not necessarily mean there will be a positive impact
Landscape/ Heritage	U	The impact of H11PO on landscape and heritage is unclear as it depends on the scale and location of development. Any potential issues can be mitigated through the use of N5PO and the built environment policies although this does not necessarily mean there will be a positive impact
Water Resources	U	The impact of H11PO on water resources is unclear as it depends on the scale and location of development, although it is assumed that any development will increase demand for water resources
Climate Change	U	The impact of H11PO on climate change is unclear as it depends on the scale and location of development as well as whether the design can contribute towards mitigating and adapting to climate change under the requirement in DS5PO
Flood Risk	U	The impact of H11PO on Flood Risk is unclear as it depends on the scale and location of development. Development must accord with policy DS5PO to direct development away from areas of high flood risk
Energy	U	The impact of H11PO on energy is unclear as it depends on the scale and location of development as well as whether design principles have been incorporated that improve energy efficiency
Land Quality	U	The impact of H11PO on land quality is unclear as it depends on the scale and location of development
Air Quality	-	It is likely that H11PO will cause short term air quality impacts as a result of the construction process
Waste and Recycling	U	The impact on H11PO on waste and recycling is unclear, although it assumed that any development will result in additional demand for waste and recycling services
Accessibility	++	H11PO is likely to have a significant impact on accessibility by providing housing that meets the needs of Copeland's vulnerable residents. There is also a requirement in the policy to integrate this well with the wider community, including key services and facilities, and for there to be high quality and safe public transport access
Health/ Wellbeing	++	Specialist housing is designed with the resident in mind, ensuring that they have a safe, accessible and convenient place to live that meets all of their needs. In addition to this, H11PO sets out the requirement for specialist housing to be well connected to the wider community, which can help to reduce social isolation.
Education	+	H11PO can contribute to encourage young people into the Borough for education and training purposes through the provision of high quality Housing that suits their needs
Sustainable Economy	+	H11PO can contribute towards supporting the construction industry. Additional jobs can also be provided through the requirement to provide suitable homes for key workers, which can help retain people in these jobs
Leisure/ Tourism	~	It is unlikely that H11PO will have a significant impact on leisure and tourism in the Borough
Housing	++	H11PO will have a significant contribution to the Borough's housing offer, ensuring that the specialist housing need is met, and that homes are well designed, safe and accessible. Furthermore, by providing specialist housing, market housing can be released.
Retail	~	It is unlikely that H11PO will have a significant impact on retail in the Borough, although the requirement for specialist housing to be well connected to the local community can have a positive impact on retail.
Transport	~	It is unlikely that H11PO will have a significant impact on transport in the Borough, although the policy outlines a requirement for development to provide safe access to public Transport, which could reduce the requirement on car use

Policy H12PO: Conversion and sub-division of buildings to residential uses including large HMOs

Biodiversity	~	It is unlikely that H12PO will have a significant impact on biodiversity as it relates to changed use of an existing property rather than the provision of a new one
Landscape/ Heritage	~	It is unlikely that H12PO will have a significant impact on landscape/ heritage as it relates to changed use of an existing property rather than the provision of a new one. However, the policy supports the conversion and reuse of empty buildings, which can reduce the number of empty homes.
Water Resources	~	It is unlikely that H12PO will have a significant impact on water resources
Climate Change	~	It is unlikely that H12PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H12PO will have a significant impact on flood risk as it relates to Changed use of an existing property rather than the provision of a new one
Energy	~	It is unlikely that H12PO will have a significant impact on energy in the Borough
Land Quality	+	H12PO can contribute to land quality improvements by reducing the demand for new homes which may be under-utilised. This can reduce the amount of development required on greenfield land and help to regenerate the existing housing stock
Air Quality	~	H12PO is unlikely to have a significant impact on air quality in the Borough. Whilst it can reduce the requirement for additional homes, which have a short term air quality impact through the construction process, this is likely to be offset by pollution from additional cars at a property
Waste and Recycling	~	H12PO is unlikely to have a significant impact on waste and recycling. Whilst additional residents at a property are likely to increase demand for waste services, this has been mitigated through the policy requirement to provide adequate storage for recycling bins
Accessibility	+	H12PO can contribute to improved accessibility to low cost housing
Health/ Wellbeing	+	Whilst HMOs can potentially cause noise and disturbance to neighbours, these impacts have been mitigated through criteria within H12PO. There is also criteria to ensure high quality design that ensures a good living environment for the residents of the HMO, which is likely to improve health
Education	~	It is unlikely that H12PO will have a significant impact on education in the Borough
Sustainable Economy	+	H12PO can contribute to the economy by providing accommodation for a variety of people. It can also contribute to supporting the construction industry
Leisure/ Tourism	~	It is unlikely that H12PO will have a significant impact on leisure and tourism in the Borough
Housing	++	H12PO can contribute toward improving the Borough's housing offer and meeting growing housing needs, particularly for people seeking low cost accommodation
Retail	~	It is unlikely that H12PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H12PO will have a significant impact on transport in the Borough, although the policy does set out a requirement for appropriate vehicle and cycle parking provision to be made

Policy H13PO: Domestic Extensions and Alterations

Biodiversity	~	It is unlikely that H13PO will have a significant impact on biodiversity as it relates to small scale householder development
Landscape/ Heritage	~	It is unlikely that H13PO will have a significant impact on landscape/ heritage as it relates to small scale householder development. There is also a requirement in the policy for the design to not adversely impact the character of the building or surrounding environment
Water Resources	~	It is unlikely that H13PO will have a significant impact on water resources as it relates to small scale householder development
Climate Change	~	It is unlikely that H13PO will have a significant impact on climate change as it relates to small scale householder development
Flood Risk	~	It is unlikely that H13PO will have a significant impact on flood risk as it relates to small scale householder development
Energy	~	It is unlikely that H13PO will have a significant impact on energy as it relates to small scale householder development
Land Quality	~	It is unlikely that H13PO will have a significant impact on land quality as it relates to small scale householder development
Air Quality	~	It is unlikely that H13PO will have a significant impact on air quality as it relates to small scale householder development
Waste and Recycling	~	It is unlikely that H13PO will have a significant impact on waste and recycling as it relates to small scale householder development
Accessibility	+	H3PO can contribute to accessibility by meeting changing household needs
Health/ Wellbeing	+	H13PO can have a positive impact on health/ wellbeing by meeting the needs of individual households, enabling people to stay in their homes and ensuring that the development will not have an adverse impact on the occupiers of adjacent dwellings
Education	~	It is unlikely that H13PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that H13PO will have a significant impact on Copeland's economy
Leisure/ Tourism	~	It is unlikely that H13PO will have a significant impact on leisure and tourism in the Borough
Housing	+	H13PO can have a positive impact on housing by meeting the changing needs and requirements of individual households and reducing their need to move house
Retail	~	It is unlikely that H13PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H13PO will have a significant impact on transport in the Borough

Policy H14PO: Rural Exception Sites

Biodiversity	U	The impact of H14PO on biodiversity is unknown as it depends on the location and scale of development
Landscape/ Heritage	~	It is unlikely that H14PO will have a significant impact on landscape/ heritage as it relates to small scale rural development. The requirement to prevent adverse impact on the character and landscape of the surrounding area is also set out in the policy
Water Resources	U	The impact of H14PO on water resources is unknown as it depends on the location and scale of development
Climate Change	U	The impact of H14PO on climate change is unknown as it depends on the location and scale of development
Flood Risk	U	The impact of H14PO on flood risk is unknown as it depends on the location and scale of development
Energy	~	It is unlikely that H14PO will have a significant impact on energy as it relates to small scale rural development
Land Quality	~	It is unlikely that H14PO will have a significant impact on land quality as it relates to small scale rural development
Air Quality	U	The impact of H14PO on air quality is unknown as it depends on the location and scale of development
Waste and Recycling	~	It is unlikely that H14PO will have a significant impact on waste and recycling as it relates to small scale rural development
Accessibility	~	H14PO can contribute to accessibility improvements by improving flexibility over where people can live as well as contributing to affordable Housing provision to improve people's ability to buy a home
Health/ Wellbeing	+	H14PO allows development where there is an identified need, including where people require a home in their local community. This helps to reduce social isolation and allows people greater flexibility over where they choose to live
Education	~	It is unlikely that H14PO will have a significant impact on education in the Borough, although it can help to sustain rural schools
Sustainable Economy	+	H14PO can contribute to affordable housing provision, which can contribute towards economic growth. However, the provision of affordable housing can have an impact on the viability of a development.
Leisure/ Tourism	~	It is unlikely that H14PO will have a significant impact on leisure/ tourism in the Borough
Housing	++	H14PO can contribute to the provision of affordable homes for local people in rural areas where there is an identified need
Retail	~	It is unlikely that H14PO will have a significant impact on retail in the Borough, although it can help to support local shops
Transport	~	It is unlikely that H14PO will have a significant impact on transport in the Borough

Policy H15PO: Essential Dwellings for Rural Workers

Biodiversity	U	The impact of H15PO on biodiversity is unknown as it depends on the location of development
Landscape/ Heritage	U	The impact of H15PO on landscape/ heritage is unknown as it depends on the location of development
Water Resources	U	The impact of H15PO on water resources is unknown as it depends on the location of development
Climate Change	U	The impact of H15PO on climate change is unknown as it depends on the location of development
Flood Risk	U	The impact of H15PO on flood risk is unknown as it depends on the location of development
Energy	~	It is unlikely that H15PO will have a significant impact on Energy in the Borough
Land Quality	~	It is unlikely that H15PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that H15PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H15PO will have a significant impact on waste and recycling in the Borough
Accessibility	-	H15PO allows for housing to be provided in the open countryside. This is likely to reduce accessibility to key facilities, goods and services due to being located outside of the settlement boundaries. However, this will be slightly offset by the homeowner being situated in close proximity to their place of employment
Health/ Wellbeing	~	It is unlikely that H15PO will have a significant impact on health and wellbeing in the Borough
Education	~	It is unlikely that H15PO will have a significant impact education in the Borough
Sustainable Economy	+	H15PO can have economic contributions by supporting rural employment and ensuring that appropriate provision is made for the proper functioning of businesses
Leisure/ Tourism	~	It is unlikely that H15PO will have a significant impact on leisure/ tourism in the Borough
Housing	+	H15PO can contribute to ensuring appropriate housing provision is made for those who require a home in the open countryside for work purposes
Retail	~	It is unlikely that H15PO will have a significant impact on retail in the Borough
Transport	-	H15PO has potential for negative transport impacts by allowing development in rural areas where they are distanced from the strategic highway network and public transport provision. This is likely to result in greater reliance on cars and longer journey times

Policy H16PO: Conversion of Rural Buildings to Residential Use

Biodiversity	U	The impact of H16PO on biodiversity is unknown. It is recommended that a criteria is included in the policy to consider and mitigate damage against existing species in the buildings, such as bats.
Landscape/ Heritage	+	H16PO can contribute to landscape improvements by encouraging development where a building is redundant or disused, and where it contributes to landscape character and the historic environment
Water Resources	~	It is unlikely that policy H16PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that policy H16PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that policy H16PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H16PO will have a significant impact on energy in the Borough. Whilst old rural buildings are likely to be less energy efficient than modern counterparts, this can be mitigated through design during the conversion process
Land Quality	+	H16PO can contribute to the efficient use of land, reducing the number of empty buildings in the countryside and reducing the requirement for new homes on greenfield land
Air Quality	~	It is unlikely that policy H16PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that policy H16PO will have a significant impact on waste and recycling in the Borough
Accessibility	-	Dwellings in the open countryside are likely to have reduced access to goods and services
Health/ Wellbeing	~	It is unlikely that policy H16PO will have a significant impact on health and wellbeing in the Borough
Education	~	It is unlikely that policy H16PO will have a significant impact on education in the Borough
Sustainable Economy	+	H16PO can contribute towards supporting the rural economy and housing market, as well as supporting jobs in the construction industry
Leisure/ Tourism	~	It is unlikely that policy H16PO will have a significant impact on leisure/ tourism in the Borough
Housing	+	H16PO can have a positive impact on the provision of rural housing in the Borough
Retail	~	It is unlikely that H16PO will have a significant impact on retail in the Borough
Transport	-	Development in the open countryside is likely to provide reduced access to services and facilities, including public transport. This can result in increased use of private vehicles

Policy H17PO: Replacement Dwellings outside Settlement Boundaries

Biodiversity	~	It is unlikely that H17PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	+	H17PO can contribute to landscape improvements by reducing the number of empty buildings in the open countryside. There is also a requirement for development to be of appropriate scale and size as well as reducing the negative impact on the character of a settlement. It is recommended that a footnote is added to criteria a of the policy to clarify that the existing dwelling excludes any detached outbuildings.
Water Resources	~	It is unlikely that H17PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H17PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H17PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H17PO will have a significant impact on energy in the Borough
Land Quality	+	H17PO can contribute to the efficient use of land, reducing the number of empty homes in the countryside and reducing the requirement for new homes on greenfield land
Air Quality	~	It is unlikely that H17PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H17PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that H17PO will have a significant impact on accessibility. Whilst providing homes in rural locations can reduce access to goods and services, they are in locations where people choose to live, allowing them to remain within their local community and offsetting the negative impact
Health/ Wellbeing	+	H17PO can contribute to health benefits by allowing people greater choice over where they live, allowing them to stay in their communities and reducing social isolation
Education	~	It is unlikely that H17PO will have a significant impact on education in the Borough
Sustainable Economy	+	H17PO can help support the rural economy as well as jobs in the construction industry
Leisure/ Tourism	~	It is unlikely that H17PO will have a significant impact on leisure/ tourism in the Borough
Housing	+	H17PO can contribute to the provision of homes in the countryside to meet requirement
Retail	~	It is unlikely that H17PO will have a significant impact on retail in the Borough
Transport	-	H17PO can have negative implications on transport by providing homes which have reduced access to key goods, services and public Transport networks. This is likely to increase dependence on private vehicles

Policy H18PO: Beach Bungalows

Biodiversity	~	It is unlikely that H18PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	+	H18PO can have a positive impact on landscapes by allowing for the replacement of beach bungalows where they are in a poor condition
Water Resources	~	It is unlikely that H18PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H18PO will have a significant impact on climate change in the Borough
Flood Risk	+	H18PO can have a positive impact on flood risk by preventing the development of new beach bungalows, which are at risk of coastal flooding
Energy	~	It is unlikely that H18PO will have a significant impact on energy in the Borough
Land Quality	+	H18PO can contribute to land quality improvements by permitting replacements to beach bungalows where they are in a poor state of disrepair and require maintenance. This is likely to reduce the number of derelict structures
Air Quality	~	It is unlikely that H18PO will have a significant impact on air quality in the Borough
Waste and Recycling	+	H18PO can contribute to waste and recycling rates by allowing for the reuse of existing beach bungalows
Accessibility	+	H18PO can contribute to improving accessibility by preventing the development of new beach bungalows, which are poorly connected to the existing settlement
Health/ Wellbeing	~	It is unlikely that H18PO will have a significant impact on health/ wellbeing in the Borough
Education	~	It is unlikely that H18PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that H18PO will have a significant impact on Copeland's economy
Leisure/ Tourism	~	H18PO restricts the provision of additional beach bungalows and therefore it is unlikely to have a significant impact on tourism.
Housing	~	It is unlikely that H18PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that H18PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H18PO will have a significant impact on transport in the Borough

Policy H19PO: Removal of Occupancy Conditions

Biodiversity	~	It is unlikely that H19PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	~	It is unlikely that H19PO will have a significant impact on landscape and heritage in the Borough
Water Resources	~	It is unlikely that H19PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H19PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H19PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H19PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that H19PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that H19PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H19PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that H19PO will have a significant impact on accessibility in the Borough
Health/ Wellbeing	~	It is unlikely that H19PO will have a significant impact on health and wellbeing in the Borough
Education	~	It is unlikely that H19PO will have a significant impact on education in the Borough
Sustainable Economy	+	H19PO can contribute to economic improvements by retaining affordable housing where possible
Leisure/ Tourism	~	It is unlikely that H19PO will have a significant impact on leisure/ tourism in the Borough
Housing	+	H19PO helps to retain housing in local use but will allow for the release of housing into the open market where justified
Retail	~	It is unlikely that H19PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H19PO will have a significant impact on transport in the Borough

Policy H20PO: Residential Caravans

Biodiversity	~	It is unlikely that H20PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	~	It is unlikely that H20PO will have a significant impact on landscape/ heritage in the Borough as the policy requires appropriate Landscaping and screening to be provided where possible
Water Resources	~	It is unlikely that H20PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H20PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H20PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H20PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that H20PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that H20PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H20PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that H20PO will have a significant impact on accessibility in the Borough
Health/ Wellbeing	~	It is unlikely that H20PO will have a significant impact on health/ wellbeing in the Borough
Education	~	It is unlikely that H20PO will have a significant impact on education in the Borough
Sustainable Economy	+	H20PO can contribute to economic improvements by allowing sites used by workers to be exempt from planning permission
Leisure/ Tourism	~	It is unlikely that H20PO will have a significant impact on leisure/ tourism in the Borough as it relates to residential caravans as opposed to those used for tourism
Housing	+	H20PO can contribute to allowing people to live in a caravan in exceptional circumstances where it will not impact on neighbouring uses
Retail	~	It is unlikely that H20PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H20PO will have a significant impact on transport in the Borough

Policy H21PO: Sporting, Leisure and Cultural Facilities (Excluding playing pitches)

Biodiversity	U	The impact of H21PO on biodiversity is unclear as it depends on the type, scale and location of development. Significant impacts can be mitigated through N1PO. A criteria has been added in light of HRA comments to ensure that biodiversity conservation interests are not harmed.
Landscape/ Heritage	U	The impact of H21PO is unclear as it depends on the type, scale and location of development. Any significant impacts can be mitigated through N5PO and the built environment policies
Water Resources	U	The impact of H21PO on water resources is unclear as it depends on the type, scale and location of development
Climate Change	U	The impact of H21PO on climate change is unclear as it depends on the type, scale and location of development
Flood Risk	U	The impact of H21PO on flood risk is unclear as it depends on the type, scale and location of development
Energy	U	The impact of H21PO on energy is unclear as it depends on the type, scale and location of development. However, potential impacts can be reduced through the requirement for energy efficiency as set out in DS5PO
Land Quality	+	H21PO can contribute to land quality improvements through the support for development on previously developed land
Air Quality	U	The impact of development on air quality is unclear. Whilst the construction process is likely to have a negative impact, this can be mitigated through the requirement for development to be situated close to sustainable transport modes
Waste and Recycling	~	It is unlikely that H21PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	H21PO is likely to make leisure and sporting facilities more accessible to the general public, particularly by sustainable modes of transport.
Health/ Wellbeing	++	H21PO is likely to have a significant positive impact on physical and mental health and wellbeing by making provision for additional sport and leisure facilities
Education	+	H21PO can have a positive impact on education through cultural and sports provision
Sustainable Economy	+	H21PO can contribute to Copeland's economy by increasing leisure expenditure.
Leisure/ Tourism	+	H21PO is likely to support Copeland's leisure and tourism offering
Housing	~	It is unlikely that H21PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that H21PO will have a significant impact on retail in the Borough
Transport	U	H21PO requires development to be situated near sustainable transport modes. However, depending on the location of the facility, it could result in additional vehicle use.

Policy H22PO: Playing Pitches

Biodiversity	U	The impact of H22PO on biodiversity is unknown as it depends on the location of a pitch, although the policy contains a criteria that protects biodiversity conservation interests.
Landscape/ Heritage	~	It is unlikely that H22PO will have a significant impact on landscape or heritage in the Borough
Water Resources	~	It is unlikely that H22PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H22PO will have a significant impact on climate change in the Borough
Flood Risk	U	The impact of H22PO on flood risk is unknown as it depends on the type of pitch and whether it is new or a replacement pitch.
Energy	~	It is unlikely that H22PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that H22PO will have a significant impact on land quality In the Borough, although in some cases, they will make use of and remediate existing brownfield land
Air Quality	~	It is unlikely that H22PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H22PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	H22PO can contribute towards meeting the deficit of playing pitches, helping to improve accessibility
Health/ Wellbeing	++	H22PO is likely to have a significant positive impact on physical and mental health and wellbeing by providing additional sporting opportunities.
Education	~	It is unlikely that H22PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that H22PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	H22PO is likely to provide additional leisure provision in the Borough. In addition to sporting use, playing pitches can be used for other community events which can provide a wider benefit
Housing	~	It is unlikely that H22PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that H22PO will have a significant impact on retail in the Borough
Transport	U	The impact of H22PO on transport is unknown as it depends on the traffic generated by pitch provision.

Policy H23PO: Community facilities

Biodiversity	U	The impact of H23PO on biodiversity is unclear as it depends on the type, scale and location of development. Significant impacts can be mitigated through N1PO
Landscape/ Heritage	U	The impact of H23PO is unclear as it depends on the type, scale and location of development. Any significant impacts can be mitigated through N5PO and the built environment policies
Water Resources	U	The impact of H23PO on water resources is unclear as it depends on the type, scale and location of development
Climate Change	U	The impact of H23PO on climate change is unclear as it depends on the type, scale and location of development
Flood Risk	U	The impact of H23PO on flood risk is unclear as it depends on the type, scale and location of development
Energy	U	The impact of H23PO on energy is unclear as it depends on the type, scale and location of development. However, potential impacts can be reduced through the requirement for energy efficiency as set out in DS5PO
Land Quality	+	H23PO can contribute to land quality improvements through the support for development on previously developed land
Air Quality	U	The impact of development on air quality is unclear. Whilst the construction process is likely to have a negative impact, this can be mitigated through the requirement for development to be situated close to sustainable transport modes
Waste and Recycling	~	It is unlikely that H23PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	H23PO can contribute towards additional provision of new community facilities, as well as protecting existing ones
Health/ Wellbeing	+	H23PO is likely to contribute towards health and wellbeing by providing additional community services. This can help reduce isolation and provide social opportunities
Education	+	H23PO can have a positive impact on education by protecting facilities, including libraries.
Sustainable Economy	+	H23PO can contribute towards Copeland's economy. Whilst typically these are not services which have a high expenditure to use, they can provide additional jobs. Community facilities can also act as hubs for retail use.
Leisure/ Tourism	+	H23PO is likely to provide leisure improvements for local communities
Housing	~	It is unlikely that H23PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that H23PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that H23PO will have a significant impact on transport in the Borough

Policy H24PO: Advertisements

Biodiversity	U	The impact of H24PO on biodiversity is unknown as it depends on the location of advertisements. For example, certain types of advertisements such as flashing signs can have an impact on nocturnal animals.
Landscape/ Heritage	U	The impact of H24PO on landscape/ heritage is unknown as it depends on the location of advertisements, although the policy contains criteria to reduce impacts on landscape/ heritage
Water Resources	~	It is unlikely that H24PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that H24PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that H24PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that H24PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that H24PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that H24PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that H24PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that H24PO will have a significant impact on accessibility in the Borough
Health/ Wellbeing	~	It is unlikely that H24PO will have a significant impact on health and wellbeing in the Borough
Education	~	It is unlikely that H24PO will have a significant impact on education in the Borough
Sustainable Economy	+	Appropriate advertising can contribute to economic improvements by encouraging people to use a facility or service. This can result in increased growth
Leisure/ Tourism	~	It is unlikely that H24PO will have a significant impact on leisure/ tourism in the Borough, although it can help to attract people to visit leisure services
Housing	~	It is unlikely that H24PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that H24PO will have a significant impact on retail in the Borough, although it can help to attract people to visit retail services.
Transport	~	It is unlikely that H24PO will have a significant impact on transport in the Borough

5.5 Copeland's Places

Policy N1PO: Conserving and enhancing biodiversity and geodiversity

Biodiversity	++	N1PO is likely to have a significant positive impact on biodiversity by ensuring that the least amount of harm possible incurs during the development process. Where harm is unavoidable, mitigation measures will be taken to protect biodiversity and the natural environment
Landscape/ Heritage	+	The natural environment contributes towards high quality landscapes in the Borough, in particular, the Lake District National Park and the setting of the west Coast
Water Resources	+	N1PO can contribute to the protection of water resources. For example, trees contribute towards improved drainage and reducing surface water runoff which can cause contamination in water courses.
Climate Change	+	High quality biodiversity can contribute towards the mitigation of climate change by reducing pollution and improving air quality
Flood Risk	+	Trees can contribute towards reduced flood risk by reducing the amount of water that reaches the ground as well as by absorbing excess water
Energy	+	Traditional methods of energy often make use of and exploit biodiversity resources. Policy N1PO can contribute towards an innovative approach that promotes renewable sources rather than fossil fuels that damage the natural environment
Land Quality	+	N1PO can contribute to improved land quality by maintaining high quality biodiversity resources and reducing development on these. The policy can also contribute to protection through the construction process, for example, by preventing materials being laid down on root protection zones
Air Quality	+	biodiversity can contribute to air quality improvements through the absorption of excess pollutants such as Carbon Dioxide and Nitrogen Dioxide into trees
Waste and Recycling	~	It is unlikely that N1PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	N1PO can contribute towards maintaining accessibility to the countryside and natural environments in the Borough by preventing their loss to development where possible
Health/ Wellbeing	+	High quality natural environments can contribute towards health and wellbeing improvements, particularly in terms of improving mental health
Education	+	Conserving biodiversity has potential to contribute to outdoor learning opportunities for young people
Sustainable Economy	+	N1PO can contribute towards a number of economic benefits, including the promotion of sustainable construction methods, increasing leisure and tourism opportunities and improving physical and mental health, which can result in reduced strain on the health Service. Whilst there can be impacts through a reduced amount of development, this is likely to be offset by the economic benefits
Leisure/ Tourism	+	High quality environments can contribute to leisure/ tourism opportunities by protecting environments from detrimental impacts and making areas more attractive to visit. People often also feel cultural and spiritual attachments to the natural environment
Housing	~	It is unlikely that N1PO will have a significant impact on housing in the Borough, although improved biodiversity can make an area a more attractive place to live
Retail	~	It is unlikely that N1PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N1PO will have a significant impact on transport in the Borough

Policy N2PO: Biodiversity Net Gain

Biodiversity	++	N2PO will have a significant positive impact on biodiversity by ensuring that additional biodiversity is provided in addition to the mitigation of existing resources.
Landscape/ Heritage	+	Additional biodiversity resources can contribute towards landscape improvements. Elements such as wildflower verges and tree planting can make an area more attractive
Water Resources	+	N2PO can contribute to the protection of water resources through tree planting which contributes towards improved drainage and reducing surface water runoff which can cause contamination in water courses.
Climate Change	+	Additional biodiversity resources can contribute to climate change mitigation, particularly through the absorption of pollutants through trees
Flood Risk	+	N2PO can reduce flood risk through several methods including additional tree planting which can reduce the amount of water reaching the ground as well as by absorbing excess water. In addition to this, sustainable urban drainage systems are one method of biodiversity net gain, which can reduce flood risk whilst providing a haven for wildlife
Energy	~	It is unlikely that N2PO will have a significant impact on energy in the Borough
Land Quality	+	Additional biodiversity resources can contribute to improved land quality by mitigating damage to brownfield sites through planting. It also means that developments are more carefully thought out, resulting in less damage from development in the first instance
Air Quality	+	An increase in biodiversity can contribute to air quality improvements through the absorption of excess pollutants such as Carbon Dioxide and Nitrogen Dioxide into trees
Waste and Recycling	~	It is unlikely that N2PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	N2PO can contribute to improved access to natural environments in the Borough
Health/ Wellbeing	+	High quality natural environments can contribute towards health and wellbeing improvements, particularly in terms of improving mental health
Education	+	Conserving biodiversity has potential to contribute to outdoor learning opportunities for young people. It can also help to improving knowledge of biodiversity through the requirement of annual monitoring reports.
Sustainable Economy	~	N2PO can contribute towards a number of economic benefits by making an area more attractive. Whilst the requirement for net gain might place additional costs on developers, this is likely to be offset by the economic benefits
Leisure/ Tourism	~	High quality environments can contribute to leisure/ tourism opportunities by protecting environments from detrimental impacts and making areas more attractive to visit. People often also feel cultural and spiritual attachments to the natural environment
Housing	~	It is unlikely that N2PO will have a significant impact on housing in the Borough, although improved biodiversity can make an area a more attractive place to live. The policy can also contribute to more sustainable methods of construction such as green walls and roofs
Retail	~	It is unlikely that N2PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N2PO will have a significant impact on transport in the Borough

