

Falmouth Neighbourhood Development Plan - Sustainability Checklist

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1.Introduction

1.1 The Falmouth Neighbourhood Development Plan Stakeholder group have prepared a Neighbourhood Development Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. A large part of the Falmouth Town Council area has been designated a Neighbourhood Area for this purpose by Cornwall Council, the Local Planning Authority covering Falmouth.

1.2 A Sustainability Appraisal, as defined by the Planning and Compulsory Purchase Act 2004, aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of plans or programmes, to ensure that the strategies, policies and plans within these contribute to and promote sustainable development. Although not a requirement of the Neighbourhood Planning (General) Regulations 2012, an Appraisal provides a means of demonstrating the Plan will promote sustainable development.

1.3 There is no legal requirement for a Neighbourhood Development Plan to have a formal Sustainability Appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. The Falmouth Neighbourhood Stakeholder Group see a sustainability checklist approach as a useful way for ensuring the policies and strategies adopted work to build resilience and long-term sustainability over and above mitigating the negative impacts of policies, without the need to carry out a full SA.

1.4 It is the view of the Stakeholder Group of the Falmouth Neighbourhood Development Plan that the Neighbourhood Plan seeks to secure greater levels of social, economic and environmental sustainability for Falmouth than would be afforded in the absence of a plan.

1.5 For clarity and conformity, the Falmouth Neighbourhood Development Plan seeks to follow a similar approach to Cornwall Council’s Local Plan Sustainability Appraisal¹ and as such this checklist seeks to answer the following questions:

¹ http://www.cornwall.gov.uk/media/9430191/SA_Final_-_November_2014.pdf Page 1 of 13
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- What is the plan trying to achieve?
- What is the sustainability context?
- What is the baseline situation and what are the key issues?
- What would the situation be without the plan?
- How has sustainability been considered in defining the Plan?
- What are the appraisal findings and recommendations?
- How can we best monitor the plan's impacts?

2. Sustainability Checklist

2.1 This sustainability checklist also assists Cornwall Council to undertake a “screening” assessment, evaluating whether the individual, or cumulative, impact of policies put forward could lead to significant environmental impact, and whether a formal Strategic Environmental Assessment is required. In some limited circumstances, where a Neighbourhood Development Plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment.

2.2 In formulating strategies and policies, the Falmouth Neighbourhood Development Plan Team has carefully considered their sustainable impact, bearing in mind regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 20042, and are looking for positive confirmation of this from Cornwall Council's screening opinion.

3. The Sustainability Checklist – Methodology

3.1 The sustainability checklist is intended to show how planning objectives and policies contribute to sustainable development, particularly with regard to their environmental, social and economic impact. It ensures that the concept of sustainable development remains an important consideration throughout the entire neighbourhood planning process.

3.2 There are three steps to the sustainability checklist:

- Step 1. Select the criteria which will be used to assess the sustainability of the Neighbourhood Plan's objectives and policies;
- Step 2. Using these criteria, measure the impact each objective/policy will have on sustainability;
- Step 3. Analyse the results and make recommendations.

3.3 Ideally this is done more than once, in a repetitive / iterative process that refines and improves the level of sustainability of a proposal each time.

Step 1 – Selecting the Criteria

3.4. For simplicity of process the checklist was based on the 'Sustainability Framework' identified in the Cornwall Local Plan Sustainability Appraisal. The advantage of using the Cornwall Local Plan criteria is that they have already been subject to consultation across Cornwall, so further local consultation on them is not considered necessary. The list of assessment criteria is referred to as the 'SA Framework'. The SA Framework is given in Appendix 1 below. The 'Factors' are on the left, and some 'clue' questions to guide the appraisal are given on the right.

Step 2 – Assessing each Neighbourhood Plan objective and policy against the criteria

3.5 The sustainability appraisal is achieved by assessing each of the objectives against the SA Framework according to the grading below. In this way a view on each objective and an overall assessment of the sections and the complete Neighbourhood Plan can be generated. ('Scoped Out' is where the issue is not relevant to Falmouth or

a Neighbourhood Plan, e.g. Minerals, Maritime).