Policy N3PO: Local Nature Recovery Networks

Biodiversity	++	Biodiversity is likely to be significantly improved through N3PO
Landscape/ Heritage	+	N3PO is likely to help maintain high quality landscapes and the biodiversity and habitats within them
Water Resources	+	N3PO can contribute to water resource improvements by reducing surface water runoff, which can have a negative impact on water quality
Climate Change	+	High quality natural environments can contribute towards climate change improvements by reducing the levels of pollution
Flood Risk	+	N3PO places emphasis on support for local nature recovery networks that reduce flood risk. The protection of natural environments can contribute towards this, for example, through the protection of trees which help to absorb water
Energy	~	It is unlikely that N3PO will have a significant impact on energy in the Borough
Land Quality	+	Local Nature Recovery networks can help improve the quality of natural environments and land quality, for example, through additional planting
Air Quality	+	Local Nature Recovery networks can contribute to air quality improvements by reducing the level of pollution. For example, through the absorption of pollution through trees
Waste and Recycling	~	It is unlikely that N3PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	Recovering natural environments can contribute towards creating additional opportunities for accessing the natural environment
Health/ Wellbeing	+	N3PO places emphasis on support for local nature recovery networks that contribute to health and wellbeing improvements
Education	~	It is unlikely that N3PO will have a significant impact on education in the Borough
Sustainable Economy	+	Nature Recovery Networks can help contribute to economic improvements by providing leisure and tourism opportunities as well as by making an area a more attractive place to live, work and visit
Leisure/ Tourism	+	Nature recovery networks have potential to provide opportunities for leisure and recreation
Housing	~	It is unlikely that N3PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that N3PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N3PO will have a significant impact on transport in the Borough

Policy N4PO: Marine Planning

Biodiversity	++	N4PO will help to protect internationally significant populations of seabirds and fish through the emerging Marine Plan. It will minimise the impact of development on marine biodiversity
Landscape/ Heritage	+	Marine environments help to provide high quality seascapes, which will be protected and enhanced through the emerging Marine Plan. This also sets out support for proposals that contribute to the significance of heritage assets
Water Resources	++	N4PO can contribute to protecting water quality for the requirement in the emerging Marine Plan to reduce marine litter. There is also support for proposals which enhance and restore water quality
Climate Change	+	The emerging Marine plan sets out support for proposals that enhance habitats that provide flood defence and carbon sequestration as a contribution to mitigating and adapting to climate change
Flood Risk	+	The emerging Marine Plan sets out support for development which provides flood defences, reducing coastal flood risk
Energy	+	The Marine Plan supports the use of marine environments for renewable energy generation
Land Quality	~	It is unlikely that N4PO will have a significant impact on land quality in the Borough
Air Quality	U	It is unlikely that N4PO will have a significant impact on air quality in the Borough, although negative impacts can arise from construction processes, including the development of renewable energy infrastructure
Waste and Recycling	~	It is unlikely that N4PO will have a significant impact on waste and recycling in the Borough
Accessibility	U	The impact of N4PO on accessibility is unknown as it depends on the type and location of development.
Health/ Wellbeing	U	The impact of N4PO on health and wellbeing is unknown as it depends on the type and location of development.
Education	~	It is unlikely that N4PO will have a significant impact on education in the Borough
Sustainable Economy	+	The emerging Marine Plan sets out support for coastal development which provides a net increase in employment. In addition to this, the promotion of tourism and biodiversity improvements can contribute towards economic growth
Leisure/ Tourism	U	The impact of N4PO on leisure/ tourism is unknown as it depends on the type and location of development.
Housing	~	It is unlikely that N4PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that N4PO will have a significant impact on retail in the Borough
Transport	+	The emerging Marine Plan supports proposals for development that facilitates sustainable coastal transport as an alternative to the use of road, rail or air travel

Policy N5PO: Landscape Protection

Biodiversity	+	High quality landscapes can provide a diverse range of habitats and biodiversity benefits, particularly through areas of strategic green infrastructure
Landscape/ Heritage	++	N5PO is designed to protect and enhance the value of the Borough's landscapes.
Water Resources	~	It is unlikely that N5PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that N5PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that N5PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that N5PO will have a significant impact on energy in the Borough
Land Quality	+	N5PO can contribute towards land quality improvements by supporting proposals that contribute to high quality landscapes. This can include support for proposals that remediate brownfield land and bring derelict buildings back into use.
Air Quality	~	It is unlikely that N5PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that N5PO will have a significant impact on waste and recycling in the Borough
Accessibility	U	N5PO can contribute to retaining high quality access to the countryside and high quality landscapes. However the impact has been marked as unknown as it depends on the type/ location of development.
Health/ Wellbeing	+	Areas of high quality landscapes can provide health benefits by providing opportunities for leisure and tourism as well as by restricting development that reduces access to the countryside
Education	~	It is unlikely that N5PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that N5PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	High quality landscapes can provide recreational space for activities such as sport and walking
Housing	~	It is unlikely that N5PO will have a significant impact on housing in the Borough, although it can contribute to making an area a more attractive place to live
Retail	~	It is unlikely that N5PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N5PO will have a significant impact on transport in the Borough

Policy N6PO: The Undeveloped Coast

Biodiversity	+	N6PO supports development where it supports the management of the undeveloped coast for biodiversity and resists development that will result in significant harm
Landscape/ Heritage	++	N6PO ensures the protection of the landscape character, intrinsic qualities and heritage of the undeveloped coast
Water Resources	+	One key purpose of the St Bees Heritage Coast is to maintain and improve the health of inshore waters.
Climate Change	~	It is unlikely that N6PO will have a significant impact on climate change in the Borough
Flood Risk	U	The impact of N6PO on flood risk is unclear
Energy	+	N6PO can contribute to improving energy efficiency by supporting energy generating development where it does not have a detrimental impact on natural assets
Land Quality	~	It is unlikely that N6PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that N6PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that N6PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	N6PO is designed to provide access to the undeveloped coast, including appropriate signage and interpretation boards to improve opportunities for leisure and public enjoyment of the area
Health/ Wellbeing	+	Improved coastal access can help to improve physical and mental health and wellbeing. It also supports the economic and social needs of small communities on the coast
Education	+	N6PO supports interpretive boards and improvement to signage, which can contribute to improving our understanding of the coast.
Sustainable Economy	+	Improved access to the coast can contribute to economic growth by encouraging residents and visitors to make use of the area
Leisure/ Tourism	+	N6PO can help to provide leisure and tourism opportunities in the Borough, allowing for improved access and interpretation of the coast and encouraging the public to use it for recreational purposes
Housing	~	It is unlikely that N6PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that N6PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N6PO will have a significant impact on transport in the Borough

Policy N7PO: Green Wedges

Biodiversity	+	High quality landscapes can contribute to biodiversity improvements by restricting development that damages habitats
Landscape/ Heritage	++	The green wedge is an important form of landscape in Copeland, helping to define and strengthen the sense of place in individual settlements and providing a distinction between town and country. N7PO can contribute to maintaining this and restricting development that damages the green wedge
Water Resources	+	N7PO can contribute to reducing surface water run-off, which can maintain and enhance the quality of water resources
Climate Change	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on climate change
Flood Risk	+	N7PO can contribute to reducing flood risk by reducing surface water run-off
Energy	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on energy
Land Quality	+	The green wedge designation can contribute to maintaining land quality by reducing development in sensitive areas
Air Quality	+	N7PO can contribute to air quality improvements through the storage of carbon
Waste and Recycling	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on waste and recycling
Accessibility	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on accessibility
Health/ Wellbeing	++	Maintaining the green wedge can have a positive contribution towards health and wellbeing by providing people with a sense of place and wellbeing, maintaining high quality views and landscapes and protecting the character of individual settlements
Education	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on education
Sustainable Economy	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on Copeland's economy
Leisure/ Tourism	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on leisure/ tourism
Housing	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on housing
Retail	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on retail
Transport	~	It is unlikely that the provision of green wedges through policy N7PO will have a significant impact on transport

Policy N8PO: Protected Green Spaces

Biodiversity	+	Protected green spaces, particularly natural and semi- natural greenspaces and cemeteries are related to wildlife and biodiversity promotion. N8PO can help prevent the loss of these through development
Landscape/ Heritage	+	Protected green spaces can provide high quality landscapes, making an area a more attractive place to live and visit
Water Resources	+	N8PO can contribute to reducing surface water run-off, which can maintain and enhance the quality of water resources
Climate Change	~	It is unlikely that N8PO will have a significant impact on climate change in the Borough
Flood Risk	+	N8PO can contribute to reducing flood risk by reducing surface water run-off
Energy	~	It is unlikely that N8PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that N8PO will have a significant impact on land quality in the Borough
Air Quality	+	N8PO can contribute to air quality improvements by storing carbon
Waste and Recycling	~	It is unlikely that N8PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	N8PO can help to maintain and improve accessibility to high quality green spaces, particularly in areas where there is currently an undersupply
Health/ Wellbeing	++	Each of the typologies in N8PO has a specific function, each of which can have a significant contribution towards physical and mental health and wellbeing. They can act as spaces for social interaction, physical exercise and recreation and a place to enjoy the Borough's heritage and natural assets
Education	~	It is unlikely that N8PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that N8PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	Protected green spaces, particularly parks, civic space and provision for children a young people, can contribute to providing recreational space in the Borough. N8PO can help to maintain these and improve visitor numbers
Housing	~	It is unlikely that N8PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that N8PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N8PO will have a significant impact on transport in the Borough

Policy N9PO: Local Green Spaces

Biodiversity	+	N9PO can contribute to protecting local green spaces where there is a high biodiversity value
Landscape/ Heritage	+	High quality local green spaces can contribute to landscape improvements, making an area a more attractive place to live and visit
Water Resources	+	N9PO can contribute to reducing surface water run-off, which can maintain and enhance the quality of water resources
Climate Change	~	It is unlikely that N9PO will have a significant impact on climate change in the Borough
Flood Risk	+	N9PO can contribute to reducing flood risk by reducing surface water run-off
Energy	~	It is unlikely that N9PO will have a significant impact on energy in the Borough
Land Quality	~	It is unlikely that N9PO will have a significant impact on land quality in the Borough
Air Quality	+	N9PO can contribute to air quality improvements by storing carbon
Waste and Recycling	~	It is unlikely that N9PO will have a significant impact on waste and recycling in the Borough
Accessibility	+	N9PO outlines support for development which improves access to and from local green spaces to maximise their use and benefit to the local community
Health/ Wellbeing	++	Access to high quality green spaces is vital for health and wellbeing for all ages. These spaces can provide space for sporting and exercise, facilitate children's play and provide spaces for social interaction.
Education	~	It is unlikely that N9PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that N9PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	Many local green spaces can provide leisure and recreational value to the local community, including opportunities for sport, children's play activities and community space for outdoor events. N9PO can contribute to maintaining and enhancing these opportunities
Housing	~	It is unlikely that N9PO will have a significant impact on housing in the Borough, although local green spaces can contribute to making an area a more attractive place to live, which has potential to slightly improve the housing market
Retail	~	It is unlikely that N9PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N9PO will have a significant impact on transport in the Borough, although development will be supported through the policy where it provides strong pedestrian connections

Policy N10PO: Woodlands and Trees

Biodiversity	++	Trees are vital in the provision of habitats and preventing the loss of biodiversity. N10PO can contribute to maintaining this
Landscape/ Heritage	+	Trees can contribute towards the protection and improvement of the character and landscape of the built and natural environment
Water Resources	+	Trees can help reduce water pollution by reducing surface water runoff into the Borough's water courses
Climate Change	+	Trees can contribute towards climate change mitigation and adaptation by absorbing excess pollutants from the atmosphere.
Flood Risk	+	Trees can contribute to the reduction of flood risk by absorbing excess water and preventing water from reaching the ground.
Energy	~	It is unlikely that N10PO will have a significant impact on energy in the Borough
Land Quality	+	Protecting existing trees can contribute to maintaining land quality by helping to protect soils
Air Quality	+	Trees can contribute towards air quality improvements by absorbing excess pollutants from the atmosphere
Waste and Recycling	~	It is unlikely that N10PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that N10PO will have a significant impact on accessibility in the Borough
Health/ Wellbeing	++	Trees can have a significant benefit for human health. They help to reduce air pollution which contributes to physical health, whilst also providing recreational opportunities that can contribute to mental wellbeing and opportunities for physical activity
Education	~	It is unlikely that N10PO will have a significant impact on education in the Borough
Sustainable Economy	~	It is unlikely that N10PO will have a significant impact on Copeland's economy
Leisure/ Tourism	~	It is unlikely that N10PO will have a significant impact on leisure/ tourism in the Borough
Housing	~	It is unlikely that N10PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that N10PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that N10PO will have a significant impact on transport in the Borough

Policy BE1PO: Heritage Assets

Biodiversity	~	It is unlikely that BE1PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	++	BE1PO is designed to conserve and enhance heritage assets and their setting through the development process
Water Resources	~	It is unlikely that BE1PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that BE1PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that BE1PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that BE1PO will have a significant impact on energy in the Borough
Land Quality	~	Is it unlikely that BE1PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that BE1PO will have a significant impact on air quality in the Borough
Waste and Recycling	+	BE1PO can help to improve recycling rates by bringing historic assets back into use
Accessibility	~	It is unlikely that BE1PO will have a significant impact on accessibility to goods and services in the Borough
Health/ Wellbeing	+	BE1PO can contribute to health and wellbeing by ensuring that historic assets are retained, which is important where the public have access to them.
Education	+	BE1PO can contribute to education improvements by providing evidence and interpretation of past events
Sustainable Economy	+	BE1PO can contribute to economic improvements through the regeneration of heritage assets, which can provide additional tourism and specialist trade jobs
Leisure/ Tourism	+	BE1PO supports proposals that increase the promotion and interpretation of heritage assets. This can contribute to the improved use of these for leisure activities
Housing	~	It is unlikely that BE1PO will have a significant impact on housing in the Borough, except in specific circumstances where assets may be brought into residential use
Retail	~	It is unlikely that BE1PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that BE1PO will have a significant impact on transport in the Borough

Policy BE2PO: Designated Heritage Assets

Biodiversity	~	It is unlikely that BE2PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	++	BE2PO is designed to conserve and enhance heritage assets and their setting within conservation areas
Water Resources	~	It is unlikely that BE2PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that BE2PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that BE2PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that BE2PO will have a significant impact on energy in the Borough
Land Quality	~	Is it unlikely that BE2PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that BE2PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that BE2PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that BE2PO will have a significant impact on accessibility to goods and services in the Borough
Health/ Wellbeing	+	BE2PO can contribute to health and wellbeing by ensuring that historic assets are retained, which is important where the public have access to them.
Education	+	BE2PO can contribute to education improvements by providing evidence and interpretation of past events
Sustainable Economy	~	It is unlikely that BE2PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	BE2PO can contribute to retaining high quality heritage assets, which often provide tourism and visitor opportunities
Housing	~	It is unlikely that BE2PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that BE2PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that BE2PO will have a significant impact on transport in the Borough

Policy BE3PO: Archaeology

Biodiversity	~	It is unlikely that policy BE3PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	++	BE3PO is designed to protect areas of archaeological interest through the development process
Water Resources	~	It is unlikely that policy BE3PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that policy BE3PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that policy BE3PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that policy BE3PO will have a significant impact on energy in the Borough
Land Quality	+	BE3PO can contribute to land quality improvements by preventing development on sites of archaeological importance
Air Quality	~	It is unlikely that policy BE3PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that policy BE3PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that policy BE3PO will have a significant impact on accessibility in the Borough
Health/ Wellbeing	~	It is unlikely that policy BE3PO will have a significant impact on health and wellbeing in the Borough
Education	+	BE3PO can contribute to education improvements by providing evidence and interpretation of past events
Sustainable Economy	~	It is unlikely that policy BE3PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	BE3PO can contribute to leisure and tourism by supporting opportunities that allow public interpretation of archaeological remains
Housing	~	It is unlikely that policy BE3PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that policy BE3PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that policy BE3PO will have a significant impact on transport in the Borough

Policy BE4PO: Non- designated Heritage Assets

Biodiversity	~	It is unlikely that BE4PO will have a significant impact on biodiversity in the Borough
Landscape/ Heritage	++	BE4PO is designed to preserve and enhance heritage assets and their setting. The policy aims to protect additional assets and features that are not covered by national protections but do provide local cultural heritage value.
Water Resources	~	It is unlikely that BE4PO will have a significant impact on water resources in the Borough
Climate Change	~	It is unlikely that BE4PO will have a significant impact on climate change in the Borough
Flood Risk	~	It is unlikely that BE4PO will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that BE4PO will have a significant impact on energy in the Borough
Land Quality	~	Is it unlikely that BE4PO will have a significant impact on land quality in the Borough
Air Quality	~	It is unlikely that BE4PO will have a significant impact on air quality in the Borough
Waste and Recycling	~	It is unlikely that BE4PO will have a significant impact on waste and recycling in the Borough
Accessibility	~	It is unlikely that BE4PO will have a significant impact on accessibility to goods and services in the Borough
Health/ Wellbeing	+	BE4PO can contribute to health and wellbeing by ensuring that historic assets are retained, which is important where the public have access to them.
Education	~	It is unlikely that BE4PO will have a significant impact on education in the Borough, although it requires a public record to be maintained for non-designated assets
Sustainable Economy	~	It is unlikely that BE4PO will have a significant impact on Copeland's economy
Leisure/ Tourism	+	BE4PO can contribute to retaining high quality heritage assets, which often provide tourism and visitor opportunities
Housing	~	It is unlikely that BE4PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that BE4PO will have a significant impact on retail in the Borough
Transport	~	It is unlikely that BE4PO will have a significant impact on transport in the Borough

5.6 Connectivity

Policy CO1PO: Telecommunications

Biodiversity	U	The impact of CO1PO on biodiversity is unknown as it depends on the location of development and the technology used.
Landscape/ Heritage	U	The impact of CO1PO on landscape/ heritage is unknown as it depends on the location of development and the technology used.
Water Resources	~	It is unlikely that this policy will have a significant impact on water resources in the Borough
Climate Change	+	A reduced need to travel through improvements to communications is likely to help mitigate the impacts of climate change
Flood Risk	~	It is unlikely that this policy will have a significant impact on flood risk in the Borough
Energy	~	It is unlikely that this policy will have a significant impact on energy in the Borough
Land Quality	U	The impact on land quality is unclear as it depends on the location of development.
Air Quality	+	Improved telecommunications result in a reduced need to travel to access goods and services, therefore they have the potential to improve air quality by reducing CO2 emissions from vehicles
Waste and Recycling	~	It is unlikely that this policy will have a significant impact on waste and recycling.
Accessibility	++	Access to high quality telecommunications means improved accessibility to goods and services as well as reduction in the need to travel.
Health/ Wellbeing	+	Improved access to communications technology is likely to provide improvements to social wellbeing through access to social media and communications, the ability to shop and access services online and fulfil leisure and cultural needs.
Education	+	Improving telecommunications can allow better access to education services and information, reducing the need to travel to reach key educational facilities
Sustainable Economy	++	Improving communications networks and infrastructure can help to support the economy in a number of ways, including providing business with a wider customer base and creating flexible working patterns that encourage home working
Leisure/ Tourism	+	Improved telecommunications connectivity can provide leisure opportunities for communities such as online games and access to sporting events etc. It also provides a platform for advertisement which can in turn encourage visitors to the Borough.
Housing	~	It is unlikely that improving telecommunications will have an impact on housing in the Borough.
Retail	U	Improved telecommunications can provide accessibility to online shopping provision. However, this needs to be weighed up against the potential for a reduced need to travel to have a negative impact on footfall on our shops and highstreets.
Transport	+	Improved communications technology can help reduce the need to travel, meaning less time spent on the roads and reduced traffic

Policy CO2PO: Priorities for improving connectivity within Copeland

Biodiversity	U	Development of highways infrastructure is likely to impact on biodiversity through the loss of habitats. CO2PO should accord with N1PO, designed to avoid, mitigate against and compensate for damage to biodiversity and geodiversity throughout the development process, and N2PO, designed to provide a biodiversity net gain
Landscape/ Heritage	-	The requirement to protect and enhance landscapes and heritage has not been set out through this policy. Damage will be mitigated to a certain extent through policy N5PO and the built environment policies, but there is potential for landscape character to be impacted, particularly if progress is made with the Eastern Relief Road
Water Resources	U	The impact on water resources is unclear as it depends on the location and nature of the development.
Climate Change	U	The impact on climate change is unclear. Options E and F are likely to help mitigate the impacts of climate change by reducing the dependency on private vehicles although highways improvements are likely to encourage car use, which in turn is likely to contribute towards increased emissions and climate change.
Flood Risk	-	Development of key highway networks can have a negative impact on flooding by reducing surface drainage.
Energy	U	The impact on energy is unclear as it depends on the location and nature of the development.
Land Quality	-	Development of highways infrastructure has potential to have a negative impact on land quality in the Borough, even with appropriate mitigation in place
Air Quality	-	Criteria E and F are likely to have a positive impact overall due to the promotion of sustainable and active travel, which will reduce the dependency on private vehicles. However, improvements to the highway network are likely to encourage car use. The benefits of E and F are unlikely to offset this.
Waste and Recycling	~	It is unlikely that CO2PO will have a significant impact on waste and recycling in the Borough
Accessibility	++	Each of these schemes are likely to have a significant positive impact on accessibility by improving routes around the Borough. If each scheme is achieved it will have a positive contribution towards modal choice.
Health/ Wellbeing	+	Health and wellbeing are likely to be improved through greater accessibility around the Borough as well as an increased modal choice and improved road safety. Option F is likely to have a significant improvement to physical health by promoting active modes of transport.
Education	+	It is likely that this policy will have a positive impact on education in Copeland by allowing improved, safer and more convenient access to educational facilities.
Sustainable Economy	++	Transport improvements can have a significant positive impact on the economy by improving accessibility to key goods, services and employment opportunities through a range of modes.
Leisure/ Tourism	+	Improved transport systems are likely to have a positive impact on leisure by providing greater access to these services. However, in terms of these priorities, it is unlikely that tourism will be greatly impacted as they focus mainly on movement around Copeland rather than wider connections. These have been covered in CO3PO.
Housing	U	The impacts of improved transport on housing within the Borough is unclear as it depends on the location of development and proximity to transport networks. However, high quality transport networks can help to attract people into an area and improve the housing market which can have significant benefits for the Borough.

Retail	+	Transport improvements are likely to have a positive impact on retail in the borough by providing improved access, increasing footfall and promoting investment into small businesses.
Transport	++	The schemes mentioned here are likely to have significant positive impacts on transport and connectivity in Copeland.

Policy CO3PO: Priorities for improving Transport links to and from the Borough

Biodiversity	U	Development of highways infrastructure has the potential to impact on biodiversity to a certain extent through the loss of habitats, although this is likely to be offset by the requirement to consider and mitigate against environmental damage. CO3PO should also accord with N1PO and N2PO to reduce environmental damage and provide a biodiversity net gain
Landscape/ Heritage	U	The requirement to protect and enhance landscapes and heritage has not been set out through this policy, although damage will be mitigated to a certain extent through policy N5PO and the built environment policies
Water Resources	U	The impact on water resources is unclear as it depends on the location and nature of the development.
Climate Change	-	Improving highways connectivity is likely to encourage car use and therefore increase CO2 emissions. However, improved transport networks often contribute towards reduced journey times which can help to mitigate this. The environmental damage caused by emissions can also be reduced through part B of the policy, which is likely to encourage a modal shift away from the car. Despite this, it is unlikely that the environmental damage will be offset completely
Flood Risk	U	The impact on flood risk is unclear as it depends on the location and nature of the development.
Energy	~	It is unlikely that this policy will have a significant impact on energy within Copeland
Land Quality	-	Development of highways infrastructure is likely to have a negative impact on land quality in the Borough, even with appropriate mitigation in place
Air Quality	-	Improving highways connectivity is likely to encourage car use and therefore increase emissions. However, improved transport networks often contribute towards reduced journey times which can help to mitigate this. The environmental damage caused by emissions can also be reduced through part B of the policy, which is likely to encourage a modal shift away from the car. Despite this, it is unlikely that the environmental damage will be offset completely
Waste and Recycling	~	It is unlikely that this policy will have a significant impact on waste and recycling within Copeland
Accessibility	++	This policy is likely to have a significant positive impact on accessibility by allowing for greater connectivity to major networks. Applying the policy to both highways and rail improvements means there is a modal choice to allow for accessibility by all.
Health/ Wellbeing	+	Improved connectivity to and from Copeland is likely to have a positive impact on health and wellbeing by providing access to the wider region and county, helping to improve leisure, tourism and employment opportunities
Education	+	This is likely to have a positive impact on education by providing improved, safer and more convenient access to educational facilities both within Copeland and outside of it.
Sustainable Economy	++	Transport improvements can have a significant positive impact on the economy by improving accessibility to key goods services and employment opportunities through a range of modes.
Leisure/ Tourism	++	This policy has the potential to have a significant positive impact on leisure and tourism both for people within the Borough and visitors from the rest of the country by providing safer and more convenient routes and allowing for modal choice.
Housing	U	The impacts of improved transport on housing within the Borough is unclear as it depends on the location of development and proximity to transport networks. However, high quality transport networks can help to attract people into an area and improve the housing market which can have significant benefits for the Borough.

Retail	+	This policy is likely to have a positive impact on retail by providing improved access, increasing footfall and promoting investment into small businesses.
Transport	++	The improvements mentioned here are likely to have significant positive impacts on transport and connectivity in Copeland.