--	Very negative impact – The objective is likely to lead to significant damage or loss, or other negative effects on Sustainability Framework Factors
-	Some negative impact – The objective is likely to lead to moderate damage or loss, or other negative effects on Sustainability Framework Factors
+/-	Positive and negative impacts – The objective may damage some Sustainability Framework Factors and improve the current situation on others.
0	Neutral impact – there are no effects upon on Sustainability Framework Factors
+	Some positive impacts – The objective is likely to lead to some improvement on current situation in respect of the on Sustainability Framework Factors
++	Significant positive impacts - The objective is likely to lead to significant improvement on current situation in respect of the on Sustainability Framework Factors
?	Uncertain impacts – Where there is doubt it is acknowledged.
N/A	Scoped out – The objective is not relevant to the Sustainability Framework Factor
Ind	Indirect impacts

4. What is the plan trying to achieve?

4.1 The Falmouth Neighbourhood Development Plan focuses on the key planning issues facing Falmouth, setting out both the short term and longer term priorities for action to enable sustainable growth and increase prosperity. Relating this to the Falmouth area the sustainability context can be more explicitly captured as putting in to place the necessary measures to ensure that Falmouth delivers *sustainable development* for the benefit of its own and the surrounding communities,

4.2 The Falmouth Neighbourhood Development Plan therefore focuses on the key planning issues facing our town, setting out both the short term and longer term priorities for action to enable sustainable growth and increase prosperity. The Plan focuses around the concept of Falmouth as a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town, forming the sustainable social and economic heart of the wider community of the Falmouth/Penryn Community Network, serving an important strategic role in enabling Cornwall’s economy to reach its full potential, and responding effectively to the vagaries of climate change.

4.3 To achieve this the Plan includes proposals and policies to:

- develop high quality employment and training facilities that meet the needs of local businesses and local people
- provide housing that meets local needs and provides greater choice of tenure and mix
- back measures that aid the transformation of the Cornish economy, whilst ensuring that our community remains balanced and that local residential amenity is protected.
- support the vitality and viability of the town as a service and shopping centre for its residents and the surrounding communities
- Protect and enhance the town’s unique architectural heritage, and its setting in attractive countryside
- Seek net gains in the biodiversity and health of our environment whilst enabling the development necessary to meet present and future needs
- conserve and enhance existing open spaces and leisure facilities and take opportunities to provide more
- At all times to ensure that whilst meeting today’s reasonable needs, we protect the interests of future generations.

4.4 In addition to supporting sustainable development in these wider senses, the Plan also seeks to build social, economic and environmental resilience in anticipation of future changes and challenges.

4.2 The Neighbourhood Development Plan opens by setting a vision and broad aims for the future of the town, from which key objectives are developed, aligned to the three key sustainability aims:

- Social: Ensuring a strong, healthy and just society

- Economic: Achieving a sustainable economy
- Environmental: Living within environment limits

The Plan then provides sets of planning policies, proposals and project initiatives intended to deliver the vision for Falmouth 2030.

This is illustrated in the Figure 1 below:

<p>VISION 'In 2030, Falmouth will be a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town, forming the sustainable social and economic heart of the wider Falmouth/Penryn Community Network, serving an important strategic role in enabling Cornwall's economy to reach its full potential, and responding effectively to climate change'.</p>
<p>BROAD AIMS</p> <ul style="list-style-type: none"> • To enhance the town and maintain its excellent qualities up to 2030 and beyond. • To balance the competing needs for growth and development with protection and enhancement. • To promote development that is sustainable socially, economically and environmentally.
<p>SUSTAINABILITY AIM A. SOCIAL: ENSURING A STRONG, HEALTHY AND JUST SOCIETY</p> <ul style="list-style-type: none"> • Creating and maintaining a balanced town community • Accommodating growth, housing need and university expansion • Managing student growth
<p>KEY OBJECTIVES</p> <p>Housing and Regeneration</p> <ul style="list-style-type: none"> • <i>To create sustainable communities by providing framework plans to guide Falmouth's urban extension.</i> • <i>To ensure the urban extensions are connected to the existing housing on the peripheries and to ensure these are supported with the necessary facilities.</i> • <i>To set higher densities to encourage the development of town houses and apartments in order to increase the viability of providing affordable and social housing to meet identified needs.</i> • <i>To ensure good, high-quality design to the best current standards for sustainable building.</i> • <i>To ensure that the process of construction meets considerate contractor's standards</i> • <i>To identify and give guidance on urban sites with the potential for infill housing, regeneration, improvement and facility enhancement</i> <p>Accommodating Students</p> <ul style="list-style-type: none"> • <i>To maintain community balance, and protect the character and amenity of residential areas that may be subject to changes of use to houses in multiple occupation;</i> • <i>To minimise harm to the living conditions of existing residents of such areas;</i> • <i>To maintain a diverse housing stock which caters for all sections of the population including families;</i> • <i>To optimize the availability of private rented accommodation to meet the housing needs of all Falmouth's residents;</i> • <i>To ensure that the economic benefits to be derived from the expansion of the Universities of Falmouth and Exeter are enabled to come forward for the benefit of Falmouth and Cornwall.</i> • <i>To ensure that the likely growth in student numbers is absorbed in ways that are sustainable and work to the benefit of both Falmouth and the Universities</i> • <i>To support the Cornwall Local Plan Site Allocations Development Plan Document strategy for student accommodation</i>
<p>POLICIES</p> <ul style="list-style-type: none"> • POLICY PROPOSAL HR 1: General requirements for Falmouth Urban Expansion developments • POLICY PROPOSAL HR 2: Requirements for the Ashfield community: • POLICY PROPOSAL HR 3: Requirements for the Lower Kergilliack community: • POLICY HR 4: Falmouth AFC Site

- **POLICY PROPOSAL HR 5: Requirements for the Menehay community:**
- **POLICY HR 6: Urban Capacity/Infill sites**
- **POLICY HR 7: Design and Format**
- **POLICY HMO1 – policy for areas with high concentration of houses in multiple occupation**
- **POLICY HMO2 – policy for other areas**
- **POLICY HMO3 – new build student accommodation**

SUSTAINABILITY AIM B. ECONOMIC: ACHIEVING A SUSTAINABLE ECONOMY

- Supporting sustainable growth
- Promoting marine and creative and digital industries
- Regenerating the town centre

KEY OBJECTIVES

Town Centre

- *To enhance the centre of Falmouth to create an attractive destination for shoppers, visitors and tourists through improvements to the quality of the public realm.*
- *To create a pedestrian friendly and accessible environment.*
- *To manage vehicle movements, deliveries, parking and shuttle bus service.*
- *To increase footfall, add life to the town and its daytime, evening and night time activities:*
 - *support existing and new businesses;*
 - *enable infill development to improve vacant or underused premises;*
 - *encourage the use of upper storeys, space for residential, commercial and retail uses;*
 - *concentrate purpose-built and managed student accommodation on specific sites.*
- *To develop the Church Street car park to create a high quality public realm, to develop and enhance the Quarry and former TA site with increased parking and housing and/or student accommodation, and improve the main streets through the town.*

BUSINESS AND EMPLOYMENT

- *To ensure Falmouth's future economic prosperity by providing new opportunities for industry, businesses, tourism, retail, and leisure*
- *To use the town's key assets (marine, learning, tourism industries and its essential character) to position Falmouth as a unique and sustainable place to live, work, visit and learn in.*

POLICIES

- **POLICY TC 1: Church Street Car-Park**
- **POLICY TC 2: The Quarry**
- **POLICY TC 3: The Former TA Site**
- **POLICY BE 1: Supporting the Harbour, Port and Docks.**
- **POLICY BE 2: Supporting Value Added Enterprises**
- **POLICY BE 3: Revival of Prince of Wales Pier**
- **POLICY BE 4: Enhancing and Promoting the Moor**
- **POLICY BE 5: Dracaena Skatepark**
- **POLICY BE 6: Supporting Festivals Infrastructure**
- **POLICY BE 7: Small scale workshop development**