Policy CO4PO: Sustainable Travel

Biodiversity	U	The policy requires transport development to accord with the NPPF presumption in favour of sustainable development. Sustainable/ active transport often has a less significant impact on biodiversity than highways development. Any impacts are likely to be picked up and mitigated through transport assessments. However, sustainable/ active travel modes require a certain level of development which may have biodiversity impacts.
Landscape/ Heritage	U	The policy requires transport development to accord with the NPPF presumption in favour of sustainable development. Any significant landscape impacts are likely to be picked up through transport assessments and mitigated where required. However, negative impacts on landscape may arise from the provision of EV infrastructure
Water Resources	~	It is unlikely that the encouragement of sustainable modes of travel will have a significant impact on water resources in the Borough.
Climate Change	++	The promotion of sustainable transport is likely to have a significant positive impact on climate change by reducing the CO2 emissions from vehicles. It is likely that there will be construction impacts to a certain extent but these can be mitigated by the benefits of sustainable travel.
Flood Risk	~	It is unlikely that the encouragement of sustainable modes of travel will have a significant impact on flood risk in the Borough.
Energy	+	One benefit of electric vehicles is that they are much more energy efficient than traditional vehicles, and energy can be provided through renewable sources, contributing towards efficiency within the built environment
Land Quality	U	The impact on land quality is unclear as it depends on the location and nature of the development as well as whether the development contributes towards the remediation of land.
Air Quality	++	The promotion of sustainable transport is likely to have a significant positive impact on air quality by reducing the CO2 emissions from vehicles. It is likely that there will be construction impacts to a certain extent but these can be mitigated by the benefits of sustainable travel.
Waste and Recycling	~	CO4PO is unlikely to have a significant impact on waste and recycling in the Borough
Accessibility	++	Improved sustainable transport links is likely to have a significant positive impact on accessibility. It provides opportunities for modal choice and allows for greater connectivity between housing developments and the surrounding area.
Health/ Wellbeing	++	It is likely that encouraging sustainable modes of transport will have a significant positive impact on physical health by improving opportunities for active travel. This policy also allows for the reduction of emissions from vehicles, which are detrimental to human health. In terms of mental wellbeing, this policy allows for increased modal choice and accessibility to modes of transport as well as improved transport safety.
Education	~	It is unlikely that CO4PO will have a significant impact on education in the Borough, although there is potential for greater accessibility to educational facilities, particularly for young people with regards to improved public transport provision.
Sustainable Economy	+	Improved sustainable transport is likely to have a positive impact on the economy by providing improved modal choice and accessible links to good, services and employment opportunities.
Leisure/ Tourism	+	It is likely that improved sustainable transport methods will provide increased access to leisure facilities. In addition to this, cycling and walking networks can allow people to access the countryside and coastal locations within the Borough, contributing towards tourism.
Housing	U	The impact of sustainable transport on housing is unclear, although providing safe access to walking, cycling and public transport can help make an area more attractive, which may help to make housing more desirable.
Retail	+	This policy improves accessibility to services by sustainable modes, which is likely to have a positive impact on retail. The promotion of sustainable freight can also mean improvements to the products available in stores and streamlining online orders.
Transport	++	This policy is likely to have a significant positive impact on transport and connectivity

Policy CO5PO: Transport Hierarchy

Biodiversity	U	The impact of CO5PO on biodiversity is unknown as promoting a hierarchy of users does not necessarily mean car use will be reduced and therefore there may still be biodiversity impacts
Landscape/ Heritage	+	CO5PO prioritises sustainable transport methods, which are often less damaging to landscape and heritage than highways development
Water Resources	U	The impact of CO5PO is unknown as it depends on the type of surfacing used for development and whether it reduces surface water run off
Climate Change	+	CO5PO is likely to have a positive impact on climate change by encouraging people to use more sustainable and active modes of transport, which will in turn reduce greenhouse gases.
Flood Risk	U	The impact of CO5PO is unknown as it depends on the type of surfacing used for development and whether it reduces surface water run off
Energy	~	It is unlikely that CO5PO will have a significant impact on energy in the Borough
Land Quality	U	The impact of CO5PO on land quality is unknown as it depends on the type of development, the materials used and whether development is on brownfield land.
Air Quality	+	CO5PO is likely to have a positive impact on air quality by encouraging people to use more sustainable and active modes of transport, which can in turn reduce emissions.
Waste and Recycling	~	The policy is unlikely to have a significant impact on waste and recycling within the Borough
Accessibility	++	CO5PO promotes accessibility by making provision for a wide range of transport choices.
Health/ Wellbeing	++	It is likely that CO5PO will improve health and wellbeing by placing active modes of travel at the top of the hierarchy, helping to improve pedestrian and cyclist safety
Education	~	The policy is unlikely to have a significant impact on education within the Borough
Sustainable Economy	+	CO5PO is likely to have a positive impact on the economy by promoting accessibility through a range of modes, which is likely to attract visitors to the area, as well as by supporting the transport and construction industries.
Leisure/ Tourism	+	The impact of the transport hierarchy on leisure and tourism is likely to be positive as it provides opportunities for active travel as a recreational activity, allowing people to make full advantage of Copeland's cycle routes and coastal paths
Housing	~	The policy is unlikely to have a significant impact on housing within the Borough
Retail	+	It is likely that CO5PO will have a positive impact on retail by allowing for accessibility by all modes. This is likely to be particularly useful for people who are unable to drive, including young people.
Transport	++	CO5PO will have a significant positive impact on transport by improving accessibility and encouraging a modal shift

Policy CO6PO: Countryside Access

Biodiversity	+	CO5PO is likely to provide additional habitats for key species within the Borough through the planting of trees for a community forest
Landscape/ Heritage	+	The planting of trees for a community forest is likely to provide improvements to landscape quality. Reclaiming derelict land can also contribute to this if it is subject to suitable landscaping
Water Resources	~	It is unlikely that CO6PO will have a significant impact on water resources in the Borough
Climate Change	+	The planting of trees for a community forest can contribute towards the mitigation of climate change by absorbing carbon dioxide in the atmosphere.
Flood Risk	+	The planting of trees for a community forest can contribute towards preventing water from reaching the forest floor as well as helping water to infiltrate the ground
Energy	+	The planting of trees for a community forest can contribute towards a sustainable woodland energy contribution
Land Quality	++	This policy is likely to have a significant positive impact on land quality by providing opportunities for reclaiming contaminated and derelict ground.
Air Quality	+	The planting of trees for a community forest can improve air quality by absorbing carbon dioxide in the atmosphere.
Waste and Recycling	+	It is likely that this policy will have a positive impact on waste and recycling by remediating and reusing contaminated land
Accessibility	++	This policy is likely to have significant positive impacts on the accessibility of Copeland's countryside, making provision for those with limited mobility and encouraging people to make full use of the Borough's natural assets.
Health/ Wellbeing	++	This is likely to have a significant positive impact on health and wellbeing by encouraging the use of countryside for recreational purposes such as sport and providing opportunities for long distance walks. Access to outdoor space is also considered to have a positive impact on mental health
Education	~	It is unlikely that CO6PO will have an impact on education within Copeland, although a community forest could provide opportunities for people to learn about the environment through elements such as hides, interpretation boards and forest schools.
Sustainable Economy	+	This policy is likely to have a positive impact on the economy by providing additional tourism opportunities and improving the visitor experience.
Leisure/ Tourism	++	Improved countryside access is can improve the attractiveness of an area for visitors, providing opportunities for tourism. The provision of long distance walks in Copeland is likely to mean less people will want to travel further to experience the views and opportunities of the coast and western Lake District location.
Housing	~	It is unlikely that CO6PO will have a significant impact on housing in the Borough
Retail	~	It is unlikely that CO6PO will have a significant impact on retail in the Borough.
Transport	~	It is unlikely that CO6PO will have a significant impact on transport in the Borough

Policy CO7PO: Parking Standards

Biodiversity	-	There is potential for additional car parking in the Borough, particularly park and ride facilities, to have a negative impact on biodiversity through the loss of habitats.
Landscape/ Heritage	U	The impact on landscape/ heritage is unclear as it depends on the location and scale of the development as well as whether appropriate landscaping is put into place
Water Resources	U	The impact on water resources is unclear, although the provision of additional parking can contribute to creating impermeable surfaces, which can increase surface water run off
Climate Change	+	The provision of park and ride facilities is likely to have a positive contribution towards the reduction of climate change within the Borough by encouraging people to use public transport rather than driving to key employment sites
Flood Risk	U	The impact on water resources is unclear, although the provision of additional parking can contribute to creating impermeable surfaces, which can increase surface water runoff. Development can make provision for sustainable drainage to be incorporated into parking, which may contribute to reduced flood risk
Energy	~	It is unlikely that CO7PO will have a significant impact on energy in the Borough
Land Quality	U	The provision of additional parking can contribute to damage to the land quality. However, where it is situated on previously developed land, it can help to mitigate this and therefore the impacts are less likely to be significant
Air Quality	+	The provision of secure parking storage and park and ride facilities is likely to have a positive contribution towards improving air quality within the Borough by encouraging people to use sustainable modes of transport rather than driving to key employment sites, reducing emissions
Waste and Recycling	U	The impact of CO7PO on waste and recycling is unclear
Accessibility	++	This policy is likely to have a significant positive impact on accessibility by providing parking improvements. This is true also for provision for people with limited mobility. There is also contributions to modal choice through the provision of park and ride facilities and secure cycle parking.
Health/ Wellbeing	+	It is likely that health and wellbeing will be improved through this policy by providing opportunities to cycle as well as improving accessibility within new development.
Education	~	It is unlikely that parking provision will have a significant impact on education
Sustainable Economy	+	Improving accessibility through parking provision is likely to have a positive impact on the economy by encouraging people to work at key employment sites and visit new development without the inconvenience of having to find a parking space.
Leisure/ Tourism	~	It is unlikely that CO7PO will have a significant impact on leisure/ tourism in the borough, although it provides parking standards for hotels and food and drink establishments
Housing	+	The Cumbria Design Guide provides parking standards for residential development. Parking often makes a home more desirable, which could provide improvements to Copeland's housing market.
Retail	+	The Cumbria Design Guide provides parking standards for retail facilities which is likely to contribute to the visitor numbers and footfall.
Transport	+	The provision of appropriate parking is likely to encourage people to travel to and spend time in Copeland

5.7 Housing Allocations

- 5.7.1 This section contains the results of the Integrated Assessment for the draft housing allocations within the Preferred Options.
- 5.7.2 Air quality has been marked as negative for all sites as there is likely to be construction impacts from any development, and there is no policy currently in place to mitigate this.
- 5.7.3 Any development is likely to have a positive impact on housing, health/ wellbeing, accessibility and sustainable economy and therefore this has been marked as positive in most cases. Where there is reason for a different conclusion, this has been explained in the summary box.

Whitehaven (Principal Town)

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
HWH1	~	+	-	U	~	U	~	-	U	+	+	~	+	~	+	~	U
	There are several trees on site, although it is likely these could be avoided during the development process and therefore biodiversity has been marked as neutral. Water resources has been marked as negative due to potential sewer capacity issues. There is potential for landscape improvements due to the brownfield nature of the site.																
HWH2	-	~	-	U	~	U	~	-	U	+	+	~	+	~	+	~	U
	The site has potential surface water drainage issues and has therefore been marked as negative for water resources. Existing hedgerows and ancient woodland on site should be retained where possible to protect the red squirrel population.																
HWH3	~	-	-	U	~	U	+	-	U	+	+	~	+	~	+	~	U
	Possible archaeological remains on site. Potential sewer capacity and flooding issues. Development has the potential to remediate contaminated land and therefore, land quality has been marked as positive.																
HWH4	~	U	-	U	~	U	~	-	U	+	+	~	+	~	+	~	U
	Site has been identified as an opportunity for landscape improvements through the LCA. However, there is a medium risk to St Marys Church, which can have heritage impacts and therefore this indicator has been marked as unknown. Potential sewer capacity and flooding issues.																
HWH5	~	U	-	U	~	U	~	-	U	+	+	~	+	~	+	~	U

	There is potential for archaeological remains on site, although there is potential for development to help define the settlement edge. Therefore this has been marked as unknown. The site has surface water drainage issues																
HWH6	~	U	-	U	~	U	+	-	U	+	+	~	+	~	+	~	U
	Potential surface water drainage issues, with potential to affect marine environment if not correctly designed. Opportunities to remediate previously developed land which was once the site of Marchon Chemical Works.																

Key Service Centres

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Cleator Moor																	
HCM1	~	U	-	U	~	U	~	-	U	+	+	~	+	~	+	~	U
	Heritage has been marked as negative due to risk of urbanisation of historic agricultural landscape and harm to setting of 'Karen Cottage'. However, the LCA has identified the site as providing a settlement edge. Therefore, the landscape/ heritage indicator has been marked as unknown. Highways England will require the speed limit to be reduced near to access of site. Surface water and run off issues.																
HCM2	-	-	~	U	~	U	~	-	U	+	+	~	+	~	+	~	U
	The site has been identified in the LCA as being prominent high ground, which may result in landscape impacts. The biodiversity indicator has been marked as negative due to the potential presence of whiskered bats.																
HCM3	-	~	~	U	~	U	+	-	U	+	+	~	+	~	+	~	U
	The biodiversity indicator has been marked as negative due to the potential presence of whiskered bats. The brownfield nature of the site can also result in land remediation																
HCM4	~	-	~	U	~	U	~	-	U	+	+	~	+	~	+	~	U
	Potential for urbanisation of agricultural landscape has resulted in a negative heritage/ landscape indicator.																

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Egremont																	
HEG1	U	U	U	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Possibility of a stone circle on site. However, site offers opportunities to define settlement edge and therefore landscape/ heritage has been marked as unknown. Whilst the development is on greenfield land so is likely to have a negative impact on land quality, the development would have to provide improvements to the eastern section of site (EG014)																
HEG2	U	U	U	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Medium heritage risk. However, site offers opportunity to define the settlement edge and therefore, landscape/ heritage has been marked as unknown.																
HEG3	-	-	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Site is within a Natural England Environmental Stewardship Area. Harm to non- designated heritage asset and potential for harm to Egremont Castle. Sewer to the north of site.																
Millom																	
HMI1	-	+	-	U	-	U	U	U	U	+	+	~	+	~	+	~	U
	Potential for Natterjack Toads. However damage may be mitigated through the requirement for habitat surveys. Site has issues with surface water drainage. Opportunity to define settlement edge																
HMI2	-	+	-	U	-	U	U	U	U	+	+	~	+	~	+	~	U
	Potential for Natterjack Toads. However damage may be mitigated through the requirement for habitat surveys. Site has issues with surface water drainage. Opportunity to define the settlement edge																

Local Service Centres

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Arlecdon and Rowrah																	
HAR1	-	~	-	U	-	U	~	U	U	+	+	~	+	~	+	~	U
	Potential for Natterjack toads, although damage may be mitigated through the requirement for habitat surveys. Low heritage risk and no apparent landscape issues. Site has flooding potential- existing drainage systems would need upgrading to take excess surface water																
HAR2	U	-	-	U	-	U	~	U	U	U	+	~	+	~	+	~	U
	Sewer capacity issues on site. Existing access is poor- would need to be able to demonstrate appropriate improvements before development. Site poses a medium risk for existing heritage																
Bigrigg																	
HBI1	U	~	-	U	-	U	~	U	U	+	+	~	+	~	+	~	U
	Known flooding and discharge issues on site, although it is likely these can be mitigated. Development is acceptable in LCA and heritage terms																
HBI2	U	U	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Potential for surface water run off issues																
HBI3	U	-	U	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Harm to setting of St Johns Church and urbanisation of historic landscape.																

Distington																	
HDI1	U	U	-	U	U	U	+	U	U	+	+	~	+	~	+	~	U
	Brownfield land- provides opportunities to remediate																
HDI2	U	U	-	U	-	U	+	U	U	+	+	~	+	~	+	~	U
	Potential for remediation of land- cleared housing site. Caution required with regards to existing landscape/ heritage																
Drigg and Holmrook																	
HDH1	U	U	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Possible harm to surrounding NDHA's																
HDH2	-	-	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Harm to setting of New House Farm. Presence of Natterjack Toads on site. Potential for surface water drainage issues																
Frizington																	
HFR1	U	U	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Potential surface water drainage issues on site																
St Bees																	
HSB1	U	-	U	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Medium risk of heritage issues- harm to St Bees Conservation Area. Potential highways issues- difficulty of appropriate splay.																
HSB2	U	-	U	U	U	U	~	U	U	+	+	~	+	~	+	~	U
	Medium risk of heritage issues- harm to St Bees Conservation Area and grade II listed buildings at Abbey House																
Seascale																	
HSE1	U	U	-	U	-	U	~	U	U	+	+	~	+	~	+	~	U
	Part of site in FZ2/3.																

HSE2	-	U	U	U	U	U	U	U	U	+	+	~	+	~	+	~	U
	Potential for Natterjack Toads. Culverted watercourse on site. Low heritage risk																
Thornhill																	
HTH1	U	-	-	U	U	U	U	U	U	+	+	~	+	~	+	~	U
	Potential route of surface water discharge. Harm to setting of Wodowbank Cop Motte (grade II listed) and loss of historic agricultural landscape.																

Sustainable Rural Villages

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
HBE1	U	-	U	U	U	U	~	U	U	+	+	~	+	~	+	~	U
Harm to setting of conservation area and Croft House Farm. Reservations over whether a visibility splay can be provided																	
HBE2	U	-	U	U	-	U	~	U	U	+	+	~	+	~	+	~	U
Part of site in FZ2. Medium heritage risk																	
HMR1	-	U	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
Biodiversity impacts- crabs. UU sewer runs through site																	
HMR2	U	-	-	U	U	U	~	U	U	+	+	~	+	~	+	~	-
Medieval ridge and furrow- heritage risk. Potential drainage issues, land drain runs through site. Unable to develop until the A595 junction is improved.																	
HLO1	U	-	-	U	U	U	~	U	U	+	+	~	+	~	+	~	U
May harm setting of Moresby Hall and St Bridget's. Potential surface water run off issues																	
HSU1	U	U	U	U	U	U	~	U	U	-	+	~	+	~	+	~	U
TPOs on site, although these can be developed around, making biodiversity unknown. No footpaths in area, although this could be improved through development process. Uncertainty surrounding visibility splays																	

5.8 Employment Land Allocations

- 5.8.1 This section outlines the IA process for the draft employment allocations within the Preferred Options Draft. Whilst Westlakes Science and Technology Park has been allocated for employment, this has not been included in the assessment due to it being assessed previously through policy E3PO.
- 5.8.2 Reasonable alternatives have not been assessed for the employment allocations at this stage due to uncertainties over employment demand. This will be assessed at a later stage in the IA process. An initial review of alternative sites currently being considered can be seen in appendix F and G of the Preferred Options Appendices Document.

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Strategic Employment Sites																	
Hensingham Common, Whitehaven	U	U	U	U	U	U	U	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. The impact of development on land quality has been assessed as unknown as the land is mixed, and therefore there is potential for both land remediation and damage to greenfield. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Leconfield Industrial Estate	-	-	U	U	U	U	+	-	U	+	+	+	++	U	U	U	U
This allocation has the potential for negative biodiversity impact due to the proximity to an area of vegetation identified in the LCA. There is also the potential for negative impacts on the setting of an adjacent grade II listed building on the Heritage at Risk register. The site is located at the centre of Cleator Moor and therefore can provide improved accessibility, and the brownfield nature of the site has the potential to result in remediation of land. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Major Employment Sites																	
Whitehaven Commercial Park, Moresby Parks	-	U	U	U	U	U	+	-	U	+	+	+	++	U	U	U	U

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. The site is in an area of Protection for Hen Harriers and therefore biodiversity has been marked as negative. Due to the brownfield nature of the land, there is potential for remediation, and there is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Bridge End, Egremont	U	U	U	U	U	U	+	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the brownfield nature of the land, there is potential for remediation, and there is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Local Employment Sites																	
Sneekyeat Road, Whitehaven	U	U	U	U	U	U	-	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the greenfield nature of the land, there is potential for negative impacts on land quality, and there is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Haig Business Park, Whitehaven	-	-	U	U	U	U	+	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the brownfield nature of the land, there is potential for remediation, and there is potential for air quality impacts to arise from the construction process. The site is close to the Haig Colliery and a grade II listed building, and therefore landscape/ heritage has been marked as negative. Biodiversity has also been assessed as negative due to the presence of 'Blue Small Butterflies', a key species of interest. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Furnace Row, Distington	U	U	U	U	U	U	-	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the greenfield nature of the land, there is potential for negative impacts on land quality, and there is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Frizington Road, Frizington	U	U	U	U	U	U	+	-	U	+	+	+	++	U	U	U	U

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the brownfield nature of the land, there is potential for remediation, and there is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Seascale Rural Workshops	-	U	U	U	U	U	-	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the greenfield nature of the land, there is potential for negative impacts on land quality, and there is potential for air quality impacts to arise from the construction process. The biodiversity indicator has been marked as negative due to the presence of Natterjack Toads. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Devonshire Road, Millom	U	U	U	U	U	U	-	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. Due to the greenfield nature of the land, there is potential for negative impacts on land quality, and there is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	
Mainsgate Road, Millom	-	U	U	U	-	U	-	-	U	+	+	+	++	U	U	U	U
The impacts of development in this area is unknown for the environmental indicators as it depends on the type, construction and scale of development. The impact of development on land quality has been assessed as unknown as the land is mixed, and therefore there is potential for both land remediation and damage to greenfield land. Biodiversity has been marked as negative due to the presence of Natterjack Toads on site, whilst the site is located within Flood Zone 2. There is potential for air quality impacts to arise from the construction process. It is anticipated that each of the social objectives, as well as Copeland's economy, could be enhanced through allocating this land.																	

6.0 Part 2: Assessment of the Issues and Options Draft

- 6.1 This section of the report applies the Integrated Assessment process to the Issues and Options Draft. The draft was produced in 2019 and consulted on between November 2019 and January 2020. The findings of the Issues and Options IA, along with other sources such as the consultation responses and key evidence base documents, have directly contributed to understanding the key issues within the Borough and developing the Preferred Options Draft.
- 6.2 The process of developing the Issues and Options IA is similar to the Preferred Options version. However, at this stage there is a large amount of unknown impacts. This is broadly due to the options being non-specific to locations/ developments, as well as the impacts being dependant on how the policy is implemented, and how impacts are mitigated.
- 6.3 Not all questions within the Issues and Options draft have been assessed through the IA process. Where there are questions which present unreasonable options, such as ones which go against NPPF policy, these have been omitted. These policies have been listed in appendix 4.
- 6.4 It needs to be noted that the Issues and Options presented here only apply when planning permission is required, excluding any development approved under permitted development rights.
- 6.5 Please read this section in conjunction with the Issues and Options Draft in order to gain a full understanding of the options and the context behind them.

Issues and Options: Development Strategy

Question DS1: Which key principles should be included within the Council's Development Strategy?

Option 1: The Development Strategy should support inclusive growth in the local economy, accompanied by a net growth in jobs, homes and services

Option 2: The Development Strategy should include a clear commitment to supporting the regeneration of the boroughs four towns

Option 3: The Development Strategy should promote economic diversification

Option 4: The Development Strategy should promote sustainable rural development

Option 5: The Development Strategy should encourage low carbon developments which do not contribute to climate change

Option 6: The Development Strategy should ensure that correct consideration is given to Safeguarding Zones for hazardous installations

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	+	+	U	++	++	++	++	U
Option 2	U	U	U	U	U	U	U	U	U	+	+	U	+	++	+	++	+
Option 3	U	U	U	U	U	U	U	U	U	U	+	U	++	+	+	+	U
Option 4	U	U	U	U	U	U	U	U	U	U	++	U	++	+	+	+	U
Option 5	+	U	U	++	+	+	U	++	U	U	++	U	+	+	+	+	U
Option 6	U	U	U	U	U	U	U	U	U	U	++	U	+	~	+	~	U

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon where the development is located, (including whether it is on a site of high biodiversity or historical value, whether it is at flood risk or is in an area of landscape importance etc.), and how it is designed (whether it is built using sustainable materials, incorporates renewable energy schemes and sustainable drainage solutions etc.). The only exception here is option 5, which is anticipated to have a positive impact on climate change. This in turn is likely to encourage air quality and biodiversity improvements, reduce flood risk and improve energy efficiency. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. All options have a broadly positive impact upon most of the social and economic objectives as they contribute towards future growth. This is with the exception of transport and accessibility, which depend again on where development is located, and education. Option 2 is the only exception here as focussing development in the four towns is likely to improve sustainable

transport connections and therefore accessibility to services and facilities. Option 1 is likely to have the most significant impact on social objectives as an increase in homes and jobs is likely to encourage businesses and retail and leisure opportunities to the area, resulting in further growth. However, it is important that all elements of sustainability are considered throughout the Planning process. Therefore the most appropriate course of action is a development strategy that combines each of these elements. This will encourage development that allows for sustainable economic growth that is not at the detriment of the natural environment or social wellbeing.

Question DS2: Which methods are likely to be the most effective in enabling the delivery of the Council's strategic regeneration priorities?

Option 1: Include a flexible policy within the Local Plan which lists strategic regeneration sites, sets out which uses they are most suitable for and makes a clear commitment to supporting suitable development on them

Option 2: Create a portfolio of strategic regeneration sites which is separate to the Local Plan and is regularly updated (please state timescales for updates)

Option 3: Consider using Local Development Orders on the identified Strategic regeneration sites in order to encourage their development

Option 4: Identify Local Enterprise Zones

Option 5: Identify "broad areas of change" where regeneration will be focussed rather than specific sites

Option 6: Rely on the market to bring strategic regeneration sites forward

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	+	+	U	+	+	+	+	+
Option 2	U	U	U	U	U	U	U	U	U	+	+	U	+	+	+	+	+
Option 3	U	U	U	U	U	U	U	U	U	+	+	U	++	+	++	+	+
Option 4	U	U	U	U	U	U	U	U	U	+	+	U	++	++	+	++	+
Option 5	U	U	U	U	U	U	U	U	U	+	+	U	+	+	+	+	+
Option 6	U	U	U	U	U	U	U	U	U	+	+	U	U	+	+	+	+

Conclusion

All options have an unknown impact on the environmental objectives. The impacts on these objectives depends largely on where development is located and how it is designed. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. All options have a broadly positive impact upon most of the social and economic objectives as they contribute towards future growth. The only exception here is option 6 as the impact on the economy of letting the market bring strategic regeneration sites forward is unknown. Options 3 and 4 are the most likely to have a significant impact on the economy objective as they provide incentive for development to come forward. However, it is likely that each of the options presented here will result in improvements to the social and economic sustainability indicators as they each facilitate future development.

Question DS3: What type of settlement hierarchy should the Local Plan contain, if any?

Option 1: The settlement hierarchy contained in the Core Strategy remains appropriate and should be brought forward into the new Local Plan.

Option 2: Create an alternative settlement hierarchy which includes an additional category of Sustainable Villages.

Option 3: Create an alternative settlement hierarchy which includes two additional categories – Sustainable Villages and Other Small Settlements*.

Option 4: Do not set out a settlement hierarchy and let the market decide where development is brought forward

Option 5: Support 'clustering' approach to sustainable development. This can be smaller settlements with easy, safe access to main towns and/or connecting villages that use or share services to perform a Service Centre role for a wider area

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	-	-	+	+	+	+	+	+
Option 2	U	U	U	U	U	U	U	U	U	+	+	+	+	+	+	+	+
Option 3	U	U	U	U	U	U	U	U	U	++	++	+	++	+	++	+	+
Option 4	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Option 5	U	U	U	U	U	U	U	U	U	++	++	+	+	+	+	+	++

Conclusion

All options have an unknown impact on the environmental objectives. The impacts on these objectives depends largely on where development is located and how it is designed. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. For example, if a Biodiversity net gain policy is taken forward within the plan process then it is likely the impact of the settlement hierarchy on biodiversity will become positive. Option 4 is unknown for all of the objectives as they depend on market demand. As it currently stands, the settlement hierarchy only allows for development in areas lower than Local Centres where there is a defined need. This is likely to have a detrimental impact on smaller settlements, particularly when it comes to social wellbeing and accessibility. It is recommended that an alternative settlement hierarchy is produced. The alternative options are all likely to have a positive impact on economic and social objectives as they allow for a more flexible approach to where development is permitted.

Question DS4: How should the Local Plan define Sustainable Villages?

Option 1: Settlements which contain a primary school and local shop, or are within 1 km safe walking distance of a primary school and convenience shop

Option 2: Settlements that are within 1 km safe walking distance of a principal town, local centre or other settlement which contains a primary school and a convenience shop

Option 3: Settlements that contain a railway station with a direct service to a principal town, local centre or other settlement which contains a primary school and/or convenience shop

Option 4: Settlements that are served by a frequent bus service to a principal town, local centre or other settlement which contains a primary school and convenience shop

Option 5: Settlements which have at least one key service or are within 1 km safe walking distance of another settlement which does

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	+	?	?	?	+	?	++	++	++	+	?	+	+	?
Option 2	?	?	?	+	?	?	?	+	?	+	+	+	+	?	+	+	?
Option 3	?	?	?	?	?	?	?	?	?	++	+	+	+	?	+	+	++
Option 4	?	?	?	?	?	?	?	?	?	++	+	+	+	?	+	+	++
Option 5	?	?	?	+	?	?	?	+	?	+	+	+	+	?	+	+	?

Conclusion:

Each of these options provide a positive contribution towards the economy as they direct development towards places where there are existing services. This will encourage future support for these services and encourage economic growth. It is assumed that the options that include the phrase '1km safe walking distance' will encourage sustainable modes of transport and therefore improve air quality and reduce the risk of climate change. However, this does not necessarily mean that people will walk, or that the pedestrian route is safe, and therefore they may not present the most sustainable option. In order to incorporate the majority of the sustainability objectives, an approach ought to be considered that combines these options to ensure flexibility and accessibility, with preference given to settlements with key services and strong public transport and walking links.

Question DS6: How should Employment, retail and housing development be distributed across the borough? (Examples on page 30 of Issues and Options)

Option 1: Continue with the proportions set out in the Core Strategy

Option 2: Create an additional tier of Sustainable Villages and apportion 5% of development across those settlements

Option 3: Create two additional tiers of Sustainable Villages and Other Small Settlements and allow a small proportion of development in each of these tiers

Option 4: Identify proportions by individual settlement rather than by tier of settlement

Option 5: Distribute development according to existing population splits

Option 6: Allocate proportions based upon evidence of need such as housing needs surveys etc.

Option 7: Distribute development according to environmental and infrastructure capacity

Option 8: Do not apportion development to specific settlements but consider applications on a site by site basis.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	~	~	~	~	~	-	-	~	-	-	-	+	+	+	+	+
Option 2	~	~	~	~	~	~	-	-	~	+	+	+	+	+	++	+	+
Option 3	~	~	~	~	~	~	-	-	~	++	++	+	+	+	++	+	+
Option 4	~	~	~	~	~	~	-	-	~	+	+	+	+	+	++	+	+
Option 5	~	~	~	~	~	~	-	-	~	+	++	+	++	+	++	+	+
Option 6	~	~	~	~	~	~	-	-	~	++	++	+	++	+	++	+	+
Option 7	++	++	++	++	++	++	++	++	++	+	+	~	~	~	+	~	++
Option 8	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U

Conclusion

As the distribution currently stands, development is only permitted in areas lower than local centres where there is a defined need. This may have a detrimental impact on the social sustainability within smaller settlements by preventing growth in these areas. A more flexible approach is required to promote future growth and accessibility in the most sustainable settlements. Option 8 is unknown against all objectives as it depends on what criteria is used to determine the applications. Option 3 is likely to be the most appropriate option going forward, although this should take into consideration the factors outlined within options 5, 6 and 7 to ensure that a holistic approach has been taken. This will mean that, for example, if a settlement is only allocated a small proportion of development but has a significant housing need or infrastructure capacity, this is considered and acted upon appropriately.

Question DS7: Should additional housing development be supported once the housing requirement figures have been met for the lower tiers of the settlement hierarchy?

Option 1: No further development above the requirement identified should be permitted within the Local Centres

Option 2: No further development above the proportion identified should be permitted within Sustainable Villages (if taken forward)

Option 3: No further development above the proportion identified should be permitted within Other Small Settlements (if taken forward)

Option 4: Additional development should be supported above the proportion identified where it accords with the Local Plan (growth above the requirement)

Option 5: Ensure development meets the identified needs and supports additional economic growth in urban areas but limit development in rural areas to that which meets the identified local need

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	U	U	U	-	?	-	U	U
Option 2	U	U	U	U	U	U	U	U	U	U	U	U	-	?	-	U	U
Option 3	U	U	U	U	U	U	U	U	U	U	U	U	-	?	-	U	U
Option 4	U	U	U	U	U	U	U	U	U	++	++	U	+	?	++	U	U
Option 5	+	+	U	U	U	U	U	U	U	+	+	U	+	?	+	U	U

Conclusion

If development is restricted in the lower tier settlements then there is likely to be more pressure for development in the towns, which may result in development on sites which are at risk of flooding. It is also likely to have an impact on the air quality of these areas as well as social impacts such as reducing accessibility and choice over where people want to live. However, if further development in Local Centres and below is permitted, this may take development away from Whitehaven and the Key Service Centres and result in decline within these settlements. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Several of the Local Centres have higher capacity and potential for future growth, including Distington and Frizington. If further development is restricted in these areas, it may have a negative impact on social sustainability and result in decline. However, demand is varied in these Local Centres, despite the land and infrastructure availability. If an option is selected which allows for further development in Local Centres, it is important that areas are improved and promoted to make them more desirable places to live. Options 4 provides flexibility for development to be located in areas where there is the most demand and infrastructure capacity, potentially resulting in economic benefits. Option 5 would also allow for this but with added protection to prevent overdevelopment in rural areas. Any option selected should be criteria based to ensure that growth does not have a detrimental impact over the Plan period.

Question DS8: Which of the following housing growth options should be supported around Whitehaven? Please see Figure 5/Appendix C

Option 1: Growth to the north of Harras Road (purple option)

Option 2: Growth to the west of Bransty Road (green option)

Option 3: Growth to the east of West Cumberland Hospital (orange option)

Option 4: Growth to the south of Mirehouse Road (blue option)

Option 5: Growth within the Marchon/Edge Hill area (red option)

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	++	+	U	+	+	++	+	+
Option 2	U	U	U	U	U	U	U	U	U	++	+	U	+	+	++	+	+
Option 3	U	U	U	U	U	U	U	U	U	+	+	U	+	U	++	U	-
Option 4	U	U	U	U	U	U	U	U	U	+	+	U	+	U	++	U	-
Option 5	U	U	U	U	U	U	+	U	U	+	+	U	+	U	++	U	-

Conclusion

All options have an unknown impact on the environmental objectives. These broadly depend on the amount of development on these areas and the exact sites in which they are situated. Air quality has been marked as unknown because despite the short term negative impact of the construction process, this may be mitigated by other measures such as tree planting. It is also likely that any future development, even when not in a flood risk zone, has the potential to increase flood risk as climate change progresses unless adequate prevention and mitigation measures are provided. This could be incorporated through SUDs as set out in question CC8. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Options 3, 4 and 5 have a less positive impact on transport networks as they are further from Whitehaven town centre and therefore an increase in car use is likely. There is also an unknown impact on leisure, tourism and retail for these options for the same reason. Option 5 would have a positive impact on land quality as it would result in the remediation of the existing Marchon Chemical Works. The same would apply for the other options if they included contaminated brownfield sites, hence they have been marked as unknown. All options will provide a significant improvement to the boroughs housing stock as well as related economic and wellbeing improvements.

Question DS9: Which of the following growth options should be supported around Cleator Moor? Please see figure 6/ appendix D

Option 1: Growth to the north of Red Beck Park/Dent Road (green option)

Option 2: Growth to the east of Birks Road (red option)

Option 3: Growth to the north of Threplands (blue option)

Option 4: Growth to the north-west of Keekle Meadows (pink option)

Option 5: Growth to the south of Norbeck Park (orange option)

Option 6: Growth to the east of Crossfield Road (Grey option)

Option 7: Growth to the east of Jacktrees Road (black option)

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 2	U	U	U	U	U	U	-	U	U	++	+	U	+	U	++	U	U
Option 3	U	U	U	U	U	U	-	U	U	++	+	U	+	U	++	U	U
Option 4	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 5	-	-	U	U	-	U	-	U	U	++	+	U	+	U	++	U	U
Option 6	-	-	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 7	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U

Conclusion

As with question DS8, most options have an unknown impact on the environmental objectives. This is with the exception of land quality being marked as negative due to each of the options being situated on primarily greenfield land. Option 5 is also located primarily in flood zone 2 so scores lower in terms of flood risk. However, it is likely that any future development, even when not in a flood risk zone, has the potential to increase flood risk as climate change progresses unless adequate prevention and mitigation measures are put into place. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Options 2, 3 and 5 have all been marked as more accessible due to their proximity to Cleator Moor town centre. Options 5 and 6 are both potentially less suitable as they have green wedge and green infrastructure designations respectively. This could impact on biodiversity and landscape if development is permitted in these areas. All options will provide a significant improvement to the boroughs housing stock as well as related economic and wellbeing improvements.

Question DS10: Which of the following growth options should be supported around Egremont? Please see Figure 7/Appendix E

Option 1: Growth to the west of Chaucer Avenue (green option)

Option 2: Growth to the west of the Willows (orange option)

Option 3: Growth to the south of Grove Road/Baybarrow Road (red option)

Option 4: Growth to south of Gully Flatts (pink option)

Option 5: Growth to the south of Dale View Gardens (blue option)

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 2	U	U	U	U	U	U	-	U	U	-	+	U	+	U	++	U	U
Option 3	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 4	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 5	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U

Conclusion

Most options have an unknown impact on the environmental objectives. This is with the exception of land quality being marked as negative due to each of the options being situated on primarily greenfield land. Each of the options would have a significant benefit for the boroughs housing stock, as well as associated economic and wellbeing benefits. Option 2 has been marked as negative in terms of accessibility as it is relatively removed from the existing settlement. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues.

Question DS11: Which of the following growth options should be supported around Millom?

Option 1: Growth to the north of Pannatt Hill (red option)

Option 2: Growth to west of Church Walk (blue option)

Option 3: Growth to west of Palmers Lane (orange option)

Option 4: Growth to west of Lowther Road (pink option)

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 2	-	-	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 3	-	-	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U
Option 4	U	U	U	U	U	U	-	U	U	+	+	U	+	U	++	U	U

Conclusion

Millom is relatively constrained in development terms, with a significant area of flood risk to the north, east and south east of the settlement and a number of landscape character designations. Most options have an unknown impact on the environmental objectives. This is with the exception of land quality being marked as negative due to each of the options being situated on primarily greenfield land. Both option 2 and option 3 will be restricted due to being situated within the green wedge. Option 1 is in close proximity to the edge of flood zone 3, which may present issues with flooding in the future unless adequate prevention and mitigation measures are put into place. The constraints in Millom need to be considered in the future and mitigated to ensure housing delivery that is not at the detriment of the natural environment. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Despite constraints, each of these options, if delivered appropriately, would provide benefits for Copelands housing stock as well as encouraging economic growth in the south of the borough.

Question DS12: Which tier of settlements in the hierarchy should have identified development boundaries?

Option 1: All settlements

Option 2: Principal town

Option 3: Key Service Centres

Option 4: Local Centres

Option 5: Sustainable Villages

Option 6: Other Small Settlements

Option 7: None of the settlements

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	?	+	+	?	+	+	+	+	+
Option 2	U	U	U	U	U	U	U	U	?	+	+	?	+	+	+	+	+
Option 3	U	U	U	U	U	U	U	U	?	+	+	?	+	+	+	+	+
Option 4	U	U	U	U	U	U	U	U	?	+	+	?	+	+	+	+	+
Option 5	U	U	U	U	U	U	U	U	?	+	+	?	+	+	+	+	+
Option 6	U	U	U	U	U	U	U	U	?	+	+	?	+	+	+	+	+
Option 7	-	-	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon where the development is located within the settlement boundary. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. This is with the exception of option 7, where a lack of settlement boundaries could mean that there is very little control over the development that is permitted, which is more likely to result in environmental degradation and social impacts. It would also potentially allow for urban sprawl and developments which are disconnected and less accessible by the existing settlements. With this in mind, boundaries ought to be considered for most settlements, particularly where development outside of this is likely to have a detrimental impact. This is with the exception of 'other small settlements' as it is likely that development in these settlements will be small scale and to accommodate identified need.

However, it does need to be noted that settlement boundaries can sometimes lead to 'village cramming' , which can be detrimental towards settlement and landscape character and potentially health and wellbeing. This can be mitigated through policies which protect important spaces within a village, such as those set out in CE1 and CE5, as well as careful analysis of whether settlement boundaries ought to be extended to accommodate growth.

Question DS13: Should the Local Plan support suitable development directly adjoining the settlement boundary as well as development within it?

Option 1: Only support appropriate development within the settlement boundaries

Option 2: Support appropriate development which is located within the settlement boundaries or on suitable sites directly adjoining the settlement boundary which represent a rounding off of the built up area and subject to certain criteria

Option 3: Provide flexibility to allow for potential future development directly adjoining settlement boundaries to come forward once allocated sites have been developed

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	+	+	+	+	+	+	+	+	?	?	?	?	?	?	?	?
Option 2	U	?	?	?	?	?	?	?	?	+	+	?	+	+	+	+	+
Option 3	U	-	-	-	-	-	-	-	-	+	+	?	+	+	+	+	+

Conclusion

Whilst restricting development to within settlement boundaries is likely to improve environmental issues (dependent on the sites which are selected), it is likely that it will restrict development from coming forward which may have had a positive impact on the local economy and improving social wellbeing. However, development ought to be prioritised within the settlements first to prevent the doughnut effect, whereby development moves to the outskirts of the settlement, resulting in economic and social impacts in the town centre. It is recommended that if a policy allowing development directly adjoining settlement boundaries was taken forward, criteria should be added to ensure the development represents a suitable rounding off of the boundary without any detrimental landscape impacts. Development adjoining settlement boundaries should only be considered if there are no suitable sites available within it.

Question DS14: Should the Local Plan continue to set a target for the amount of housing development on previously developed sites?

Option 1: Continue with the 50% target set out in the Core Strategy

Option 2: Do not set a specific target for the amount of housing on previously developed land but continue to promote and enable brownfield development

Option 3: Set a target for the percentage of housing delivered on brownfield land based upon the availability of deliverable and developable previously developed sites

Option 4: Rely on the presumption in the NPPF

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	++	U	+	?	+	?	?	?	+	?	?
Option 2	U	U	U	U	U	U	+	U	-	+	+	?	+	?	++	?	?
Option 3	U	U	U	U	U	U	+	U	+	?	+	?	?	?	+	?	?
Option 4	U	U	U	U	U	U	+	U	-	+	+	?	+	?	++	?	?

Conclusion

All options have an unknown impact on the environmental objectives, with the exception of land quality, as it is expected that development on brownfield land will help to remediate land, and waste and recycling, as it will result in the reuse of land. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. However, option 2 has been marked as negative for waste and recycling as it is likely that a lack of target for housing on previously developed land then there will be increase development on greenfield land. Therefore, it is appropriate to ensure that there is a target for housing development on previously developed sites to allow for the remediation and reuse of land and help to improve Copeland's housing stock.

Issues and Options: Housing

Question H1: How many homes should be built in the borough annually over the plan period 2017-2035?

Option 1: Include a housing target within the plan of 140 net additional dwellings per year to meet the demographic-led OAN figure set out in the SHMA

Option 2: Include a housing target within the plan for 200 net additional dwellings per year to meet the highest economic-led OAN figure set out in the SHMA to support employment growth

Option 3: Include a housing target within the plan for 170 net additional dwellings per year based on a mid-point of all the OAN figures set out in the SHMA

Option 4: Include a housing target within the plan which matches the figure produced using the Government's standard methodology (currently 32 dwellings per year)

Option 5: Include a housing target within the plan which is based upon past average number of net additional dwellings over the past 10 years (137 dwellings)

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	-	-	+	+	?	+	+	+	+	+
Option 2	U	U	U	U	U	U	U	-	-	++	++	?	++	+	++	+	+
Option 3	U	U	U	U	U	U	U	-	-	++	++	?	++	+	++	+	+
Option 4	U	U	U	U	U	U	U	-	?	-	-	?	!	?	!	?	?
Option 5	U	U	U	U	U	U	U	-	-	+	+	?	+	+	+	+	+

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land quality will depend upon where the housing is built (for example, whether it is on a site of high biodiversity or historical value, whether it is at flood risk or is in an area of landscape importance etc) and how it is designed (for example, whether it is built using sustainable materials, incorporates renewable energy schemes and sustainable drainage solutions etc). Its impact upon land quality will be dependent upon whether the site is brownfield or greenfield and whether the development would result in the remediation of a contaminated site. Unknown impacts can become positive if policies are included within the Local Plan which relate to these issues. All options are likely to have a negative impact upon air quality as they encourage development which has short term impacts on air quality during construction phases and potential long term impacts as homes will need to be heated etc. This can be mitigated to some extent by including policies within the Local Plan that increase tree cover in the Borough, encourage the use of renewables and reduce the need to travel. All options

have a broadly positive impact upon most of the social and economic objectives as the delivery of homes helps support retail, education and leisure uses whilst also being important to health and well-being. Option 4 has a negative impact upon the sustainable economy objective as it would not deliver enough housing to support stabilisation of the economy (replacing employees with new workers) nor to support an increase in the number of jobs over the Plan period. Further information regarding this can be found in the Council's Strategic Housing Market Assessment 2019.

Question H2: How much land should the Local Plan allocate for housing?

Option 1: Allocate a number of sites to supply exactly the same number of homes as set in the housing requirement

Option 2: Set the housing requirement at 140 dwellings per year but allocate sufficient deliverable and developable sites to meet anticipated need associated with employment growth over the plan period

Option 3: Allocate a sufficient number of sites to meet the housing requirement plus an additional % (please state what that should be)

Option 4: Allocate a smaller number of sites acknowledging that development will continue to come forward on windfall sites, albeit at a reduced rate than previously

Option 5: Identify additional “reserve sites” which could be brought forward if growth and demand exceed the housing requirement

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	-	U	+	+	+	+	+	+	+	+
Option 2	U	U	U	U	U	U	U	-	U	++	+	+	++	++	++	+	+
Option 3	U	U	U	U	U	U	U	-	U	++	+	+	++	++	++	+	+
Option 4	U	U	U	U	U	U	U	-	U	+	+	+	+	+	+	+	+
Option 5	U	U	U	U	U	U	U	-	U	+	+	+	+	+	+	+	+

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land quality will depend upon where the development is located, (including whether it is on a site of high biodiversity or historical value, whether it is at flood risk or is in an area of landscape importance etc.), and how it is designed (whether it is built using sustainable materials, incorporates renewable energy schemes and sustainable drainage solutions etc.). Unknown impacts can become positive if policies are included within the Local Plan which relate to these issues. All options are likely to have a negative impact upon air quality as they encourage development which has short term impacts on air quality during construction phases and potential long term impacts as homes will need to be heated etc. This can be mitigated to some extent by including policies within the Local Plan that increase tree cover in the Borough, encourage the use of renewables and reduce the need to travel. Options 2 and 3 are likely to provide the largest capacity for housing development, which will contribute towards economic growth and social improvements.

Question H3: What density should be applied when estimating the housing yield of potential housing allocations?

Option 1: Apply an average density of 25dph over the gross site area

Option 2: Apply a density of 30dph over the net area

Option 3: Use different densities depending on the location of the site i.e. higher density for urban areas compared and apply this to an average net area of 70%

Option 4: Use different densities depending on the location of the site i.e. higher density for urban areas compared and apply this to an average net area based upon the size of the site (the smaller the site the greater the net area)

Option 5: Use different densities depending on the size of the site

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	-	U	+	+	?	+	?	+	?	+
Option 2	U	U	U	U	U	U	U	-	U	+	+	?	+	?	++	?	+
Option 3	U	U	U	U	U	U	U	-	U	+	+	?	+	?	++	?	+
Option 4	U	U	U	U	U	U	U	-	U	+	+	?	+	?	+	?	+
Option 5	U	U	U	U	U	U	U	-	U	+	+	?	+	?	+	?	+

Conclusion

All options have an unknown impact on the environmental objectives as they depend broadly on the location and design of the development. Unknown impacts can become positive if policies are included within the Local Plan which relate to these issues. All options are likely to have a negative impact upon air quality as they encourage development which has short term impacts on air quality during construction phases and potential long term impacts as homes will need to be heated etc. This can be mitigated to some extent by including policies within the Local Plan that increase tree cover in the Borough, encourage the use of renewables and reduce the need to travel. Option 2 and 3 are likely to have the most positive impact on housing by providing the largest amount of homes. However, there is the potential for this to be at the detriment of social and environmental sustainability. It may be appropriate to consider the size and location of sites based on their own merits and mitigate impacts accordingly. Given the rural nature of the borough, this would allow for a density that is appropriate for the site/ settlement and that considers the existing character and environmental and infrastructure capacity.

Question H4: How can the Local Plan ensure that the most efficient use is made of land when determining applications on unallocated sites?

Option 1: Include a policy which requires developments to provide at least 30 dwellings per hectare

Option 2: Include a policy which sets different density requirements for different parts of the borough i.e. higher densities within more urban areas

Option 3: Do not include a policy requiring a specific density and instead rely on guidance within the NPPF

Option 4: Determine appropriate densities on a site by site basis and require developers to demonstrate why their chosen approach is appropriate as part of their planning application

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	?	?	+	U	?	?	?	++	?	?
Option 2	U	U	U	U	U	U	U	?	?	+	U	?	?	?	++	?	?
Option 3	U	U	U	U	U	U	U	?	?	+	U	?	?	?	++	?	?
Option 4	U	U	U	U	U	U	U	?	?	+	U	?	?	?	++	?	?

Conclusion

Higher densities can lead detrimental impacts upon health and well-being, where a development is poorly designed. Low densities can also have negative impacts upon health and well-being as the number of social interactions between neighbours is reduced, potentially leading to social isolation. Low densities can also mean that land is not being used most efficiently and more and may be needed elsewhere which could have negative impacts upon environmental objectives. The exact impact of the options is therefore unknown as it would depend upon the design of the development. The Local Plan should therefore include policies that protect residential amenity, ensuring that residents have adequate levels of privacy, sunlighting and daylighting. Impacts upon environmental objectives are also unknown as they would depend upon the location, design and layout of the development. In order to ensure land is used effectively whilst acknowledging that high densities may not always be appropriate (e.g. in more rural areas and regeneration areas), a combination of the above options should be considered.

Question H5: How can the Local Plan help increase the number of affordable homes in Copeland to meet identified needs?

Option 1: Include a policy within the Local Plan which requires at least 10% of homes on developments over 10 units to be affordable*.

Option 2: Include a policy requirement for 10% of homes on developments over 10 units to be made available with some initial upfront capital payment, rather than discount as Open Market Value (OMV), such as through a help to buy scheme*

Option 3: Include a policy which requires at least 10% of homes on developments over 5 units to be affordable in the borough's rural areas*

Option 4: Determine the level of affordable housing required on a settlement basis taking into account evidence of need identified in the Housing Needs Study and viability evidence.

Option 5: Require at least one dwelling per site to be affordable*

Option 6: Do not set a requirement in the Local Plan for affordable homes and instead rely on the NPPF requirement to deliver affordable housing.

*Subject to viability

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	+	++	?	+	?	++	?	?
Option 2	?	?	?	?	?	?	?	?	?	+	+	?	+	?	++	?	?
Option 3	?	?	?	?	?	?	?	?	?	+	++	?	+	?	++	?	?
Option 4	?	?	?	?	?	?	?	?	?	++	++	?	+	?	++	?	?
Option 5	?	?	?	?	?	?	?	?	?	-	-	?	+	?	-	?	?
Option 6	?	?	?	?	?	?	?	?	?	+	+	?	+	?	+	?	?

Conclusion

Option 3 reduces choice over where people requiring affordable housing can live, which could result in reduced accessibility to goods and services and an increase in social isolation. Further to this, the low proportions of development allocated to rural areas means that there is potential for too few affordable homes to be provided. Option 5 may also provide restrictions, including deterring developers from delivering small sites, with inadequate provision on the larger ones. A combination of option 1, 3 and 4 would provide a suitable approach to affordable housing where evidence supports this. This approach would provide flexibility surrounding provision without restricting the number of affordable housing in the borough.

Question H6: How can the Local Plan help meet the housing needs of Gypsy and Travellers?

Option 1: Identify a gypsy and traveller site within Copeland to meet any need identified in the forthcoming Gypsy and Traveller Assessment

Option 2: Identify two “tolerated sites”, one in the north of the borough and one in the south for Gypsy and Travellers requiring temporary pitches

Option 3: Include a criteria based policy within the Local Plan which identifies the issues that will be considered when determining applications for new Gypsy and Traveller sites in the borough

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	?	U	U	U	+	+	?	+	?	++	?	?
Option 2	U	U	U	U	U	?	U	U	U	+	+	?	+	?	+	?	?
Option 3	U	U	U	U	U	?	U	U	U	?	?	?	?	?	+	?	?

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, land and air quality and waste and recycling will depend on where provision is located as well as whether sites are temporary or permanent. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Provision of sites for Gypsy and Travellers depends on the need identified in the upcoming Gypsy and Traveller Assessment. If there is no required need, there would be no requirement to allocate a site. If there is need, the report will identify whether it is temporary or permanent pitches that Copeland requires to meet these needs and the Council will act accordingly.

Question H7: How can the Local Plan help reduce the number of long term empty homes in Copeland?

Option 1: Utilise the Council's Empty Homes Policy (and any update) as the main tool for bringing empty homes back into use

Option 2: Produce an Empty Homes Strategy which sets out the actions the Council will take to bring empty homes back into beneficial use.

Option 3: Include a policy which makes a commitment to support community-based regeneration approaches, including working with communities to develop neighbourhood improvement plans to tackle empty homes

Option 4: Include a policy within the Local Plan which encourages the re-use and renovation of empty homes within the borough and makes reference to the vacant building credit

Option 5: Use financial contributions collected in lieu of on-site affordable housing to bring empty properties back into use to provide affordable homes

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	+	?	+	?	?	+	?	+	+	+	?	+	?	++	?	?
Option 2	?	+	?	+	?	?	+	?	+	+	+	?	+	?	++	?	?
Option 3	?	+	?	+	?	?	+	?	+	+	++	+	+	?	++	?	?
Option 4	?	+	?	+	?	?	+	?	+	+	+	?	+	?	++	?	?
Option 5	?	+	?	+	U	?	+	U	+	+	+	?	+	?	++	?	?

Conclusion

Each of these options present a potentially suitable method for bringing empty homes back into use, which will in turn reduce the need for new build and make an area more attractive. This will result in a positive impact on land quality, landscape and heritage and climate change for all options. All options will also help to support the construction industry, having a positive impact on the economy. Option 3 will have a significant benefit to health and wellbeing by providing training opportunities, building skills and ensuring that people have an opportunity to get involved with the improvement of their community. Option 5 has the potential to be successful if it is regulated correctly. However, this option will only work if there is a significant amount of viable development that can stand a s106 affordable housing contribution. A combination of the approaches presented here can ensure that a holistic approach to reducing the number of empty homes is taken.

Question H8: How can the Local Plan help improve the borough's existing housing stock?

Option 1: Include a policy within the Local Plan which makes a clear commitment to supporting renovation and regeneration schemes in the borough

Option 2: Rely on the delivery priorities set out in the Council's Housing Strategy

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	+	?	+	?	?	+	+	+	+	++	?	++	?	++	?	?
Option 2	?	+	?	+	?	?	+	+	+	+	++	?	++	?	++	?	?

Conclusion

Both options will provide improvements to landscape/ heritage, land and air quality and climate change as they reduce the need for new build and instead improve the attractiveness of existing homes. Whilst this is not considered at this stage to have a significant impact on education, leisure, tourism or retail, they can contribute towards making an area a more attractive and desirable place to live. Both options will also help to support the construction industry, having a positive impact on the economy. It is appropriate to include a policy for the renovation of the existing housing stock as this shows a clear commitment from a Planning Policy point of view. This will result in an improvement in the public realm and the built environment, making existing homes more desirable and contributing towards social improvements. This should make reference to and be in conjunction with the Council's Housing Strategy.

Question H9: How can the Council ensure that an appropriate mix of housing is delivered over the plan period?

Option 1: Include a policy within the Local Plan which requires developers to demonstrate that they have considered the Council's SHMA, Housing Needs Survey and any other relevant evidence when determining housing mix

Option 2: Require a mix of housing on all sites

Option 3: Provide an indication of the required housing mix on a site by site basis

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	++	++	?	+	?	++	?	?
Option 2	?	?	?	?	?	?	?	?	?	+	+	?	+	?	+	?	?
Option 3	?	?	?	?	?	?	?	?	?	++	++	?	+	?	++	?	?

Conclusion

Each of the options presented here would provide a significant improvement in the boroughs housing stock. A mix of housing in an area is generally supported as a way to help maintain vibrant and inclusive communities, however option 2 may mean that a mix is provided when there is not necessarily a demand for all housing types. It seems more appropriate to look at the housing demand on a settlement basis and determine the mix based on this. Ensuring housing meets needs and demands makes an area more attractive and encourages people to stay or move to the area which has a positive impact upon the economy.

Question H10: How should the Local Plan ensure the housing needs of older and disabled people are met?

Option 1: Require a percentage of housing on each new housing development to be suitable for older or disabled people

Option 2: Require a percentage of housing on each new housing development to be suitable for older or disabled people on a settlement basis determined by the age profile of the settlement and evidence within the Housing Needs Study

Option 3: Require all housing to be accessible and adaptable

Option 4: Rely on national standards set within the Building Regulations

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	+	+	?	?	?	+	?	?
Option 2	?	?	?	?	?	?	?	?	?	++	++	?	?	?	++	?	?
Option 3	?	?	?	?	?	?	?	?	?	++	++	?	?	?	+	?	?
Option 4	?	?	?	?	?	?	?	?	?	+	+	?	?	?	+	?	?

Conclusion

All options will provide health and wellbeing improvements for older and disabled people by ensuring that there is an adequate supply of suitable housing. Option 2 in particular would improve health and accessibility as it provides the homes where there is a demand for it. Option 1 could, on the other hand, provide an oversupply of these types of homes if no need exists, hence resulting in an increase in empty homes within the borough. It is also likely to isolate the older generation by providing reduced choice, resulting in impacts on health and wellbeing. Option 3 would allow for all homes to be accessible, although this could have an impact on housing delivery as the cost of development is likely to be higher and may make some schemes unviable. This could result in fewer houses being built and a failure to meet housing targets.

Question H11: How can the Local Plan help ensure the needs of those requiring extra care housing are met?

Option 1: Allocate sites within the borough specifically for Extra Care housing

Option 2: Maintain a portfolio of Council owned sites which would be suitable for extra care housing

Option 3: Include a policy within the Local Plan which encourages the delivery of extra care housing as part of new housing developments

Option 4: Require a certain level of Extra Care housing within larger housing developments

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	~	U	~	~	++	U	~	~	U	++	U	U
Option 2	U	U	U	U	U	~	U	~	~	+	U	~	~	U	+	U	U
Option 3	U	U	U	U	U	~	U	~	~	+	U	~	~	U	+	U	U
Option 4	U	U	U	U	U	~	U	~	~	++	U	~	~	U	++	U	U

Conclusion

The impact on health and well-being is unknown and is dependent upon the location, layout and design of the development. This could provide a negative impact if housing is poorly located and away from services and transport links. Impacts on environment are also unknown. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Option 3 does not provide a requirement or target for the delivery of Extra Care housing, whilst option 1 may also present issues as it does not provide housing mix, merely supplying all the extra care housing together. This could have a negative impact on accessibility and quality of life, as well as removing people requiring extra care from the rest of the community. Option 4 could provide a solution to these issues by providing a target for extra care housing and integrating this into larger housing developments. If this option is taken forward, a policy should be included that provides criteria surrounding these issues.

Question H12: How can the Local Plan support those wishing to develop self and custom build housing?

Option 1: Require a proportion of sites over a certain size to be available for self and custom build development

Option 2: Allocate separate housing sites for self and custom build housing

Option 3: Include a specific policy which supports self and custom build housing subject to it meeting certain criteria

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	-	?	++	+	?	++	?	++	?	?
Option 2	U	U	U	U	U	U	U	-	?	+	+	?	++	?	+	?	?
Option 3	U	U	U	U	U	U	U	-	?	+	+	?	++	?	++	?	?

Conclusion

Each option will result in short term negative air quality impacts as a result of the construction process. This can be mitigated through a policy within the Local Plan that respond to this issue. Option 2 only has minor positive effects as whilst providing more certainty for self and custom house builders it may stifle development where this type of housing doesn't come forward by preventing open market housing. Option 1 is more flexible as it allows for improved choice surrounding where self and custom built housing can be situated.

Question H13: How can the Local Plan support communities who want to deliver community-led housing projects?

Option 1: Include a policy which makes a clear commitment to supporting community-led housing projects

Option 2: Identify a site/sites where community-led housing would be supported

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	-	?	+	+	?	+	?	+	?	?
Option 2	U	U	U	U	U	U	U	-	?	++	+	?	+	?	++	?	?

Conclusion

Each option will result in short term negative air quality impacts as a result of the construction process. This can be mitigated through a policy within the Local Plan that respond to this issue. Option 2 is restrictive in that it will only allow for community led housing development on certain sites. This ought to be more flexible to encourage future development. Therefore, perhaps development should be assessed on a site by site basis to reduce the risk of discouraging future applications for community led housing projects.

Question H14: How can the Local Plan minimise any detrimental effects arising from conversion and sub-division of existing properties within settlement boundaries?

Option 1: Include a policy which supports the conversion of buildings to residential properties subject to certain criteria

Option 2: Rely on guidance within the NPPF and NPPG

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	+	U	U	+	?	U	U	+	?	U	U	++	U	?
Option 2	U	U	U	+	U	U	+	?	?	U	+	?	U	U	+	U	?

Conclusion

All options have an unknown impact on the environmental objectives, accessibility, the economy, leisure tourism and retail. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. In terms of waste and recycling objective, a positive effect could be achieved under option 1 by ensuring that criteria is added to the policy requiring space for the storage of waste and recycling. Both options have a potential positive effect on climate change as subdividing and reusing existing buildings is less harmful on the environment than providing new build. The positive impact could be increased by encouraging the use of renewable technologies, including more sustainable methods of heating, lighting and glazing.

Question H15: How can the Local Plan reduce any detrimental impacts arising from the sub-division of properties to create large houses of multiple occupancy?

Option 1: Include a criteria based policy which sets out the requirements a HMO development will need to meet

Option 2: Limit the number of HMOs on a single street to a particular percentage

Option 3: Put an Article 4 in place on particular streets that are at pressure from HMO conversions to remove permitted development rights

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	~	~	~	~	~	+	~	U	+	U	~	+	~	+	~	~
Option 2	~	~	~	~	~	~	~	~	U	-	U	~	-	~	+	~	~
Option 3	~	~	~	~	~	~	~	~	U	-	U	~	+	~	+	~	~

Conclusion

The waste and recycling and health and wellbeing objectives have been marked as unknown here as they broadly depend on the location and design of the HMO as well as the number of occupants. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. The creation of HMOs has a positive impact on health and well-being in providing housing to meet needs, however it can also have a negative impact on the amenity of residents, through issues such as noise, disturbance and a reduction in off street parking and outside amenity space such as waste storage. In order to protect the amenities of residents, if option 1 was taken forward, criteria should be included to mitigate these impacts. Options 2 and 3 would potentially reduce the number of HMOs and therefore have a less positive impact on land quality than option 1 as more homes may be required. Evidence would be required to support these options. In the case of option 3, HMOs of up to 6 dwellings come under permitted development rights unless there is an article 4 direction in place. This option would help to restrict the number of HMOs in certain areas, particularly considering the differing characteristics and demands of Copeland's streets and settlements. With this in mind, a combination of approaches 1 and 3 as set out here would contribute to a more regulated approach towards HMOs and reduce social and environmental impacts.

Question H16: How can the Council reduce any detrimental impacts arising from householder extensions and alterations?

Option 1: Include a criteria based policy within the Local Plan which supports householder developments subject to certain criteria

Option 2: Produce a Design Supplementary Planning Document which contains advice for householders wanting to alter or extend their homes

Option 3: Rely on national design guidance

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	?	+	-	?	?	+	?	+	?	++	?	?
Option 2	U	U	U	U	U	?	+	-	?	?	+	?	+	?	++	?	?
Option 3	U	U	U	U	U	?	+	-	?	?	+	?	?	?	+	?	?

Conclusion

All options have an unknown impact on biodiversity, landscape/ heritage, water resources, climate change and flood risk. This is because it depends on the design, location, size and scale of the alteration or extension. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. The air quality objective has been marked as negative for all options as a result of impacts arising from the construction process, although measures can be put into place to mitigate this. Options 1 and 2 both have a positive impact on the economy objective by supporting the construction industry and allowing people to stay in their homes if they wish to do so. Option 2 is useful where it would provide advice prior to application stage to householders to show what is acceptable, providing enhanced planning knowledge and understanding to the general public. This ought to correlate with a criteria based policy that prevents poorly designed householder developments. The National Design Guide makes emphasis on understanding the local context and character of a site or settlement prior to development. Therefore, whilst this is a useful document for guiding design in the right direction, it should not be used in isolation. It also has a stronger focus on 'well designed places' than individual dwellings, resulting in a larger scope of guidance and a lack of information regarding how one dwelling can integrate into an existing settlement or neighbourhood.

Question H17: Should the Local Plan set out which types of housing will be supported in the open countryside?

Option 1: Include a policy which sets out the types of housing which will be permitted within the open countryside outside of identified settlements

Option 2: Rely on paragraph 79 of the NPPF

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	-	U	-	+	?	+	?	+	?	-
Option 2	U	U	U	U	U	U	U	-	U	-	+	?	+	?	+	?	-

Conclusion

All options have an unknown impact on the environmental objectives. This is with the exception of air quality as development outside of settlement boundaries is likely to result in an increased reliance on cars as well as significant construction impacts. The waste and recycling indicator has been marked as unknown as it depends on factors such as whether the development is reliant on a septic tank. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. A suitable approach here would be to include a policy for the types of housing permitted in the open countryside outside of identified settlements in accordance with the guidance within the NPPF. This would ensure that the policy is specific to the Copeland context.

Question H18: Should the Local Plan contain a policy which supports the development of rural exception sites?

Option 1: Include a policy which supports the development of rural exception sites subject to certain criteria

Option 2: Include a policy which states that some market housing will be supported on rural exception sites. The number of market homes will be limited to that required to enable viability whilst ensuring a significant proportion of the site is developed for affordable housing

Option 3: Rely on guidance within the NPPF when determining applications on rural exception sites

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	-	+	?	+	?	++	?	?
Option 2	U	U	U	U	U	U	U	U	U	-	+	?	++	?	++	?	?
Option 3	U	U	U	U	U	U	U	U	U	-	+	?	+	?	++	?	?

Conclusion

All options have an unknown impact on the environmental objectives as impacts depend on the sites where development is located. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. All options provide a broadly positive impact on health and wellbeing and housing provision they also have a positive impact on the economy by supporting the construction industry. Option 2 potentially supports more affordable housing and offers flexibility by improving the viability of a site. If option 1 was taken as the preferred approach, this may limit the provision of affordable housing. However, any development on rural exception sites ought to adhere to NPPF guidance and set out the criteria that developments must meet before market housing is permitted.

Question H19: How can the Local Plan ensure that rural exception sites are available for residents with a local connection?

Option 1: Include a local connection policy setting out the connections to the parish future occupiers must have to enable them to access housing on the rural exception site

Option 2: Produce a Supplementary Planning Document which sets out the criteria future occupiers must meet to enable them to access housing on rural exception sites

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	+	++	?	+	?	++	?	?
Option 2	?	?	?	?	?	?	?	?	?	+	++	?	+	?	++	?	?

Conclusion

Both options here are suitable solutions for ensuring that future occupiers have a local connection to the settlement. The production of a supplementary planning document would provide greater details surrounding the type of connections that are suitable. However, it is likely that this can be covered appropriately within a rural exception site policy within the plan.

Question H20: Should the Local Plan include a policy which limits the size of replacement dwellings in the open countryside?

Option 1: Support replacement dwellings within the open countryside where the footprint of the new dwelling does not exceed that of the dwelling it replaces (excluding any existing outbuildings) where the scale and massing is deemed appropriate

Option 2: Support replacement dwellings within the open countryside where the footprint of the replacement dwelling is no more than 50% greater than the dwelling it replaces (excluding existing outbuildings) where the scale and massing is deemed appropriate

Option 3: Support replacement dwellings within the open countryside where the footprint of the new building is no greater than that of the building it replaces (excluding any existing outbuildings) plus any additional floor space which would be permitted under permitted development rights

Option 4: Include a criteria based policy within the Local Plan which supports replacement dwellings in the open countryside where the scale of the new dwelling is not detrimental to the character of the area or its surroundings

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	?	+	?	+	?	+	?	?
Option 2	U	U	U	U	U	U	U	U	U	?	+	?	+	?	+	?	?
Option 3	U	U	U	U	U	U	U	U	U	?	+	?	+	?	+	?	?
Option 4	U	+	U	U	U	U	U	U	U	?	+	?	+	?	+	?	?

Conclusion

All options have an unknown impact on the environmental objectives as they depend on the size and scale of the replacement dwelling as well as its location and design. This is with the exception of option 4, which considers the impact of development on the character of the area and its surroundings. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. All options have a positive impact on the sustainable economy objective as they support the construction industry. There is the potential for option 2 to result in the development of very large dwellings which may be detrimental to the character and landscape of an area. Any option selected here ought to be with specific criteria that reduces the impact on the local character, with the potential for the size/ scale of replacement dwellings to be considered on a site by site basis to ensure the most appropriate design.

Question H21: How should the Local Plan ensure that traditional rural buildings can be converted to residential dwellings without detriment to the character of the area?

Option 1: Include a criteria based policy within the Local Plan which states that only traditional buildings which are structurally sound can be converted and only where significant alterations to external elevations are not required (subject to criteria relating to location, landscape, visual impact etc.)

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	+	~	~	~	~	~	~	~	+	+	~	~	~	++	~	~

Conclusion

Several of the environmental objectives have been marked as unknown as it depends on the size, design and location of the conversion. This is with the exception of landscape/ heritage as conversions can provide additional housing without making the area less attractive or desirable. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. It is likely that the inclusion of a criteria based policy will provide improvements to the boroughs housing stock. This will have a positive impact on the economy by supporting the construction industry.

Question H22: Should the Council set a limit on the scale of residential extensions within the open countryside? (Choose all applicable options)

Option 1: Support residential extensions where they are no more than 50% larger than the footprint of the original dwelling house (excluding outbuildings), subject to criteria

Option 2: Do not include a limit but include a criteria based policy which requires the scale of the extension is not detrimental to its surroundings or the character of the existing building

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	?	?	?	+	?	+	?	+	?	?
Option 2	U	U	U	U	U	U	U	?	?	?	+	?	+	?	+	?	?

Conclusion

Several of the environmental objectives have been marked as unknown as it depends on the size, design and location of the extension. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Option 2 would allow for further flexibility with the size of extensions. The size of the extension does not necessarily mean it will have a detrimental impact on the surroundings and therefore, these should be dealt with on a case by case basis. Both options would provide an improvement to the boroughs housing stock, which will provide an additional benefit to the economy by supporting the construction industry.

Issues and Options: Economy

Question E1: How can the Local Plan best ensure that sufficient land is available to support the growth aspirations for the borough?

Option 1: Continue with the existing approach of sites allocated in the Local Plan

Option 2: Support the extension of existing major employment sites allocated in the Local Plan

Option 3: Allocate new strategic employment sites

Option 4: Allocate sites for smaller scale employment uses based upon past take up rates

Option 5: Do not allocate sites for employment uses and include a criteria based policy which will be used when determining applications for employment uses

Option 6: Produce a portfolio of deliverable employment sites, separate to the Local Plan, which is regularly updated (please suggest timescale for updates)

Option 7: Let the market decide which sites come forward for employment and how

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	?	+	+	?	++	+	?	+	+
Option 2	U	U	U	U	U	U	U	U	?	+	+	?	++	+	?	+	+
Option 3	U	U	U	U	U	U	U	U	?	+	+	?	++	+	?	+	+
Option 4	U	U	U	U	U	U	U	U	?	+	+	?	+	+	?	+	+
Option 5	U	U	U	U	U	U	U	U	?	+	+	?	+	+	?	+	+
Option 6	U	U	U	U	U	U	U	U	?	+	+	?	++	+	?	+	+
Option 7	U	U	U	U	U	U	U	U	?	+	+	?	++	+	?	+	+

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water and climate change, flood risk, energy and land and air quality will depend upon where the development is located and how it is designed. Some employment uses such as office blocks may provide landscape improvements and help to remediate land quality. In terms of air quality, it is likely that all employment development will have negative construction impacts in the short term, although industrial uses are likely to provide longer term impacts. However, as with all of the unknown impacts, this can become positive if policies are included within the Local Plan which relate to and mitigate these issues. As part of the Local Plan evidence base, the Council will produce an Economic Development Needs Assessment (EDNA), which may identify existing sites that are not fit for purpose for new employment uses.

This is likely to make option 1 unsuitable. All options will provide economic benefits through supporting the construction industry and creating new employment opportunities. This will help to encourage growth in other areas, potentially improving the leisure, tourism and retail industries. This will result in improved accessibility to goods and services and improve health and wellbeing. When planning for growth, there ought to be an element of the market deciding which sites come forward to ensure that all suitable sites have been considered.

Question E2: Should the Local Plan continue to restrict permitted uses at West Lakes Science Park?

Option 1: Yes, the Local Plan should continue to restrict permitted development to use class B1 (offices) and Use Class D1 (ancillary development of research institutes, universities or similar bodies)

Option 2: No, offer a more flexible approach to permitted uses*, to meet the needs of the Science Park subject to criteria in respect to appropriateness of the proposal and that justifies an alternate employment or town centre location is not available or suitable

Option 3: Offer a more flexible approach to permitted uses*, but only where the proposal is complementary and ancillary to the existing use.

*Subject to a criteria based policy and robust justification that the use cannot be accommodated within or close to the Principal Town and Key Service Centres.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	?	-	?	+	++	?	?	?	?
Option 2	U	U	U	U	U	U	U	U	?	+	+	?	++	?	?	?	?
Option 3	U	U	U	U	U	U	U	U	?	++	+	?	++	?	?	?	?

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land quality will depend upon the type of development and the design and materials used. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. The risk with option 2 is that it could dilute the special offer of the Science Park, which currently makes it a desirable location for high-tech science and research companies from across the country. Option 1 has been marked as less accessible as it reduces opportunities for people working at the park to access goods and services during the working week. This in turn could result in an increased dependence on cars to access these services, hence transport has also been marked as a negative. Option 3 on the other hand has been marked as more highly accessible. B1 and D1 uses should be prioritised within the West Lakes Park as a contribution towards the employment and economic offering within the borough. However, if a proposal was to provide ancillary services that would contribute towards people working at West Lakes and improve their access to facilities and ability to carry out their job, then these could make the Science Park more sustainable.

Question E3: Should the Local Plan continue with the same approach for ancillary uses of development at West Lakes Science Park, if not what approach should be taken?

Option 1: Yes, continue with the approach of policy DM4 (West Lakes Science Park)

Option 2: No, offer a more flexible approach* subject to criteria in respect to appropriateness of the proposal and that justifies an alternate employment or town centre location is not available or suitable

Option 3: Offer a more flexible approach *, but only where the proposal is complementary and ancillary to the existing use

*E.g. nursery, gym, ancillary café, convenience store, to meet the needs of the site only and avoid making the Park a destination for such uses.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	?	-	-	+	++	?	?	?	U
Option 2	U	U	U	U	U	U	U	U	?	+	+	?	++	?	?	?	U
Option 3	U	U	U	U	U	U	U	U	?	+	+	?	++	?	?	?	U

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon the type and design of the development. Transport has also been marked as unknown as whilst it would not necessarily increase the number of vehicles on the road, there is the potential for more linked journeys to be made, which would reduce the number of journeys made into the town centre for other uses. This in turn could have a positive impact on air quality. Option 1 has been marked negatively for accessibility as it reduces the ability for people working on the park to access services during the working week. Providing more flexibility surrounding ancillary uses would be positive as it would allow people working at Westlake's to have improves access to services, which would improve their quality of life and ability to work. However, this ought to be limited to ensure that ancillary use is not at the detriment of the B1 and D1 uses on the site. It also needs to be noted that the ancillary services should only be used for people working on the site to prevent it from becoming a destination. If this is not managed, there is the potential for decreased footfall and decline within the town centre.

Question E5: Should the Local Plan take additional measures to support the rural economy?

Option 1: No, rely on national policy

Option 2: Yes, support the rural economy, including schemes for rural diversification, subject to a criteria-based policy in respect to use and scale

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	?	U	U	?	+	+	?	+	?	?	+	+
Option 2	U	U	U	U	U	?	U	U	?	++	+	?	++	?	?	+	+

Conclusion

Most of the environmental indicators have been marked as unknown as they depend on the scale, size, type and location of growth. A policy based approach can help to mitigate these potential impacts to ensure that development is not at the detriment of the natural environment whilst enabling growth. Copeland is a relatively rural borough. Therefore it is vital that growth within these areas are supported as far as possible. Whilst the NPPF outlines support for the rural economy, additional support would be more specific, more accurately reflecting the nature and constraints of Copeland.

Issues and Options: Nuclear

Question N1: Where should the Local Plan direct workers who are to be relocated from the Sellafield site?

Option 1: Continue with Whitehaven as the main focus for relocating staff off site

Option 2: Direct workers moving offsite to Whitehaven and the Key Service Centre towns

Option 3: Direct workers moving offsite to Whitehaven and the Key Service Centre towns and allocated employment sites (These could include employment sites within the towns, Whitehaven Commercial Park (at Moresby Parks), and West Lakes Science and Technology Park)

Option 4: Favour locations that are closest to the Sellafield site

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	+	+	?	+	?	?	?	+
Option 2	U	U	U	U	U	U	U	U	U	+	+	?	++	?	?	?	+
Option 3	U	U	U	U	U	U	U	U	U	++	+	?	++	?	?	?	+
Option 4	U	U	U	U	U	U	U	U	U	U	U	?	+	?	?	?	U

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon both the site in which the development is situated as well as the type of development. For example, it is likely that office uses will improve the landscape and land quality impacts, whereas other more industrial uses are likely to have a more significant impact. In terms of air quality, there will be an initial short term impact through the construction process. However, in the long term, there might be benefits such as staff having to travel less for amenities. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Directing staff to the towns will provide retail and economic benefits by increasing footfall in town centres. It will also reduce vehicular traffic by reducing the number of people trying to get in or out of the main Sellafield site at peak times. Option 3 provides the most flexibility with working locations, which is likely to improve accessibility for workers. Option 4 does not state whether development will be within existing settlements or in the open countryside. If it is outside of settlement boundaries, then this is likely to result in environmental degradation and poor accessibility and should be avoided at all costs.

Question N2: How can the Local Plan best support new nuclear energy generation in the future to meet the UK's low carbon agenda?

Option 1: Continue to support large scale nuclear development at Moorside

Option 2: Consider opportunities for small scale nuclear generation (e.g. Small Modular Reactors/Advanced Modular Reactors*) on land adjacent to Sellafield

Option 3: Identify Associated Development site(s) that can provide temporary worker accommodation, laydown and assembly areas off site that will support the development of nuclear new build

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	++	U	-	-	+	+	U	++	?	+	?	?
Option 2	U	U	U	U	U	++	U	-	-	+	+	U	++	?	+	?	?
Option 3	U	U	U	U	U	+	U	-	-	++	++	U	++	?	++	?	?

Conclusion

All options have an unknown impact on the environmental objectives, with the exception of energy. Education has also been marked as unknown as the support for new nuclear development could result in an increase in training opportunities and apprenticeship schemes. This in turn provide positive impacts for the economy. Air quality has been marked as negative as the construction impacts of nuclear development are likely to be high. However, as with the unknown impacts, policies can be included in the local plan that respond to and mitigate these issues. At the present time, Moorside is on hold, with no indication of if or when it will be developed in the future. Therefore, in the meantime, developments which support other nuclear related development such as those in options 2 and 3, should be supported as far as possible, with a commitment to supporting Moorside in the future. This will provide significant improvements to economic prosperity within the borough.

Issues and Options: Retail and Leisure

Question R1: Where should Whitehaven's Town Centre boundary be?

Option 1: The boundary of Whitehaven town centre should remain as defined in Figure 14/Appendix G

Option 2: The boundary of Whitehaven town centre should be reduced to remove part or all of the following areas: south-east to omit Jacksons Timber Yard and residential uses on Mill Street and Howgill Street; remove Whitehaven Castle (residential); to the north east remove Scotch Street, Queen Street and Church Street. (See Figure 15/Appendix H)

Option 3: Extend the town centre boundary to allow for growth and to incorporate Bridges Retail Park and Preston Street Option (See Figure 16/Appendix I)

Option 4: Extend the town centre boundary to allow for growth and to incorporate land up to Coach Road (See Figure 17/Appendix J)

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	+	+	?	+	+	?	U	?
Option 2	U	U	U	U	U	U	U	U	U	+	+	?	+	+	?	U	?
Option 3	U	U	U	U	U	U	U	U	U	+	+	?	++	+	?	U	?
Option 4	U	U	U	U	U	U	U	U	U	+	+	?	++	+	?	U	?

Conclusion

All options have an unknown impact on the environmental impacts as they depend on where the development is located as well as the design and scale of development. In terms of land quality, this can be improved if development incorporates brownfield land. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. A retail study is currently being produced which will inform where the town centre boundary should be located. The findings of the draft study have suggested amendments to the boundary, although these have not been tested or finalised as of yet. Option 2 is a suitable option as it removes residential offerings that are not specifically town centre uses. On the other hand, options 3 is suitable as it incorporates a larger variety of retail that compliments that within the town centre. Option 4 would provide further incorporation of retail and leisure uses but provides a very large extension to the existing boundary that may not be necessary for future growth. However, this would provide further opportunity for regeneration in this area. The most appropriate option here would be to consider a revision of Whitehaven's town boundary that combines improved retail and leisure uses whilst reducing the areas of the town centre that are predominantly residential.

Question R2: Where should the Key Service Centres town centre boundaries be?

Option 1: The town centre boundary for Egremont should remain as defined in Figure 21/Appendix L

Option 2: The town centre boundary for Egremont should be amended (please provide plan and details)

Option 4: The town centre boundary for Millom should remain as defined in Figure 22/Appendix M

Option 5: The town centre boundary for Millom should be amended (please provide plan and details)

Option 7: The town centre boundary for Cleator Moor should remain as defined in Figure 23/Appendix N

Option 8: The town centre boundary for Cleator Moor should be amended (please provide plan and details)

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	+	+	?	+	+	+	+	?
Option 2	U	U	U	U	U	U	U	U	U	+	+	?	++	+	+	++	?
Option 4	?	?	?	?	?	?	?	?	?	+	+	?	+	+	+	+	?
Option 5	U	U	U	U	U	U	U	U	U	+	+	?	++	+	+	++	?
Option 7	?	?	?	?	?	?	?	?	?	+	+	?	+	+	+	+	?
Option 8	U	U	U	U	U	U	U	U	U	+	+	?	++	+	+	++	?

Conclusion

Options 3, 6 and 9 have been omitted from the assessment because they ask whether the town centre boundaries should be removed. Town centres are required under the NPPF to have an identified boundary and therefore this option will not be taken forward. It is difficult to assess options 2, 5 and 8 because there is no defined option to assess, therefore several of the sustainability criteria have been marked as unknown. However, if the town centre boundaries of the three Key Service Centres were altered, the most appropriate option would be to restrict non-town centre uses to allow for greater emphasis on retail and leisure offerings.

Question R3: Should the borough's towns have defined primary shopping areas?

Option 1: Whitehaven should introduce a defined Primary Shopping Area (please provide a plan showing suggested primary shopping area)

Option 2: Whitehaven should just have a town centre boundary

Option 4: Cleator Moor should introduce a defined Primary Shopping Area (please provide a plan showing suggested primary shopping area)

Option 5: Cleator Moor should just have a town centre boundary

Option 7: Egremont should introduce a defined Primary Shopping Area (please provide a plan showing suggested primary shopping area)

Option 8: Egremont should just have a town centre boundary

Option 10: Millom should introduce a defined Primary Shopping Area (please provide a plan showing suggested primary shopping area)

Option 11: Millom should just have a town centre boundary

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	+	+	?	+	+	+	+	?
Option 2	U	U	U	U	U	U	U	U	U	+	+	?	+	+	+	+	?
Option 4	U	U	U	U	U	U	U	U	U	-	+	?	+	+	+	+	?
Option 5	U	U	U	U	U	U	U	U	U	+	+	?	+	+	+	+	?
Option 7	U	U	U	U	U	U	U	U	U	-	+	?	+	+	+	+	?
Option 8	U	U	U	U	U	U	U	U	U	+	+	?	+	+	+	+	?
Option 10	U	U	U	U	U	U	U	U	U	-	+	?	+	+	+	+	?
Option 11	U	U	U	U	U	U	U	U	U	+	+	?	+	+	+	+	?

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon where the town centre boundary/ primary shopping area is located and the type and design of development that occurs. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. The Key Service Centres have a higher than average vacancy rate which is likely to be further impacted by restricting to retail uses only. If town centres have no defined primary shopping areas then there is scope for more flexibility with the uses they provide. However, it does need to be noted that an oversupply of certain use types

is likely to have a negative impact on the vitality of a town centre. It is appropriate for Whitehaven to have a primary shopping area due to the existing mix of uses in the town centre. However, this is less suitable for the Key Service Centres. In these areas, it may be more suitable to retain a town centre boundary with criteria for restrictions on the amount of each use class within this.

Question R4: How should the Local Plan set out what uses will be permitted in Primary Shopping Areas (If defined)

Option 1: Class A1 (shops) should be the predominant use, no more than two consecutive non-retail uses will be permitted within any Primary Shopping Area(s) and non-retail ground floor frontages will not be permitted to exceed 25% of the length of any Primary Shopping Area(s).

Option 2: Proposals for non- A1 other main town centre uses will be considered in Primary Shopping Area(s) where the proposal complements the retail function and makes a positive contribution to the vitality, viability and diversity of the town centre, in terms of maintaining active continuous retail frontages, signage, opening hours and impact on the character of the street of waste storage and ventilation systems associated with A3, 4 and 5 uses.

Option 3: A restrictive approach should be taken within Primary Shopping Area (s) with A1 being the predominant use (at least 50%) and uses outside of A2 to A5 will not be considered as appropriate

Option 4: Identify zones within the primary shopping areas with concentration for specific use classes in areas of town centre. For example night time economy, A1 shops, A2 offices.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	U	U	+	+	?	+	?	?	++	U
Option 2	?	+	?	?	?	?	?	U	U	+	++	?	++	?	?	++	U
Option 3	?	?	?	?	?	?	?	U	U	+	+	?	+	?	?	++	U
Option 4	?	?	?	?	?	?	?	U	U	-	+	?	+	?	?	+	U

Conclusion

It is unlikely there will be any significant environmental impacts arising from these options, unless they encourage significant development which may provide damage to air quality. There is also the potential that if non-retail uses are restricted, people will have to travel further to access these, hence having a detrimental impact on transport and air quality. Option 2 is less restrictive than the other options, which is likely to provide improvements to the economy as well as provide landscape and public realm improvements. If proposals for non-A1 uses are restricted as set out in options 1 and 3, it is likely that more units will become vacant in the town centres, which will have a negative impact on their vitality. Instead, it seems more appropriate for applications to be considered on a case by case basis that looks at existing provision and the surrounding environment. For example, if there is already several hot food takeaways on a particular street then further applications should be restricted and further retail use encouraged. A zonal approach as set out in option 4 is suitable for separating uses and ensuring that non A1 uses do not enter the primary shopping areas. However, this could reduce accessibility to a range of services by less mobile members of the community and can result in poorer mental and physical health. This could also result in an increase in vacant units if use types are too restrictive.

Question R5: Should the Local Plan include a specific policy requiring developers to undergo a sequential test where existing planning conditions are in place for retail uses to protect the vitality and viability of the Town centres? (Whitehaven, Cleator Moor, Egremont, Millom)

Option 1: Include a specific policy which requires retail development, including proposals which involve the removal of planning conditions restricting the types of goods sold from a unit to undergo a sequential test.

Option 2: Do not include a policy, instead rely on the NPPF and Practice Guidance to direct retail uses to the town centre first.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	+	?	+	+	?	++	+	?	++	+
Option 2	?	?	?	?	?	?	?	+	?	+	+	?	++	+	?	++	+

Conclusion

The most suitable approach is to include a specific policy requiring developers to undergo a sequential test. This ought to be in line with NPPF principles. This will ensure that the vitality and viability of the town centres is not adversely impacted by allowing out of centre retail units to sell goods that would otherwise have to be purchased within defined retail centres. This is likely to provide air quality improvements as retailers are directed towards more central areas which reduces the need to travel.

Question R6: Should the Local Plan set local (net) thresholds for retail and leisure uses requiring Impact Assessments on units/sites above a certain size in order to protect the vitality and viability of Whitehaven, the Key Service Centres and Local Centres?

Option 1: Consider locally set (net) thresholds for the requirement of retail Impact Assessments *

Option 2: Consider locally set (net) thresholds for the requirement of leisure Impact Assessments *

Option 3: Rely on the threshold of 2,500m² suggested in the NPPF

*The updated Retail and Town Centre Study will provide recommendations with regards threshold size and if different thresholds should apply to different centres

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	+	?	?	+	+	?	++	?	?	++	?
Option 2	?	?	?	?	?	?	+	?	?	+	+	?	++	++	?	?	?
Option 3	?	+	?	?	?	?	+	?	?	+	+	?	+	+	?	+	?

Conclusion

Locally set net thresholds for retail and leisure impact assessments are more appropriate here as they respond to the individual size and nature of a location. This will take into consideration the scale and nature of the individual settlements and the type of development within the proposal. The nationally set threshold is more appropriate for large urban spaces rather than small rural boroughs such as Copeland. This could result in large scale stores in out of centre locations, which will have a detrimental impact on the vitality and viability of town centres, and even relatively small out of town stores could adversely affect Copeland's smaller towns. Locally set thresholds will also allow for greater control when testing applications and the impact on town centres.

Question R7: Should the Council consider facilitating edge of centre site(s) in Whitehaven that could provide land for future growth of retail and town centre uses (Refer to NPPF Glossary) that meet the Sequential Test in terms of evidencing that any proposal cannot be accommodated within the town centre boundary?

Option 1: If the town centre boundary remains or is amended then development should be contained within the Town Centre boundary

Option 2: No, there should not be any direction of growth around the town centre

Option 3: Yes edge of centre opportunity sites should be considered adjacent/close to the Town Centre boundary

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	U	?	?	?	?	U	?	?	+	+	?	+	+	?	+	?
Option 2	?	U	?	?	?	?	U	?	?	+	+	?	+	+	?	+	?
Option 3	U	U	U	U	U	U	U	U	U	++	++	?	++	++	?	++	?

Conclusion

Option 3 has been marked as unknown for the environmental indicators as it depends on where the opportunity sites are located as well as the scale and design of development. Landscape and land quality impacts have also been marked as unknown for all three options as development has the potential to provide improvements if it is situated on brownfield sites. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Option 3 is likely to improve flexibility surrounding where development is situated which will provide accessibility and economic improvements. Allowing for edge of centre opportunity sites would create additional scope for town centre uses, particularly leisure uses which may not be possible within Whitehaven's existing town centre boundary. This should be with criteria that ensures that development outside of the town centre boundary is not at the detriment of the vitality and viability of the town centre.

Question R8: If edge of centre retail and town centre uses are facilitated in Whitehaven where should the direction of growth be?

Option 1: Growth should be along the Preston Street/ Ginns area

Option 2: Growth should be in the Bridge End area

Option 3: Growth should be in the North Shore Area

Option 4: Combination of other options, please provide details

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	+	+	?	++	+	?	+	?
Option 2	U	U	U	U	U	U	U	U	U	+	+	?	++	+	?	+	?
Option 3	U	U	U	U	U	U	U	U	U	++	+	?	++	+	?	+	+
Option 4	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, water, climate change, flood risk, energy and air quality will depend upon a number of factors, including where the development is located and how it is designed. Land quality and landscape has been marked as unknown as improvements could be provided if development is situated on brownfield sites. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. It is anticipated that all options will provide economic benefits whilst development in the North Shore area is likely to improve accessibility by providing linkages between the harbour and town centre. It is also in close proximity to Whitehaven train station. Each of these options are suitable in principle and would allow for economic growth and increased footfall in Whitehaven. However, care must be taken to ensure that the edge of centre uses are not at the detriment of the existing town centre.

Question R9: What steps should be taken to ensure that alterations to shopping frontages are carried out in a way that is sympathetic to the heritage of Copeland?

Option 1: Continue with the approach in the Conservation Area Design Guide SPD

Option 2: Apply Article 4 Directions to the Primary Shopping areas of the town centre to ensure that no alterations can be made to shop frontages without the requirement to apply for and have planning permission approved

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	++	?	?	?	?	?	?	?	?	+	?	+	?	?	+	?
Option 2	?	U	?	?	?	?	?	?	?	?	+	?	+	?	?	+	?

Conclusion

Whilst both approaches presented here are suitable approaches for protecting Copeland's heritage, applying an article 4 to primary shopping areas and the town centre could deter from improvements being made to shopping frontages, resulting in areas becoming run down and having a significant impact on landscape. However, it is important that key conservation principles are adhered to. Therefore, it seems more suitable for CBC to continue with the existing approach.

Question R10: Should the Council introduce a specific policy to improve the aesthetic and environmental quality of town centres?

Option 1: Introduce a criteria based policy to ensure that any new or redevelopment town centre proposal incorporates high quality design, and improvements to the public realm

Option 2: No additional steps should be taken

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	U	U	U	?	U	+	?	+	+	?	++	+	?	++	?
Option 2	?	?	?	?	?	?	?	?	?	-	?	?	-	-	?	-	?

Conclusion

Option 1 has the potential to have significant improvements on biodiversity and air quality by methods such as introducing trees and landscaped areas. Other environmental indicators for option 1 have been marked as unknown as, depending on how the policy is implemented, these public realm improvements can provide a consequent improvement for climate change, land quality and flood risk. It is important for town centres to look inviting to encourage visitors and increase footfall. Improving the public realm of a town centre is likely to attract visitors, hence having an improvement on the economy and retail.

Question R11: Should the proposal for a new indoor market/business start- up centre in Whitehaven be explored?

Option 1: No, rely on the existing vacant town centre units to accommodate new retailers

Option 2: Utilise existing vacant premises to support new retailers/business start-ups

Option 3: Identify a town centre building to facilitate an indoor market/business start- up centre as a focal point

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	+	?	?	?	?	+	?	+	-	?	?	+	+	?	+	?
Option 2	?	+	?	?	?	?	?	?	+	-	?	?	+	+	?	+	?
Option 3	?	+	?	?	?	?	-	-	?	+	++	?	++	+	?	++	?

Conclusion

It is considered unlikely that there will be any significant environmental impacts arising from this due to vacant units being brought back into use. However, there will be a positive impact on landscape and heritage by improving the quality of disused or derelict buildings. Whilst it is important to reuse existing vacant units in Whitehaven, an indoor market/ business centre could provide economic benefits and increased choice over where retailers can locate. This will, in turn, encourage further retailers into the town and help contribute further to economic prosperity. It will also encourage start-ups and provide opportunities for people who want to test the popularity of a product before taking up a longer term unit.

Question R12: What steps should be taken to improve digital connectivity across the towns and transmission speeds in key locations to support a cluster approach to draw together creative and high-tech businesses to collate and drive new enterprise?

Option 1: No steps should be taken, await for communication infrastructure providers to deliver improvements

Option 2: Support funding opportunities to enable the delivery of improvements to communication infrastructure

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Option 2	?	U	?	?	?	?	U	?	?	++	++	+	++	+	?	+	?

Conclusion

Land quality and landscape have been marked as unknown for option 2 as it depends on whether infrastructure is situated in a sensitive area. This can be mitigated through a policy which responds to this issue and requires developers to consider the Landscape Character Assessment prior to development. It is unrealistic to assume that providers will deliver improvements to communication infrastructure without there being a demonstrated need. Being a relatively rural borough, Copeland requires strong communication infrastructure to improve connectivity and make the borough more attractive for people and businesses to relocate and grow. Therefore, it is important that funding opportunities are delivered to encourage improvements and help to support economic growth and wellbeing in the borough.

Question R13: What improvements should be considered to promote sustainable transport in and around Whitehaven Town Centre?

Option 1: Consider the potential of allocating a site for the operation of a park and ride service to and from the Town Centre, that could accommodate other shoppers and those employed in the town centre.

Option 2: Allocate land and apply for funding to build a new bus station/interchange in Whitehaven to encourage commuters/visitors to travel by public transport

Option 3: Work with the County Highways Department to introduce additional traffic calming measures in the town

Option 4: Consider additional pedestrianised areas in the town

Option 5: Provide additional safe bike storage in the town

Option 6: To reduce traffic flow and congestion relocate car parking to the edge of the town

Option 7: Consider other measures to reduce the reliance on cars (please provide details)

Option 8: All of the above

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	~	+	~	~	U	+	~	++	+	~	+	+	+	+	++
Option 2	U	U	~	+	~	~	U	+	~	++	+	~	+	+	+	+	++
Option 3	U	U	~	+	~	~	U	+	~	++	+	~	+	+	+	+	++
Option 4	U	U	~	++	~	~	U	++	~	++	++	~	+	+	+	+	++
Option 5	U	U	~	+	~	~	U	+	~	+	+	~	+	+	+	+	++
Option 6	U	U	~	+	~	~	U	+	~	++	+	~	+	+	+	+	++
Option 7	U	U	~	+	~	~	U	+	~	++	+	~	+	+	+	+	++
Option 8	U	U	~	++	~	~	U	++	~	++	++	~	+	+	+	+	++

Conclusion

Several of the environmental indicators are unknown as they broadly depend on the location and design of development. This includes land quality, landscape and heritage and biodiversity indicators. In terms of land quality, whilst the options result in the loss of land, they could also result in the remediation of a brownfield site. Whilst air quality has been marked as positive for each option as a result of a decreased number of cars on the road, it also needs to be noted

that depending on the sites that are selected for development, this might be slightly offset. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. For example, a biodiversity net gain policy may result in biodiversity and air quality improvements whilst directing schemes to brownfield sites would have a positive impact on land quality. Each of these options would provide a significant improvement to sustainable travel within Whitehaven. Therefore all, or a combination of the above should be considered. This would improve accessibility to the town centre and contribute towards economic improvements.

Question R14: Which parts of the Town Centre should be considered appropriate for residential use?

Option 1: Residential conversions should be considered as appropriate in all parts of the town centre, subject to a criteria based policy that ensures the proposal meets infrastructure requirements for access, parking and waste disposal

Option 2: Residential conversions should only be considered as appropriate, outside of defined shopping frontages and areas subject to a criteria based policy that ensures the proposal meets infrastructure requirements for access, parking and waste disposal

Option 3: Residential conversions should be considered as appropriate in all parts of the town centre, (subject to meeting criteria) but only above ground floor level

Option 4: Residential conversions should be considered as appropriate outside of defined shopping frontages and areas, (subject to meeting criteria) but only above ground floor level

Option 5: Purpose built combined retail and residential units should be supported in town centre locations

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	+	+	+	?	+	?	++	+	?
Option 2	?	?	?	?	?	?	?	?	+	+	+	?	++	?	++	+	?
Option 3	?	?	?	?	?	?	?	?	+	+	+	?	+	?	+	+	?
Option 4	?	?	?	?	?	?	?	?	+	+	+	?	+	?	+	++	?
Option 5	U	U	U	U	U	U	U	U	U	+	+	?	++	?	++	++	?

Conclusion

Option 5 is unknown for the environmental indicators as it depends on where the development is located and how they are designed. For example, development is likely to have a negative impact on land quality, but this could be mitigated if care is given to design and the reuse of brownfield land. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Option 5 is likely to produce the most economic growth and a suitable housing choice, although purpose built developments will not always be possible or viable and therefore, this ought to be used in combination with the conversion of existing buildings. Options 3 and 4 will provide additional residential space and while maintaining active retail/commercial/community ground floor uses. However, these options ought to be criteria based to ensure that residential development does not remove space from existing businesses which would allow for future growth. Option 1 is the most flexible, however, this does not offer the same protection for defined shopping areas as set out in option 2.

Question R15: Should the Local Plan protect rural shops and services?

Option 1: The Local Plan should continue to protect rural shops and services and encourage further provision

Option 2: Proposals should be considered on their individual merit at planning application stage, based on other Local Plan policies and criteria

Option 3: Where proposals would result in the loss of rural local shops 'A1' uses and community buildings, clear evidence must be demonstrated that they are no longer viable. (Including evidence that the business has been actively promoted for a period of at least 6 months)

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	++	++	?	++	+	?	++	?
Option 2	?	+	?	?	?	?	?	?	?	+	+	?	+	+	?	?	?
Option 3	?	+	?	?	?	?	?	?	?	-	U	?	+	U	?	?	-

Conclusion

It is not expected that any of these options will have a significant impact on the environmental indicators, with the exception of landscape/ heritage as options 2 and 3 reduce the likelihood of buildings becoming vacant. In terms of health and wellbeing and leisure/ tourism, option 3 could provide negative impacts by resulting in the potential loss of shops and services. However, this depends on the type of alternative use provided, which could have the potential of providing a more appropriate facility in their place. Rural shops and services should be protected as far as possible. However, where a service is no longer viable, and would provide another suitable use, applications should be accepted subject to other planning policy and material considerations. This will help prevent buildings becoming derelict and damaging the surrounding landscape.

Issues and Options: Tourism

Question T1: Which of the following approaches is the most appropriate in relation to maximising the potential of (non-accommodation) tourism in the borough?

Option 1: Focus non-accommodation tourism development in the principal town and key service centres

Option 2: Allow opportunities for non-accommodation tourism outside of the Principal Town and Key Service Centres that requires a specific size/type of location that cannot be accommodated within the Principal Town and Key Service Centres, or which enhances the borough's existing place bound assets, subject to a criteria based policy*

Option 3: Support non-accommodation tourism development anywhere in the borough subject to criteria*

Option 4: Support proposals for farm diversification schemes in rural areas where this would provide or enhance tourist facilities*

*Subject to criteria including impact on landscape, flood alleviation measures, access to sustainable transport

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	?	+	+	?	++	++	?	?	?
Option 2	U	U	U	U	U	U	U	U	?	+	+	?	++	++	?	?	?
Option 3	U	U	U	U	U	U	U	U	?	++	++	?	++	++	?	?	?
Option 4	U	U	U	U	U	U	U	U	?	++	++	?	++	++	?	?	?

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon where the development is located and how it is designed. For example, generally tourism development is generally considered to have a detrimental impact on land quality. However, if proposals are for place bound assets then this may be improved. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Accessibility and health and wellbeing have been marked as higher for options 3 and 4 as they provide enhanced flexibility over where tourism development can be situated. However, it is important that tourism development is not at the detriment of the landscape and character of a settlement or place. Therefore, development should be focussed on the Principal Town and Key Service Centres, unless it can be demonstrated that development in smaller settlements will have a positive impact on tourism or enhance the existing place bound assets. It is likely that applications will need to be considered on a site by site basis to ensure that maximum benefits are being gained and that other policy criteria is met.

Question T2: Should the Local Plan continue identifying Tourism Opportunity Sites

Option 1: Yes (please state which ones and why)

Option 2: No

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	?	?	?	?	+	?	?	+	+	?	++	++	?	?	?
Option 2	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

Conclusion

Tourism Opportunity Sites should continue to be identified to a certain extent within the emerging plan where there is evidence of the site being developed for tourism. This allows for tourism development away from the urban centres, helping to improve economic prosperity in these settlements. It also outlines which uses the areas are suitable for, which will contribute towards restricting unsuitable or unsustainable uses in the future, and can ensure that the existing character and natural environment of the sites are preserved.

Question T3: What approaches can be taken to promote tourism in coastal locations?

Option 1: Support proposals for leisure and tourism development (non-accommodation) in close proximity to the coastline*

Option 2: Support proposals for leisure and tourism development in close proximity to the coastline with the exception of areas of designated Undeveloped Coast*

Option 3: Support funding opportunities and improvements to the coastal walkways and cycle routes

Option 4: Support proposals that provide the opportunities for cruise ships to dock at Whitehaven Harbour

Option 5: Support proposals that improve the quality and extend the range of holiday accommodation available in coastal locations*

Option 6: Support proposals that improve the quality and extend the range of holiday accommodation available in coastal locations with the exception of areas of designated Undeveloped Coast

Option 7: Support proposals for gateways and/or hubs

*Subject to criteria including impact on landscape, flood alleviation measures, access to sustainable transport

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	+	U	U	+	U	U	U	?	+	+	?	++	++	?	?	?
Option 2	U	+	U	U	+	U	U	U	?	+	+	?	++	++	?	?	?
Option 3	U	U	U	U	U	U	U	+	?	++	++	?	++	++	?	?	++
Option 4	U	U	U	U	U	U	U	U	?	+	+	?	++	++	?	?	+
Option 5	U	+	U	U	+	U	U	U	?	+	+	?	++	++	?	?	?
Option 6	U	U	U	U	U	U	U	U	?	+	+	?	++	++	?	?	?
Option 7	U	+	U	U	U	U	U	U	?	+	+	?	++	++	?	?	?

Conclusion

Most options have an unknown impact on the environmental objectives. Impacts on biodiversity, water, and climate change, flood risk, energy and land and air quality will depend broadly upon where the development is located and how it is designed. Several of the options state that they are subject to criteria. Providing these criteria are met, the negative impact of development should be mitigated. Further to this, unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Air quality has been marked as positive for option 3 as improvements to coastal

walkways and cycle ways is likely to reduce the number of cars on the road and promote active travel. This will have a positive impact on health and wellbeing and accessibility to coastal locations. Each of these options can provide significant tourism improvements for Copeland, which will in turn contribute towards economic prosperity. A combination of these approaches ought to be used to support a range of tourist activities. However, no significant built form ought to be permitted in areas of designated undeveloped coast due to the potential for harm to the natural character and environment of these areas, and the fact they are not protected in the Shoreline Management Plan. Development on the undeveloped coast should be restricted to footpaths, access and gateways to improve accessibility.

Question T4: What options should be taken to improve both the quality and quantity of overnight visitor accommodation in the borough, with preference given to the Spatial Development Strategy with respect to location hierarchy, unless other locations can be robustly justified?

Option 1: Designate a site(s) for high quality hotel accommodation with conference and leisure facilities that could accommodate both tourist and business visitors.

Option 2: Designate a site(s) for tourism (caravan, camping and glamping)

Option 3: Develop a policy which supports new and/or improved/extended visitor accommodation that is specific for each accommodation type and subject to criteria

Option 4: Encourage farm diversification for overnight accommodation.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	-	-	U	U	-	?	+	+	?	++	++	?	+	?
Option 2	U	?	U	?	?	U	?	-	?	+	+	?	++	++	?	+	?
Option 3	U	-	U	?	?	U	-	?	?	+	+	?	++	++	?	+	?
Option 4	U	-	U	?	?	U	-	-	?	+	+	?	++	++	?	+	?

Conclusion

Several of the environmental indicators are unknown as they depend on where the development is located and how it is designed. Landscape and heritage and land quality is unknown for option 1 as whilst significant development is likely to cause environmental damage, it can also result in the reuse and remediation and brownfield land and, if well designed, improvements to the attractiveness of an area. Option 2 is unlikely to have a significant impact on land quality as it relates to temporary accommodation rather than permanent development. Options 1, 2 and 4 are likely to have a negative impact on air quality as people will usually drive to the sites. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Each option presents opportunity for the improvement of overnight visitor accommodation. However, to encourage the increase of visitor numbers, a range of suitable accommodation should be available. Option 3 is a suitable approach, although supporting the development of accommodation does not necessarily mean it will be delivered.

Question T5: What option should be taken to safeguard overnight visitor accommodation (Hotels, Guest Houses, Bed and Breakfast, Holiday Cottages)?

Option 1: Continue to attach occupancy conditions which restrict any new visitor accommodation for holiday use only.

Option 2: Where change of use from visitor accommodation to permanent residential accommodation is sought require applicants to appropriately evidence that the business is no longer viable

Option 3: Do not attach restrictions to visitor accommodation

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	?	?	?	+	+	?	?	?
Option 2	?	?	?	?	?	?	?	?	?	?	?	?	+	+	+	?	?
Option 3	?	?	?	?	?	?	?	?	?	?	?	?	+	+	?	?	?

Conclusion

Safeguarding overnight visitor accommodation is important as it contributes towards Copeland's role as a tourist destination, having a positive impact on the economy and leisure industries. It also encourages investment into an area which can have knock on effects such as improving employment opportunities and the public realm. Option 2 allows for the greatest flexibility surrounding visitor accommodation. If a business is no longer viable, it should be able to be converted into residential use to prevent the building from becoming derelict. This should be with clear evidence that there is no longer a demand or need for visitor accommodation.

Question T6: What option should be taken to ensure Caravans and Lodges (Tourist sites) do not become permanent places of residence?

Option 1: Apply occupancy conditions to planning consents that limit the use to holiday accommodation, and can therefore not be used as a sole residential accommodation

Option 2: Apply occupancy conditions to planning consents that restrict sites to only be open for a limited number of months of the year (please specify)

Option 3: Apply occupancy conditions that ensure the occupiers of the units change throughout the year

Option 4: Do not apply occupancy conditions/site opening/closed periods

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	+	+	?	++	++	?	?	?
Option 2	?	?	?	?	?	?	?	?	?	-	+	?	+	+	?	?	?
Option 3	?	?	?	?	?	?	?	?	?	-	+	?	+	+	?	?	?
Option 4	?	?	?	?	?	?	?	-	?	+	+	?	+	+	+	?	?

Conclusion

It is unlikely that there will be any significant environmental impacts arising from options 1-3 as they relate to temporary accommodation rather than permanent development. However, it is likely that by removing occupancy conditions as set out in option 4 will result in it being used as a permanent place of residence which is likely to have negative impacts on air quality from increased vehicular use. Option 2 reduces the flexibility surrounding when people are permitted to visit tourist sites, which may discourage visitors. However, option 1 allows people to own and visit caravans whilst ensuring that they do not become their permanent residence, which may make it a more suitable option.

Issues and Options: Climate and Coastal Change

Question CC1: How can the Local Plan increase the use of renewable energy within developments in the borough?

Option 1: Set a local target that requires a proportion of the borough's energy demand to be met through renewable energy sources by the end of the plan period (please state which %).

Option 2: Include a policy within the Local Plan which encourages the use of renewable energy technologies in new developments including community-led renewable initiatives

Option 3: Require a proportion of dwellings on new strategic sites (please state what size) to be powered by renewable energy technologies unless it can be demonstrated that this would make the development unviable (please state which %)

Option 4: Require a proportion of dwellings on all new housing sites of 10 units of over to be powered by renewable energy technologies, unless it can be demonstrated that this would make the development unviable (please state which %)

Option 5: Produce more detailed guidance through a Sustainable Development Supplementary Planning Document.

Option 6: Rely on the proposed changes to the building regulations as discussed above to deliver high efficiency housing.

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	~	++	~	++	U	++	+	~	+	~	~	~	++	~	~
Option 2	U	U	~	++	~	++	U	++	+	~	++	~	~	~	++	~	~
Option 3	U	U	~	++	~	++	U	++	+	~	+	~	~	~	++	~	~
Option 4	U	U	~	++	~	++	U	++	+	~	+	~	~	~	++	~	~
Option 5	U	U	~	++	~	++	U	++	+	~	+	~	~	~	++	~	~
Option 6	U	U	~	+	~	+	U	+	+	~	+	~	~	~	++	~	~

Conclusion

Land quality, landscape and heritage have been marked as unknown here as they depend on the site selected for the development. Whilst generally, renewable energy constructions can have a poor impact on the landscape, they can also provide improvements to previously developed land. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Each of these options would provide a significant improvement to the use of renewable energy and therefore contribute to the reduction of the negative impacts arising from climate change. Whilst option 6 is effective in improving energy efficiency of dwellings, it does not provide additional sources of renewable energy. An approach that combines the

two may be more suitable. However, the ability for developers to not provide renewable energy if it makes the development unviable could result in inadequate provision.

Question CC2: What additional measures should be considered as a means of reducing the carbon footprint of new developments, renovations and householder alterations/extensions, where appropriate?

Option 1: Require passive design measures to be incorporated in all developments

Option 2: Require locally sourced building materials to be used in all new developments

Option 3: Require electrical vehicle charging points in all new developments

Option 4: Include a policy within the Local Plan which encourages the above options

Option 5: Produce a Sustainable Development Supplementary Planning Document

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	~	~	++	~	++	+	++	~	~	+	~	~	~	++	~	~
Option 2	~	~	~	+	~	+	+	++	+	~	~	~	+	~	+	~	~
Option 3	~	U	~	+	~	++	+	++	~	++	+	~	~	~	~	~	++
Option 4	~	U	~	++	~	++	+	++	+	~	+	~	~	~	++	~	~
Option 5	~	~	~	++	~	+	+	++	~	~	+	~	~	~	~	~	~

Conclusion

Each of these options is considered to have a positive impact on improving climate change, energy and land and air quality impacts to a certain extent. Option 2 is likely to have a positive impact on the economy by helping to support local businesses. Each of the above options are suitable methods for reducing the carbon footprint of a development and providing different sustainability improvements. They should therefore be considered together in a Local Plan Policy for maximum energy efficiency. It needs to be noted that providing electric vehicle charging points will not necessarily encourage people to drive an electric car, and therefore, this option should not be considered in isolation.

Question CC3: How can the Local Plan support large scale renewable energy developments?

Option 1: Allocate sites for renewable energy related uses in the Local Plan, subject to assessment of site suitability

Option 2: Include a policy within the Local Plan which supports energy related developments (including storage) subject to certain criteria being met

Option 3: Include a policy within the Local Plan which supports district heating schemes

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	~	++	~	++	U	++	+	~	~	~	+	~	~	~	~
Option 2	U	U	~	++	U	+	U	+	+	~	~	~	+	~	~	~	~
Option 3	U	U	~	++	U	++	U	++	+	~	~	~	+	~	~	~	~

Conclusion

Impacts on land quality, landscape/ heritage and biodiversity are unknown as they depend on the location and type of development. Whilst renewable development can have a negative impact on the landscape, it can also help to remediate brownfield sites. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Flood risk has been marked as unknown for options 2 and 3 as it depends on where development is located. It is recommended that future drafts of the Local Plan outline a requirement to direct development away from areas of flood risk, or where this is not possible, for development to incorporate Sustainable urban Drainage methods. Each of these options provide useful support for large scale renewable energy developments and should be supported as far as possible. This should be subject to criteria that ensure the landscape character, environment and amenity of an area are not compromised as a result of development.

Question CC5: How can the Local Plan deliver green infrastructure to mitigate against climate change?

Option 1: Require green roofs and walls in new developments (please state what level of provision should be provided and whether there should be a threshold)

Option 2: Allocate an area/areas within the borough for community woodlands in the Local Plan (please provide details if you are aware of a site which may be suitable)

Option 3: Include a policy which encourages the use of hedgerows in new developments as opposed to fences and walls where appropriate

Option 4: Include a policy that encourages the provision of green infrastructure for the redevelopment of existing development

Option 5: Include a policy that encourages the provision of green buffers around new development

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	+	?	++	+	?	+	++	+	+	++	?	+	?	+	?	?
Option 2	++	+	?	++	+	?	+	++	+	+	++	?	+	+	+	?	?
Option 3	++	+	?	++	+	?	+	++	+	+	++	?	+	?	+	?	?
Option 4	++	+	?	++	+	?	+	++	+	+	++	?	+	?	+	?	?
Option 5	++	+	?	++	+	?	+	++	+	+	++	?	+	?	+	?	?

Conclusion

Every option presented here is likely to have significant environmental improvements, particularly in terms of air quality, climate change and habitat provision for biodiversity improvements. They all provide suitable methods of delivering green infrastructure and therefore they should not be looked at in isolation, but as a whole approach that offers design flexibility to developers. This will also contribute towards the target of 10% biodiversity net gain. Aside from the climate and biodiversity benefits of green infrastructure, it can also have significant impacts on health and wellbeing and therefore should be encouraged as far as possible.

Question CC7: How can the Local Plan minimise the risk of flooding in new developments and ensure new development does not increase the risk of flooding elsewhere?

Option 1: Include a policy within the Local Plan which reiterates the sequential test set out in chapter 14 of the NPPF

Option 2: Rely on the guidance within the NPPF to direct development to areas at the least risk of flooding

Option 3: Do not allocate any site for development which is at risk from flooding (e.g. more than 50% of the site falls within Flood Risk Zone 2 or 3)

Option 4: Prevent new development within areas identified of being at risk of coastal erosion either now or in the future phases of the Shoreline Management Plan, unless robust justification can be provided subject to meeting criteria

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	+	+	++	?	+	?	?	?	+	?	+	?	+	?	?
Option 2	?	?	+	+	++	?	+	?	?	?	+	?	+	?	+	?	?
Option 3	?	?	+	+	++	?	+	?	?	?	+	?	+	?	+	?	?
Option 4	?	?	++	+	++	?	+	?	?	?	+	?	+	?	+	?	?

Conclusion

Each of these options can have a significant impact on minimising flood risk. The most appropriate option is to direct development away from sites with more than 50% in flood zone 2 or 3, whilst adhering to policy within the NPPF to ensure that development is directed to areas with the least flood risk as far as possible. It also needs to be accounted for during the planning process that that flood risk zones are likely to expand further as a result of future development and climate change.

Question CC8: How can the Local Plan promote the use of sustainable drainage systems (SuDS)?

Option 1: Require SuDS on all new development where appropriate

Option 2: Include a policy within the Local Plan that encourages the use of SuDS where appropriate

Option 3: Include a policy within the Local Plan which sets out the drainage hierarchy set out in paragraph 12.9.3 and requires for it to be followed

Option 4: Rely on national policy and guidance to guide development

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	+	+	++	?	+	?	?	?	+	?	?	?	+	?	?
Option 2	+	+	+	+	++	?	+	?	?	?	+	?	?	?	+	?	?
Option 3	+	+	+	+	++	?	+	?	?	?	+	?	?	?	+	?	?
Option 4	+	+	+	+	++	?	+	?	?	?	+	?	?	?	+	?	?

Conclusion

SuDS are an important method for mitigating against flood risk within developments. Each of these options will provide significant environmental benefits, including reducing climate change and flood risk. This will provide an improvement to housing quality, particularly in areas where flooding is more likely. Option 1 is suitable in principle. However, it might only be appropriate for larger scale development to require SuDS, rather than small applications. Therefore, a policy based approach that considers the size and impact of development may be more suitable. This should be informed by the drainage hierarchy and guidance within the NPPF. The phrase 'where appropriate' also needs to be defined here to ensure that development does not fail to meet requirements.

Issues and Options: Natural Environment

Question NE1: Should the Local Plan include a requirement for 10% biodiversity net gain in new developments?

Option 1: Include a policy within the Local Plan which requires a 10% net gain in biodiversity in all new developments (or biodiversity offsetting where appropriate)

Option 2: Include a policy within the Local Plan which requires a 10% net gain in biodiversity in new developments with the exception of householder developments (or biodiversity offsetting where appropriate)

Option 3: Include a policy within the Local Plan which requires a higher than 10% net gain in biodiversity in new developments with the exception of householder developments (or biodiversity offsetting where appropriate) (Please state amount %)

Option 4: Rely on national policy and guidance to provide biodiversity net gain

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	+	+	+	+	+	++	+	+	?	++	?	U	U	+	U	U
Option 2	++	+	+	+	+	+	+	+	+	?	+	?	U	U	+	U	U
Option 3	++	+	+	+	+	+	++	+	+	?	++	?	U	U	+	U	U
Option 4	++	+	+	+	+	+	+	+	+	?	+	?	U	U	+	U	U

Conclusion

The requirement for biodiversity net gain will provide significant environmental improvements, not only to biodiversity, but to land and air quality, climate change and flood risk. It will also provide significant health and wellbeing improvements through the provision of healthier and more attractive places to live. Biodiversity can make a housing development more desirable and attractive to potential buyers, which has the potential to provide economic improvements, although this needs to be weighed against the cost of implementing the net gain, making the economic indicator unknown. It seems appropriate that householder development should not be exempt completely from providing biodiversity improvements. Perhaps there should be a separate criteria that householder developments make contributions to biodiversity where appropriate. In terms of the amount of biodiversity net gain required, some developments may be more able to provide a higher amount. Therefore, it may be suitable to require 10%, with a higher target figure for developments where a higher amount may be feasible.

Question NE2: How can the Local Plan protect areas of Green Infrastructure?

Option 1: Designate areas of land as Local Green Space where they meet the criteria set out within paragraph 100 of the NPPF

Option 2: Continue with the less restrictive current approach in the Core Strategy which designates protected open spaces and may allow their development where an equivalent replacement is proposed

Option 3: Designate strategic areas of green infrastructure as Green Gaps in order to prevent settlements from merging and retain their distinctive character.

Option 4: Include a policy within the Local Plan which promotes the establishment, improvement and protection of green infrastructure networks

Option 5: Do not designate any land as protected open space or Local Green Space

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	+	++	?	+	?	?	++	++	?	+	++	?	+	?	+	?	?
Option 2	+	++	?	+	?	?	++	++	?	+	+	?	+	?	+	?	?
Option 3	+	++	?	+	?	?	++	++	?	+	++	?	+	?	+	?	?
Option 4	+	++	?	+	?	?	++	++	?	+	+	?	+	?	+	?	?
Option 5	--	--	-	-	-	?	--	--	?	-	--	?	-	?	?	?	?

Conclusion

The protection of green infrastructure is likely to provide significant benefits for landscape and biodiversity, as well as improving land and air quality. Greenspace can also mitigate against flooding in high risk areas, especially when compared to built up spaces in flood zones. In addition, housing developments that provide green space are more attractive to potential buyers, which is likely to have a positive impact on the local economy as well as physical and mental health and wellbeing. Failing to protect greenspace as set out in option 5 is an unacceptable option here as it can result in degradation of these important spaces and subsequent environmental impacts. It is also likely to have an impact on physical and mental health and wellbeing. Options 1, 3 and 4 all provide significant protection for areas of green infrastructure and therefore should not be considered in isolation, but as a combined approach. Option 2 provides a less restrictive approach, but this needs to be carefully regulated to ensure that the quality and location of the replacement green space is not poorer than the original.

Question NE3: How should the Council increase tree cover in the borough?

Option 1: Allocate one or more areas of land as community woodland

Option 2: Where a development involves the removal of a tree, and this is justified, require replacement trees at a ratio of at least 2:1

Option 3: Include a policy within the Local Plan which encourages tree planting in all developments where appropriate

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	+	++	++	++	+	+	++	?	?	++	?	?	+	?	?	?
Option 2	++	+	++	++	++	+	+	++	?	?	++	?	?	+	?	?	?
Option 3	+	+	+	+	+	+	+	+	?	?	+	?	?	+	?	?	?

Conclusion

A high tree cover is important in providing many environmental benefits, particularly in terms of habitat provision, flood risk reduction and air quality improvement. This has a positive impact on climate change. In addition to this, tree cover can have a positive social impact through health and wellbeing improvements. It also has the potential to improve the leisure and tourism indicator as woodlands are often used for recreational purposes where they are publically accessible, as well as providing opportunities for education through learning about the natural environment. It is likely that option 1 would provide the largest increase in tree cover. However, it is recognised that retaining and/or replacing trees can have an impact upon development viability. With this in mind, a combination of the three options would provide an appropriate approach. However, it needs to be recognised that option 3 could be considered subjective, with the phrase ‘encourage’ suggesting that this is not a requirement.

Question NE4: How can the Local Plan help protect soils from degradation?

Option 1: Require developers to submit a soil resource plan alongside any application for development on a greenfield site

Option 2: Require developers to introduce measures to minimise surface water run-off from developments

Option 3: Support applications for development on previously developed and those which involve the remediation of contaminated sites

Option 4: Ensuring measures are put in place to reduce soil compaction and pollution associated with construction and new developments

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	~	~	+	~	++	+	~	~	+	~	~	~	~	~	~
Option 2	+	+	+	~	++	~	++	+	~	~	+	~	~	~	~	~	~
Option 3	+	++	~	~	+	~	++	+	+	~	+	~	~	~	~	~	~
Option 4	+	+	~	~	+	~	++	+	~	~	+	~	~	~	~	~	~

Conclusion

All options presented here would provide biodiversity benefits by protecting the micro species that live in soils and improving the chances of survival for trees by preventing damage to root protection areas. This is likely to contribute towards health and wellbeing improvements as well as a reduction in flood risk. A combination of options would ensure that a holistic approach to protecting soil quality is taken.

Question NE5: How can the Local Plan help protect the borough's best and most versatile land?

Option 1: Include a policy within the Local Plan which prevents development on best and most versatile land

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	++	+	+	+	?	++	+	?	?	+	?	?	?	?	?	?

Conclusion

Provided enough sites are allocated to meet housing need and an additional percentage, development should not be required on the borough's best and most versatile land and therefore there should not be a significant impact on housing provision or the economy. However, including a policy in the Local plan that protects this land would be appropriate to ensure that development is not in inappropriate locations and that there would not be a significant impact on the environmental sustainability objectives.

Question NE6: Should the Local Plan continue to support the management of the undeveloped coast for biodiversity?

Option 1: Yes, include a policy within the Local Plan which supports the management of the undeveloped coast for biodiversity

Option 2: No, please state why

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	+	++	+	+	?	+	+	?	+	++	?	+	++	?	?	?
Option 2	-	-	-	-	-	?	-	-	?	?	?	?	-	-	?	?	?

Conclusion

The undeveloped coast provides vital environmental benefits, including habitat provision, an attractive landscape and air and land quality benefits. This also provides a recreational use, helping to improve health and wellbeing and contributing towards the economy. Failing to protect the biodiversity of the undeveloped coast has the potential to result in development which is harmful towards the coastal environment. This could result in the permanent loss of key habitats, species and landscapes which are vital to the character of the West Cumbrian coast. Therefore, it is vital that future management of the undeveloped coast for biodiversity is supported and enhanced wherever possible.

Question NE7: Should development be permitted within areas identified as undeveloped coastline?

Option 1: Yes, all development should be permitted subject to it meeting certain criteria, particularly tourist development

Option 2: Yes, but only development required to provide safe access to and interpretation of the coast subject to it meeting certain criteria

Option 3: No, all development should be prevented within the areas identified as undeveloped coastline

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	-	-	-	-	-	~	-	-	~	+	U	~	++	++	~	~	~
Option 2	~	~	~	~	~	~	~	-	~	++	++	~	+	++	~	~	~
Option 3	++	++	++	++	++	++	++	++	+	-	~	~	-	-	~	~	~

Conclusion

Option 1 has the potential to have significant impacts on the environment by resulting in the loss of undeveloped, tranquil space unless it is strictly regulated and subject to specific environmental criteria. On the other hand, restricting development completely could be harmful to health and wellbeing by preventing visitors from accessing these areas. Development in these areas could provide an important contribution towards the tourism offering and accessibility to the coast and therefore should not be restricted completely. This would include small scale work such as access improvements, footpaths and gateways to improve the visitor experience as opposed to built form. A criteria based approach should be introduced to ensure that development will make a significant contribution to social and economic sustainability without having a negative environmental impact

Question NE8: How can the Local Plan ensure a high level of landscaping is provided in new developments?

Option 1: Require a landscaping scheme to be submitted alongside all planning applications other than those for householder development

Option 2: Produce a Supplementary Planning Document which provides guidance on landscaping

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	++	+	+	+	?	++	+	+	+	++	?	?	?	+	?	?
Option 2	++	++	+	+	+	?	++	+	+	+	++	?	?	?	+	?	?

Conclusion

Both of these are useful options in ensuring a high level of landscaping. However, it does need to be noted that householder development can also have an impact on landscapes, particularly in the more rural parts of the borough, and therefore, the need to provide high levels of landscaping should also be considered for these types of applications. This could be either through a Supplementary Planning Document or a policy within the Local Plan.

Question NE9: Should the Local Plan continue to require landscaping to be maintained for a minimum of 5 years?

Option 1: Yes, 5 years is an appropriate length of time

Option 2: At least 10 years is an appropriate length of time

Option 3: At least 15 years is an appropriate length of time

Option 4: Landscaping should be maintained in perpetuity

Option 5: No, there should be no requirement for maintenance by the developer

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	+	+	+	+	+	+	+	+	++	?	+	?	?	?	?
Option 2	+	+	+	+	+	+	+	+	+	+	++	?	+	?	?	?	?
Option 3	++	++	++	++	++	++	++	++	++	+	++	?	+	?	?	?	?
Option 4	++	++	++	++	++	++	++	++	++	+	++	?	+	?	?	?	?
Option 5	U	U	U	U	U	U	U	U	U	U	U	?	U	?	?	?	?

Conclusion

Option 5 has been marked as unknown for the environmental impacts as this broadly depends on who else might take responsibility for landscaping. High quality landscaping has a positive impact on the economy by making the area a more attractive and desirable place to live. Landscaping should be maintained for as long as possible to ensure these environmental and associated social benefits, whether the responsibility falls to the developer or the homeowner.

Issues and Options: Built Environment

Question BE1: How should the Council promote good design in all developments?

Option 1: Develop an over-arching, criteria based design policy which identifies standards for all development in the borough

Option 2: Produce a Supplementary Planning Document on design

Option 3: Produce development briefs for all proposed allocations

Option 4: Require a masterplan for larger sites

Option 5: Require Design Codes on self-build sites

Option 6: Rely on the NPPF and the National Design Guide to guide development

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	++	~	~	~	~	~	~	~	+	++	~	+	~	+	~	~
Option 2	~	++	~	~	~	~	~	~	~	+	++	~	+	~	+	~	~
Option 3	~	+	~	~	~	~	~	~	~	+	++	~	+	~	+	~	~
Option 4	~	++	~	~	~	~	~	~	~	+	++	~	+	~	+	~	~
Option 5	~	++	~	~	~	~	~	~	~	~	++	~	+	~	+	~	~
Option 6	~	+	~	~	~	~	~	~	~	+	++	~	+	~	+	~	~

Conclusion

Options 1, 2, 4 and 5 are the most positive options in terms of landscape and heritage as they provide additional guidance for developers, taking into account local distinctiveness, over and above the standard guidance within the NPPF. This should lead to better design in developments. It would be suitable to combine these options to some extent to ensure a holistic approach to design. However, if option 3 is taken forward, overly prescriptive development briefs should be avoided as they can increase costs for the developer and reduce creativity.

Question BE2: Should the Council encourage or require dwellings to be built to the BRE Standard?

Option 1: The Local Plan should include a policy which encourages dwellings to be built to such standards

Option 2: The Local Plan should require a percentage of dwellings to be built to such standards (please state which proportion)

Option 3: Rely on national legislation such as the Building Regulations to guide development

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	+	+	+	+	+	+	+	+	+	?	+	?	+	?	?
Option 2	+	+	+	++	+	+	+	+	+	+	++	?	+	?	++	?	?
Option 3	+	+	+	+	+	+	+	+	+	+	++	?	+	?	++	?	?

Conclusion

The phrase 'encourage' indicates that there is no requirement for this to be carried out and therefore, there is a chance that new development will often fail to meet these standards. Where appropriate and possible, all dwellings should be required to meet these standards as a clear commitment towards well built, sustainable homes which contribute towards climate resilience in the built environment. A policy based approach could be a suitable option here, which draws upon the BRE standards and Building Regulations to ensure high quality design.

Question BE3: How can the Local Plan ensure advertisements requiring planning permission are not harmful to the street scene or cause unacceptable levels of light pollution?

Option 1: Include a policy within the Local Plan which supports advertisements subject to certain criteria

Option 2: Produce an Advertisements Supplementary Planning Document to guide future development

Option 3: Rely on national guidance to guide future development

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	+	?	?	?	?	?	?	?	?	+	?	+	?	?	?	?
Option 2	?	+	?	?	?	?	?	?	?	?	+	?	+	?	?	?	?
Option 3	?	+	?	?	?	?	?	?	?	?	+	?	+	?	?	?	?

Conclusion

A policy based approach which outlines the type of advertisements that are acceptable is the most suitable here. This should be criteria based to ensure that the local character, environment and landscape of individual settlements is not harmed unnecessarily. This should be in line with national guidance.

Question BE4: How can the Local Plan preserve and enhance the borough's heritage assets?

Option 1: Include an over-arching policy within the Local Plan which sets out the Council's commitment to protecting and enhancing heritage assets and supporting proposals for heritage-led regeneration

Option 2: Include a policy which sets out the exceptional circumstances in which damage to, or loss of, a listed building may be permitted

Option 3: Include a policy within the Local Plan which sets out the circumstances when development affecting the character of Conservation Areas may be permitted

Option 4: Rely on guidance within the NPPF and NPPG to guide development

Option 5: Produce, in association with the community, a Local Heritage List

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	++	~	~	~	~	~	~	~	~	+	~	~	+	~	~	~
Option 2	~	U	~	~	~	~	~	~	~	~	+	~	+	~	~	~	~
Option 3	~	U	~	~	~	~	~	~	~	~	+	~	+	~	~	~	~
Option 4	~	+	~	~	~	~	~	~	~	~	+	~	~	+	~	~	~
Option 5	~	++	~	~	~	~	~	~	~	~	+	~	~	+	~	~	~

Conclusion

Whilst options 2 and 3 could be considered to have a negative impact on landscape and heritage, there could also be potential benefits arising from these, provided the criteria as set out in the NPPF is met and that, for option 2, approval is provided by English Heritage. For example, there could be cases where a listed building is dilapidated and evidence demonstrates that it could not be brought back into beneficial use. Demolishing the building could help to regenerate the area and improve the streetscene, contributing towards economic improvements. With this in mind, a combination of options 1, 2 and 3, where this complies with NPPF and NPPG guidance, may provide a holistic approach, allowing for a flexible approach towards the protection of Copeland's heritage.

Issues and Options: Transport

Question TR1: What should be done to improve accessibility and sustainable transport provision across Copeland?

Option 1: Support transport improvements that maximise accessibility for all modes of transport but particularly by foot, cycle and public transport

Option 2: Accept that Copeland is a rural district and there will be a greater reliance on cars as a mode of transport

Option 3: Support proposals that are designed to enable electric vehicle charging points

Option 4: Support improvements to cycle and footpaths to encourage residents to walk and cycle to services

Option 5: Support the provision of facilities that provide access to public transport

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	+	?	+	?	+	+	+	?	++	++	?	++	+	+	+	++
Option 2	-	-	-	-	?	?	-	-	-	+	-	?	?	?	?	?	-
Option 3	+	-	?	+	?	++	-	+	+	+	+	?	+	?	?	+	+
Option 4	+	++	+	+	?	+	+	++	+	+	++	?	+	++	?	+	+
Option 5	+	+	+	+	?	+	+	+	+	+	+	?	+	+	?	+	+

Conclusion

It is considered that options 1, 3, 4 and 5 will have a positive impact on biodiversity, climate change and air quality by promoting a shift away from vehicular use as far as possible. Option 2 is not an acceptable approach and should not be considered. It is vital that residents have access to a range of different modes of transport to ensure that they have full access to services and facilities. Options 1, 3, 4 and 5 have the potential to have a positive impact on retail. This in turn will improve accessibility, contributing towards economic benefits and wellbeing improvements. Option 1 maximises accessibility for all modes of transport, whilst having a particular emphasis on sustainable and active forms of travel. Whilst options 3, 4, and 5 are important priorities, these should not be considered in isolation. Maximum accessibility will only be achieved if transport systems are looked at holistically.

Question TR2: What do you think the Council's priorities should be in terms of promoting investment bids?

Option 1: Whitehaven Town Centre Interchange

Option 2: Maintaining and improving the stations, infrastructure and services on the Cumbria Coastal Railway

Option 3: Improved road networks in and out of Copeland

Option 4: Improvements and enhancements of the footpath and cycle network to improve accessibility

Option 5: Improvements to bus services

Option 6: Park and ride facilities for connections to Whitehaven Town Centre, Key employment sites including Sellafield and Westlakes Science and Technology Park

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	U	U	?	U	U	?	U	U	U	++	+	?	+	+	?	+	++
Option 2	U	U	?	U	U	?	U	U	U	++	+	?	+	+	?	+	++
Option 3	U	-	?	-	U	?	U	-	U	++	+	?	+	+	?	+	++
Option 4	+	+	?	+	U	?	+	+	U	++	++	?	+	++	?	+	++
Option 5	U	U	?	U	U	?	U	U	U	++	+	?	+	+	?	+	++
Option 6	U	U	?	U	U	?	U	U	U	++	+	?	++	+	?	+	++

Conclusion

Several of the biodiversity objectives are unknown as they depend on the location and the design of the developments, as well as, to a certain extent, how far they are utilised. For example, making an improvement to bus services could encourage reduced car use, but only if they have a suitable timetable that encourages people to make use of them. Flood risk has been marked as unknown as each of these options is likely to increase the amount of hard surfacing required. This could be mitigated through the promotion of permeable surfaces and SuDS to reduce the negative impact. Option 3 could be considered to have negative impact on biodiversity and land quality, but it would also potentially re-route traffic away from the countryside. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. Option 4 provides environmental benefits as well as potential improvements to health and wellbeing and the sustainable economy. However, it is unrealistic to consider this in isolation as people need increased choice to improve accessibility, particularly given Copeland's rural nature. It is anticipated that each of these options will provide large improvements to accessibility of facilities and services, albeit on different scales. However, as with question TR1, a more holistic approach is needed, with concern given to all forms of transport, particularly those that encourage public and active travel.

Question TR3: What measures can be taken to support sustainable transport in rural parts of the borough?

Option 1: Support the provision of facilities that provide access to public transport

Option 2: Support proposals that are designed to enable electric vehicle charging points

Option 3: Direct development to locations with good service provision/public transport to access services.

Option 4: Do nothing, and accept that car use is unavoidable in rural areas

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	+	U	?	+	?	+	+	+	?	++	+	?	+	+	?	+	++
Option 2	+	U	?	++	?	++	+	++	+	++	+	?	+	?	?	?	++
Option 3	+	+	?	+	?	+	+	+	?	++	+	?	+	+	?	+	++
Option 4	--	--	-	--	-	--	--	--	-	-	-	?	-	-	?	-	--

Conclusion

The impact on landscape and heritage is unknown for options 1 and 2 as it depends on the type, siting and design on the facility. For example, a modern bus stop would be out of place next to a listed building in a conservation area so may require something more bespoke. Options 1, 2 and 3 are all suitable options for supporting sustainable transport in the rural parts of the borough. This will in turn contribute towards improvements to accessibility, health and wellbeing and the economy. These should be considered together to provide the greatest possible choice surrounding sustainable transport. Option 4 is not an acceptable option due to the environmental impacts arising from vehicle use particularly in rural areas.

Issues and Options: Communications

Question C1: How can Copeland optimise the delivery of telecommunications infrastructure?

Option 1: Development proposals information and communications technology should take into account criteria including: the need to avoid; high quality landscapes, areas of natural and manmade conservation. Minimise impacts on surrounding areas, take into consideration availability of alternative sites; sharing facilities with operators

Option 2: Require all developers of new build projects to provide the ability to connect to digital infrastructure.

Option 3: Encourage telecom operators to take a more strategic view of the area, encouraging investment in faster services, rather than allowing them to default to their normal order-by-order assessment

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	++	~	~	~	+	++	+	U	++	++	+	++	+	+	+	~
Option 2	U	U	~	~	~	~	U	~	U	++	++	+	++	+	+	+	~
Option 3	U	U	~	~	~	~	~	~	U	++	++	+	++	+	+	+	~

Conclusion

Several of the objectives are unknown as they depend on the siting of the infrastructure for example, for option 2, land quality may be positive if infrastructure is situated on brownfield land. Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. An approach that combines these three options is most suitable as it allows for access to high quality telecommunications without being at the detriment of the natural environment.

Question C2: How can the borough support proposals for the appropriate installation of electronic communication provisions?

Option 1: Continue with the approach set out in Policy DM23 'Information and Communications Technology'

Option 2: Rely on other Local Plan policies to ensure areas of natural and built importance are protected

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	++	~	~	~	~	++	+	+	+	+	+	+	+	+	+	~
Option 2	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U

Conclusion

Option 2 as set out here is vague and does not confirm how other Local Plan policies will contribute towards protecting areas of natural and built importance. However, it is important that applications for communications infrastructure take into consideration environmental policies provide at later stages of the Local Plan production.

Issues and Options: Healthy Communities

Question CE1: Should the Local Plan include minimum open space standards?

Option 1: Continue using the minimum open space standards set out in the Core Strategy (a minimum of 0.4ha of public space for every 200 dwellings pro-rate on developments of 10 or more dwellings, and in groups of family housing a minimum of 100m² of children's play space at the rate of one play space per 30/40 dwellings.)

Option 2: Set open space standards based upon needs identified in the Open Space Assessment on a settlement by settlement basis

Option 3: Set open space standards based upon needs identified in the Open Space Assessment on a borough-wide basis

Option 4: Include a policy within the Local Plan which encourages the retention and provision of green infrastructure in all new developments not just housing

Option 5: Minimum open space standards should apply to residential and commercial development

Option 6: Minimum open space standards should only apply to residential development

Option 7: Where appropriate areas of open space should be provided on small sites, placing maintenance costs on the owners

Option 8: Negotiate commuted sum payments on smaller development for improvement of existing accessible open spaces where these exist within walking distance of a new development

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 2	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 3	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 4	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 5	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 6	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 7	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?
Option 8	++	+	+	+	+	+	+	+	?	++	++	?	+	?	+	?	?

Conclusion

Whilst all options have similar scores, the effects may be subtly different and a combination of options ought to be used to deliver open space. This will allow for flexibility, particularly where it is not possible to meet open space standards on site. For example, whilst option 1 provides strong standards for provision of open space and children's play space, this does not state how provision will be made on small scale sites. It also does not respond to the demands of individual settlements as set out in option 3, which may offer a greater amount of flexibility with provision, particularly where pockets of open space are underutilised. This could be used in conjunction with option 7 or 8 to ensure that all development contributes towards open space standards. In addition, option 4 will contribute towards the provision of green infrastructure in the future. This will in turn provide further benefits, including contributing towards biodiversity net gain. Overall, a policy based approach which ensures a combination of these options is most suitable for providing open space and contributing towards social and environmental improvements within the borough.

Question CE2: Should the new Local Plan include a policy on Health? If yes, what specific issues should it cover?

Option 1: Include a policy on health within the Local Plan

Option 2: Support proposals for facilities and services that maximise opportunities to improve health and well-being;

Option 3: Restrict the provision of hot food takeaways in close proximity (400m) to schools and educational facilities

Option 4: Ensure proposals for community services are accessible to all areas of the community

Option 5: Include a policy within the Local Plan which states that proposals that would result in the loss of health and well-being provision will be refused unless robustly justified

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	~	~	~	~	~	~	~	~	~	+	++	+	+	~	~	~	~
Option 2	~	~	~	~	~	~	~	~	~	++	++	+	+	~	~	~	~
Option 3	~	~	~	~	~	~	~	~	~	+	++	++	+	~	~	~	~
Option 4	~	~	~	~	~	~	~	~	~	++	++	+	+	~	~	~	~
Option 5	~	~	~	~	~	~	~	~	~	+	++	+	+	~	~	~	~

Conclusion

Ensuring improvements to health are vital in encouraging social sustainability and wellbeing within communities. A policy based approach which promotes improvements to health and wellbeing as set out in options 2, 3 and 4 is a suitable approach here. In particular, this ought to encourage development which improves access to health and wellbeing provision whilst ensuring that new development does not result in the loss of these services. Option 3 may have a slight negative impact on the economy by limiting where takeaways can be located, which needs to be weighed up against the potential positive impacts on health and wellbeing it may have.

Question CE3: Where should provision of new and enhanced community facilities (Built health and leisure) be located?

Option 1: Concentrate provision of new and enhancement of existing built health and leisure facilities in the Principal Town and the 3 Key Service Centres

Option 2: Focus the provision of new and enhancement of existing built health and leisure facilities in areas of the borough that exhibit higher than averages of socio-economic deprivation

Option 3: Allow opportunities for new health and leisure built facilities outside of the Principal Town and Key Service Centres where it can be justified that there is a local need for provision

Option 4: Support the provision for new health and leisure built facilities anywhere in the borough subject to criteria

	Biodiversity	Landscape/heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/Wellbeing	Education	Sustainable Economy	Leisure/Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	++	++	~	+	++	~	~	~
Option 2	U	U	U	U	U	U	U	U	U	++	++	~	+	++	~	~	~
Option 3	U	U	U	U	U	U	U	U	U	++	++	~	+	++	~	~	~
Option 4	U	U	U	U	U	U	U	U	U	+	++	~	+	++	~	~	~

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon where the development is located, (including whether it is on a site of high biodiversity or historical value, whether it is at flood risk or is in an area of landscape importance etc.), and how it is designed (whether it is built using sustainable materials, incorporates renewable energy schemes and sustainable drainage solutions etc). Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. It is important that these are considered at all stages of the planning process to ensure that development is not at the detriment of the environment. All options here are potentially suitable, provided they adhere to NPPF guidance and that criteria is set out in a way that ensures development is in the most appropriate locations.

Question CE4: How should the requirements for the provision and amount of health and community facilities on new residential development be agreed?

Option 1: Local Plan policy should set minimum requirements for the provision of health and community facilities.

Option 2: A more flexible approach should be taken to negotiate requirements at application stage

Option 3: A Supplementary Planning Document relating to health and community facilities should be produced following adoption of the Local Plan

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	U	U	U	U	U	U	U	U	U	++	++	?	+	+	?	+	+
Option 2	U	U	U	U	U	U	U	U	U	+	+	?	+	+	?	+	+
Option 3	U	U	U	U	U	U	U	U	U	+	+	?	+	+	?	+	+

Conclusion

All options have an unknown impact on the environmental objectives. Impacts on biodiversity, landscape/heritage, water, climate change, flood risk, energy and land and air quality will depend upon where the development is located, (including whether it is on a site of high biodiversity or historical value, whether it is at flood risk or is in an area of landscape importance etc.), and how it is designed (whether it is built using sustainable materials, incorporates renewable energy schemes and sustainable drainage solutions etc.). Unknown impacts can become positive if policies are included within the Local Plan which relate to and mitigate these issues. All options will contribute towards health, wellbeing and accessibility improvements and are therefore all potentially suitable options. Option 1 would ensure that a minimum standard was met, although it might be difficult to measure requirement and how best to deliver this. Therefore a more flexible approach that considered applications on a site by site basis might be more suitable.

Question CE5: How should Community Facilities, Health Provision and Public Open Space be protected?

Option 1: Proposals for loss of provision will only be allowed (subject to criteria) where a replacement of equal or improved quality is provided, or robust evidence is provided that facilities are no longer required

Option 2: A loss of provision may be acceptable if remaining facilities are enhanced, subject to criteria

	Biodiversity	Landscape/ heritage	Water resources	Climate Change	Flood Risk	Energy	Land Quality	Air Quality	Waste and Recycling	Accessibility	Health/ Wellbeing	Education	Sustainable Economy	Leisure/ Tourism	Housing	Retail	Transport
Option 1	?	?	?	?	?	?	?	?	?	++	++	+	+	+	?	?	?
Option 2	?	?	?	?	?	?	?	?	+	+	+	+	+	+	?	?	?

Conclusion

Either of these options are suitable for protecting facilities. This should be subject to criteria to ensure that there is still high quality provision which encourages social sustainability and health and wellbeing.

7.0 Appendices

Appendix 1: Preferred Options Reasonable Alternatives (Policies)

This appendix outlines the alternative approaches that were considered and assessed during the development of the Preferred Options Draft. This is based on the reasonable alternatives identified during the Issues and Options process of plan production, as well as any additional options which have been identified and discussed following this process. This can help provide an understanding of how and why we have selected certain options and the process of developing policies so they contribute to mitigating potential sustainability issues.

Please note that the policy options that have been taken forward may have been significantly modified between the Issues and Options and Preferred Options drafts. This appendix should be read in conjunction with the Issues and Options Draft.

Reasonable alternatives for policy DS2PO: Settlement Hierarchy

This has been adapted from question DS3 in the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: The settlement hierarchy in the Core Strategy should be taken forward into the new Local Plan	U	U	U	U	U	U	U	U	U	-	-	?	+	+	+	+	+
As it currently stands, the settlement hierarchy only allows for development in areas lower than Local Centres where there is a defined need. This has the potential for a detrimental impact on smaller settlements, particularly when it comes to social wellbeing and accessibility. In the development of the settlement hierarchy, settlements have been looked at separately in terms of their service provision and connections with other settlements, which has meant that smaller rural settlements have been allocated into a tier of the hierarchy based on this rather than being considered as a whole. Whilst the existing hierarchy provides social and economic benefits, the preferred option in DS2PO is more settlement specific and therefore is more preferable than this option.																	
Option 2: The settlement hierarchy should be based on the provision of a shop and a school	U	U	U	U	U	U	U	U	U	-	-	+	U	U	U	U	U
It is likely that this option would have a negative impact on accessibility by restricting development in areas where they do not have these provisions. This can have a knock on impact on health and wellbeing. In terms of the economy, the option can help to support shops, although there may be a negative economic impact through a lack of support for other businesses, such as hairdressers and places of employment, resulting in decline. Furthermore, this option doesn't recognise the value of other uses such as public houses and village halls in reducing social isolation. Nor does it consider the links between settlements in terms of public footpaths or public transport and how this allows settlements to sometimes function as clusters.																	
Option 3: Do not set out a settlement hierarchy and let the market decide where development is brought forward	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
The indicators here have been marked as unknown as it would depend on the type, location and scale of development. However, there is the potential that allowing the market to decide could have a negative impact, particularly on economic indicators, as it would mean that development might be inappropriate to the scale and capacity of a settlement, resulting in reduced sustainability. There may also be environmental issues as a result of excess development that is unsympathetic to its surroundings as well as through increased dependence on private vehicles to travel to more sustainable settlements.																	

Reasonable alternative for policy DS3PO: Settlement Boundaries

This has been adapted from question DS12 of the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Only draw settlement boundaries for Principal Town, Key Service Centres, Local Centres (No boundary for the villages)	U	-	U	U	U	U	-	U	U	-	-	~	U	~	U	~	U
A lack of settlement boundaries in the villages can result in development sprawling into the open countryside. Whilst there will be less development likely in the villages, there is less control over where this can be located, contributing to landscape impacts and the potential degradation of greenfield land. This can also cause development to become removed from existing settlements, having a negative impact on accessibility and health and wellbeing.																	
Option 2: Only draw settlement boundaries for the villages	U	-	U	U	U	U	-	U	U	-	-	~	+	~	U	~	U
A lack of settlement boundaries in the Borough's towns can result in development sprawling into the open countryside, reducing control over where development can be located. This can cause development to become removed from existing settlements, having a negative impact on accessibility and health and wellbeing. The one benefit that this can provide is additional flexibility in larger settlements, which can help to support the local housing market and construction industry, contributing towards economic growth. However, this may be offset by development that is in a less desirable and sustainable location.																	
Option 3: Do not draw boundaries for any of the settlements	-	--	-	-	-	-	--	-	-	-	-	~	U	~	U	U	U
A lack of settlement boundaries is likely to result in uncontrolled sprawl into the open countryside. This can have a number of environmental impacts, including harm to land quality through reduced restrictions on development on greenfield land. There is also potential for development to become removed from existing settlements, which can have an impact on accessibility and health and wellbeing. In terms of the economy, a lack of settlement boundaries can have a positive impact on the economy by making development less restricted, although there can be negative impacts arising from an area becoming potentially less desirable and less accessible																	

Reasonable alternatives for Policy E3PO: Westlakes Science and Technology Park

This has been adapted from question E2 of the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: The Council should continue to restrict permitted uses to B1 and D1	U	U	U	U	~	U	U	U	U	-	~	+	+	~	~	~	~
Continuing to restrict uses to B1 and D1 can help to continue employment and research in the borough. However, this approach is restrictive, and there is potential that continuing current restrictions, rather than allowing for ancillary uses, may make the site less desirable to future occupiers.																	
Option 2: Lift restrictions of B1 and D1 uses and allow for B2 and B8 uses.	U	U	U	U	~	U	U	U	U	-	~	~	+	~	~	~	~
The option selected for E3PO allows for ancillary uses to be included at the park. Allowing for B2 and B8 uses could help the park to expand and provide economic growth, but would mean that there were no ancillary uses for users, making it less attractive to potential occupiers.																	

Reasonable alternatives for Policy R5PO: Whitehaven Town Centre

This has been adapted from question R1 of the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Maintain current Whitehaven Town Centre Boundary	U	U	U	U	U	U	U	U	U	-	-	~	U	~	~	~	U
The approach taken in R5PO can contribute to improving the flexibility of uses in the town centre, enhancing vitality and viability and directing investment to the areas which need it most. The existing town centre boundary contains uses which are not regarded as main town centre uses, which ought to be removed to consolidate the boundary. The Bridges Retail park has also been added in to the boundary, with the view that it provides an important addition to the town centres offering.																	
Option 2: Expand Town Centre Boundary further to include retail units on Preston Street	U	U	U	U	U	U	U	U	U	-	-	~	U	~	~	-	U
The NPPF requires town centres to be compact and easily accessible. The Preston Street site is different to the Bridges Retail Park as this is a purpose built retail site, whereas the Preston Street area is more dispersed .Expanding the town centre boundary further to include the Preston Street site would result in the town centre becoming dispersed and reducing accessibility to key town centre uses.																	

Reasonable alternatives for policy R4PO: Retail and Leisure Impact Assessments

This has been adapted from question R6 of the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Apply a threshold of 500m ² across the borough	~	-	~	~	~	~	-	~	~	+	~	~	-	-	~	-	~
R4PO sets out a lower threshold of 300m ² for the key service centres. An alternative option of allowing for 500m ² in smaller settlements has the potential for out of town developments to have a negative impact, resulting in additional town centre vacancies and reduced footfall. Therefore it is appropriate for the threshold to be altered depending on the size of the settlement.																	
Option 2: Rely on the government suggested threshold for impact assessments of 2,500m ²	~	-	~	~	~	~	-	~	~	+	-	~	-	-	~	-	~
The nationally set threshold does not take into account local context, with it being more appropriate for larger urban spaces than Copeland, which is a relatively rural borough. Findings of the 2020 draft retail study recommend a locally set target to avoid inappropriate out of centre development and enhance the vitality and viability of town centres. Inappropriate out of town development can improve accessibility, although this is likely to have a harmful impact on existing retail and leisure uses as well as local economies and health and wellbeing.																	

Reasonable alternative for Policies R7aPO, R7bPO and R7cPO: Cleator Moor, Millom and Egremont Town Centres

This has been adapted from policy R3 of the Issues and Options draft.

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Introduce a defined shopping area within the Key Service Centres	U	U	U	U	U	U	U	U	U	-	U	~	-	-	U	+	~
The impact of the reasonable alternative on the environmental indicators is unknown as it depends on the type, location and scale of development, although it is unlikely there will be a significant impact. There is likely to be a negative impact on accessibility by reducing the types of uses permitted in an area. Whilst this could have a negative impact on health and wellbeing, this can be offset by removing certain uses such as takeaways from primary shopping areas. There is potential for a negative impact on the economy as the Key Service centres already have a high vacancy rate, which is likely to be accelerated through restricting to retail uses only. This can also have a negative impact on the provision of leisure uses.																	

Reasonable alternatives for policy H2PO: Housing Requirement

This has been adapted from question H2 of the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Include a housing target within the plan of 170 net additional dwellings per year	U	U	U	U	U	U	U	-	-	+	+	~	++	+	+	+	+
This option allows for additional growth over and above the number of homes identified to meet needs in the SHMA (140 dpa) and would therefore support additional economic growth. This figure is however lower than the amount of housing suggested that the SHMA suggests is planned for in order to support economic growth (200dpa).																	
Option 2: Include a housing target which matches the government standard methodology (32 dwellings)	U	U	U	U	U	U	U	-	U	-	-	~	-	~	-	~	~
This option is not sustainable as it would not deliver enough homes to meet basic identified needs, support stabilisation of the economy or increase the number of jobs over the plan period.																	
Option 3: Include a housing target within the plan based on average number of dwellings over the past 10 years (137 dwellings)	U	U	U	U	U	U	U	-	-	+	+	~	+	+	+	+	+
Whilst similar to the preferred option figure, this option is considered to be less robust as it is based purely on past trends rather than considering demographic and/or employment projections. This approach would also not be in accordance with the NPPF.																	

Reasonable alternatives for policy H4PO: Distribution of Housing

This has been adapted from questions DS6 and DS7 in the Issues and Options Draft.

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Continue with the distribution set out in the Core Strategy	U	U	U	U	U	U	-	-	U	-	~	~	-	~	-	~	~
The existing distribution is more restrictive than the one proposed in H4PO, which allocates development in the Key Service centres based on the tier rather than the individual settlement. Settlements. The key Service centres each have different characteristics which could reduce land deliverability and development and therefore reduce the likelihood of meeting distribution targets. When the distribution is across the tier, it provides additional flexibility. The current approach also only allows for development below Local centres where there is a defined need, which can prevent economic growth and social sustainability in smaller settlements.																	
Option 2: identify proportions by settlement rather than by tier of settlement.	U	U	U	U	U	U	-	-	U	-	~	~	U	~	-	~	~
As with option 1, identifying proportions by individual settlement is a less flexible approach and can reduce the chance of meeting housing delivery targets. However, the economic issues here are likely to be less significant than option 1 as it is not as restrictive in terms of development in small settlements. This has therefore been marked as unknown.																	
Option 3: Distribute development according to existing population splits	U	U	U	U	U	U	-	-	U	-	-	~	U	~	-	~	~
This approach only takes into account population splits, rather than other factors, such as the infrastructure to support the population. There is potential for this to result in additional development being directed to a settlement which may not be able to support the population growth, or where there is reduced accessibility to other settlements. In addition, population can be subject to change, which could result in a surplus or lack of homes.																	
Option 4: Allocating a maximum figure for development in the higher tiers.	U	U	U	U	U	U	-	-	U	-	-	~	-	~	-	~	~
The figures in the higher tiers within H4PO have been provided as a reasonable figure to ensure that targets are met in the most sustainable settlements. It can also contribute to facilitating additional growth. If a maximum figure was provided here, there is a risk of targets not being met and appropriate provision not being made. Removing a ceiling on development therefore provides a less restrictive approach.																	
Option 5: Allocating a minimum figure for development in the lower tiers	U	-	U	U	U	U	-	U	U	-	-	~	-	~	U	~	-

Development in these settlements has been restricted to prevent development sprawl and ensure the deliverability of the plan. Allowing for additional development could result in landscape and land quality impacts as well as reducing accessibility. Transport can also be impacted here by increasing dependence on private vehicles. The economic indicator has been marked as unknown as whilst there can be benefits to the construction industry, the sustainability and character of smaller settlements could become compromised

Reasonable alternatives for policy H8PO: Affordable housing:

This has been adapted from question H5 of the Issues and Options Draft.

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Require at least one dwelling on every site to be affordable	?	?	?	?	?	?	?	?	?	-	-	?	-	?	-	?	?
This option can provide negative impacts through deterring developers from delivering small sites, as well as increasing the chance for inadequate provision on larger sites. This can reduce the delivery and accessibility of affordable homes and result in negative economic and social impacts.																	
Option 2: Require all affordable housing to be available for home ownership rather than rental.	?	?	?	?	?	?	?	?	?	-	-	?	-	?	-	?	?
Whilst the NPPF promotes affordable home ownership over rental options, it acknowledges that this could prejudice the ability to meet the identified housing need for specific groups. Evidence shows that it would not be appropriate for all affordable housing to be through home ownership routes due to the difficulty with raising capital for deposits and therefore a split between rental and home ownership has been provided.																	

Reasonable alternatives for Policy N2PO: Biodiversity Net Gain

This has been adapted from policy NE1 of the Issues and Options Draft

	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Option 1: Require a higher level for biodiversity net gain than the Government suggested 10%.	++	+	+	+	+	+	+	+	U	?	+	?	U	?	?	?	?
Whilst additional net gain above the government's suggested 10% is encouraged, the Council currently has no evidence to require a higher level. The requirement for a higher level has the potential to deter developers from building within the borough by reducing the viability of a development. This could have a knock on impact on the local economy. Therefore a minimum figure of 10% should be used.																	

Appendix 2: Preferred Options Reasonable Alternatives (Sites)

This appendix contains the sites which have been assessed as deliverable/ developable in the SHLAA but were not deemed suitable to be allocated for housing at this time. Additional information about the sites and why they have been discounted can be seen in the SHLAA. Where sites are deliverable/ developable but are not currently available for development, these have not been assessed through the IA process at this time. Sites allocated as broad locations have also not been included in the assessment at this stage due to their large scale.

Principal Town (Whitehaven)

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Whitehaven																	
We007	U	U	-	U	U	U	+	U	U	+	+	?	+	?	+	?	U
We010	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
We010/a	U	U	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
We013	U	-	U	U	U	U	+	U	U	-	-	?	+	?	+	?	U
We036	U	U	U	U	U	U	+	U	U	-	-	?	+	?	+	?	U
Wh001	U	U	U	U	U	U	-	U	U	-	U	?	+	?	+	?	-
Wh005	U	U	-	U	U	U	-	U	U	-	-	?	+	?	+	?	U
Wh008	U	U	U	U	U	U	-	U	U	U	U	?	+	U	+	?	U
Wh010	U	U	U	U	U	U	-	U	U	+	+	?	+	U	+	?	U
Wh011	-	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Wh011/a	-	-	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Wh012	U	U	U	U	U	U	-	U	U	-	+	?	+	?	+	?	-
Wh014	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Wn006	U	U	U	U	U	U	-	U	U	-	+	?	+	?	+	?	-
Wn009	U	-	U	U	U	U	-	U	U	-	+	?	+	?	+	?	-
Wp001	-	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Wp004	U	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Ws010	-	-	-	-	-	U	-	U	U	+	+	?	+	?	+	?	U
Ws016	U	U	U	U	U	U	+	U	U	U	U	?	+	U	+	?	U
Ws020	U	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Wt006	U	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
WT031	U	U	-	U	U	U	+	U	U	+	+	?	+	?	+	?	U

Key Service Centres

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Cleator Moor																	
Cm001	U	U	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Cm004	U	-	U	U	U	U	-	U	U	-	U	?	+	?	+	?	U
Cm007	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Cm012	U	U	-	U	-	U	-	U	U	+	+	?	+	?	+	?	U
Cm026	U	U	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Cm029	U	U	-	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Cm093	-	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
CM094	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Egremont																	
Eg003	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Eg004	-	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Eg023	U	U	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Eg024	U	U	U	U	-	U	+	U	U	+	+	?	+	?	+	?	U
Eg027	U	U	U	U	-	U	-	U	U	+	+	?	+	?	+	?	U
Eg040	U	U	-	U	U	U	U	U	U	-	U	?	+	?	+	?	-

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Eg048	U	-	U	U	U	U	-	U	U	-	+	?	+	?	+	?	U
Eg051	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Eg052	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Eg059	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Millom																	
Mi008	-	-	-	U	-	U	-	U	U	+	+	?	+	?	+	?	U
Mi030	U	-	-	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Mi031	-	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Mi041	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Mi048	U	+	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U

Local Service Centres

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Arlecdon/ Rowrah																	
Ar005	U	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	-
Ar008	U	+	U	U	U	U	-	U	U	+	+	?	+	?	+	?	-
Ar021	U	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Bigrigg																	
Bi010	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Bi012	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Cleator																	
CI003	-	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
CI004	U	-	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
CI005	-	-	-	U	-	U	-	U	U	+	+	?	+	?	+	?	U
CI009	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
CI011	-	-	U	U	-	U	-	U	U	+	+	?	+	?	+	?	U
CI013	U	-	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
CI019	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Distington																	

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Di001	-	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Di003	U	-	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Di006	U	U	-	U	U	U	U	U	U	+	+	?	+	?	+	?	U
Di013	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Di016	-	U	-	U	U	U	U	U	U	+	+	?	+	?	+	?	U
Di021	U	U	U	U	-	U	-	U	U	+	+	?	+	?	+	?	U
Di030	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Di031	U	-	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Di035	U	-	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Drigg and Holmrook																	
Dh003	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Dh009	-	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Dh010	-	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Dh011	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Frizington and Rheda																	
Fr001	U	U	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Fr004	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Fr006	U	U	U	U	U	U	U	U	U	U	+	?	+	?	+	?	U
FR007/a	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Fr023	U	U	-	U	U	U	-	U	U	-	+	?	+	?	+	?	-
Fr032	U	-	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Fr037	U	U	U	U	U	U	-	U	U	-	+	?	+	?	+	?	-
Fr041	-	-	U	U	U	U	-	U	U	-	+	?	+	?	+	?	U
Haverigg																	
Ha017	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Seascale																	
Se002	-	-	U	U	U	U	U	U	U	+	+	?	+	?	+	?	U
Se025	U	U	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
St Bees																	
Sb006	U	--	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Sb008	U	--	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U
Sb011	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
sb011/a	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Thornhill																	

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
To005	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U

Sustainable Rural Villages

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Beckermest																	
Be008	U	+	-	U	U	U	-	U	U	-	+	?	+	?	+	?	-
Be011	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Be017	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Be018	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Be019	U	U	U	U	U	U	-	U	U	U	+	?	+	?	+	?	U
Ennerdale Bridge																	
En001	U	U	-	U	-	U	-	U	U	+	+	?	+	?	+	?	U
Moor Row																	
Mo001	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Mo004	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Mo026	U	U	U	U	U	U	-	U	U	U	+	?	+	?	+	?	U
Moresby Parks																	
Mp002	U	--	U	U	U	U	-	U	U	U	+	?	+	?	+	?	U
Mp003	U	-	-	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Mp007	-	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Mp010	U	-	-	U	-	U	-	U	U	U	+	?	+	?	+	?	U
Mp015	U	-	-	U	-	U	-	U	U	+	+	?	+	?	+	?	U
Mp016	U	--	+	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Mp020	U	U	+	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Parton																	
Pa012	-	U	U	U	U	U	+	U	U	+	+	?	+	?	+	?	U

Other rural villages

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Kirkland																	
Ki005	U	U	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U
Ki009	U	-	U	U	U	U	U	U	U	+	+	?	+	?	+	?	U
The Hill																	
Th001	U	U	U	U	U	U	-	U	U	U	+	?	+	?	+	?	U

Open Countryside

SHLAA Reference	Biodiversity	Landscape/ heritage	Water resources	Climate change	Flood risk	Energy	Land quality	Air quality	Waste and recycling	Accessibility	Health/ wellbeing	Education	Sustainable economy	Leisure/ tourism	Housing	Retail	Transport
Lamplugh																	
La005	U	-	U	U	U	U	-	U	U	+	+	?	+	?	+	?	U

Appendix 3: Preferred Options Suggested Amendments

This table summarises the recommendations made throughout this report which suggest how sustainability can be improved within the Preferred Options policies. These will be considered at the publication draft stage of Local Plan preparation.

Policy	Suggested Amendment
N/A	Addition of a policy which seeks to maintain and improve air quality.
Objective: Safeguarding Natural Resources	Addition of criteria to protect and enhance water resources
DS7PO	Incorporation of support for recycled building materials
CC1PO	Incorporate encouragement for developers to use recycled and sustainable materials where possible
R7PO	Incorporate a criteria for the provision of public green spaces and landscaping into the policy
H7PO	Incorporation of support for the reuse of brownfield land
H9PO	Incorporation of criteria relating to Travelling Showpeople
H16PO	Incorporation of criteria to consider and mitigate harm to existing species in the building
H17PO	Addition of a footnote to criteria a of the policy that clarifies that the existing dwelling excludes any detached outbuildings

Appendix 4: Issues and Options not considered under the Sustainability Appraisal

It was not possible to consider some of the questions presented within the Issues and Options document under the Sustainability Appraisal process. These have been listed below. Questions which ask for other options to be provided have also not been assessed.

Question number	Topic	Question
DS5	Development Strategy	If Sustainable Villages are identified in the Local Plan, which key services should they include?
E4	Employment	What option should the Local Plan take to safeguard existing employment areas?
CC4	Climate and Coastal Change	Which parts of the borough should be excluded when identifying land as Suitable Areas for Wind Energy development?
I1	Contributions	Question I1: In terms of Section 106 contributions which local infrastructure type(s) should be the priority where there are several infrastructure requirements for new development proposals (that meet the tests set out in Para 56a, b, c NPPF)?
I2	Contributions	Question I2: Should the Council investigate the feasibility of introducing a CIL Charging Schedule?
TR4	Transport	Should Copeland BC continue to assess parking standards for relevant planning applications against the Cumbria Design Guide (or any subsequent document)?