- **POLICY BE 8: Innovation/home business hub.**
- **POLICY BE 9: Home based enterprise.**

SUSTAINABILITY AIM C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS

- Creating a better town centre environment
- Ensuring adequate provision of infrastructure
- Protecting valued green space
- Promoting leisure, recreation and culture

KEY OBJECTIVES

Environment and Open Space

- *To establish policy for the protection and enhancement of key and secondary open spaces*
- *To implement specific and general improvement plans for open spaces in the town*
- *To establish a Falmouth Green Corridor and introduce a Falmouth Garden Walk*
- *To establish a strategy for sports, play and leisure*
- *To identify space or sites for allotments and cemeteries*
- *To set out responsibilities for the management and maintenance of open spaces, and support or establish management groups for open spaces and beaches.*

Transport and Connectivity

- *To provide a good public transport service to serve the town and its peripheries*
- *To encourage the use of more sustainable modes of transport through the provision of safe, well-lit and maintained cycle routes and footpaths*
- *To locate and improve car parking to serve the town centre and increase its footfall and economic viability*

Culture, leisure, health and well-being

- *Supporting the cultural sector in Falmouth and influencing development proposals to ensure that they respect or enhance cultural interests that help to build a sustainable and balanced community.*
- *Building or improving places and spaces for the delivery of cultural and health and wellbeing activities thereby tackling deprivation, raising/delivering expectation and ensuring services are adequate for Falmouth and the surrounding area, including a 'cultural hub'*
- *Supporting creativity, innovation and the creative industries by enabling the provision of space and facilities that help to embed creative industries as an essential and accepted part of Cornwall's economy.*
- *Developing ways of funding the cultural sector, through planning agreements and community infrastructure levy, and the provision of opportunities for cultural expression through development.*
- *Introducing measures that support and help develop community arts and the 'festival culture'*

Design Policies

- *To ensure that development is designed to the highest standards and respects its setting and surroundings*
- *To enhance the character of the town, its built environment, views, vistas and open spaces*
- *To promote place-making, local distinctiveness, and enhance and protect the historic environment of the town*

Delivery Plan

- *To deliver the Falmouth Neighbourhood Development Plan and the community aspirations it embodies by organising resources and making the best use of funding streams through planning obligations, grant aid and public investment.*

POLICIES

- **POLICY FOS 1: Protection of key open spaces:**
- **POLICY FOS 2: Assessment of secondary open spaces:**
- **POLICY FOS 3: Specific Improvement Projects for Pendennis Point and Falmouth Seafront.**
- **POLICY FOS 4: Green Corridor and Gardens Walk**
- **POLICY FOS 5: Provision of municipal facilities – allotments:**
- **POLICY FOS 6: Funding**
- **PROJECT FOS 1: Specific Improvement Projects for Pendennis Point and Falmouth Sea**
- **PROJECT FOS 2: The Falmouth Green Corridor and Garden Walk Projects**
- **PROJECT FOS 3: Responsibility for the management and maintenance of open spaces**
- **PROJECT FOS 4: The Falmouth Beaches Management Group (FBMG)**
- **PROJECT FOS 5: A Falmouth Open Spaces Management Group shall be established,**
- **PROJECT FOS 6: Improvements and enhancements to secondary parks, gardens sites and amenity areas, and none-specific open spaces**
- **PROJECT FOS 7: Development of a sports, play and leisure strategy**
- **POLICY PROPOSAL SOF 7: Provision of municipal facilities – Cemeteries and Allotments:**
- **POLICY TCON 1: Sustainable transport measures in new development**
- **POLICY PROPOSAL TCON 1: Sustainable transport and peripheral development sites**
- **POLICY TCON 2: Sustainable transport measures in the Town Centre**
- **PROJECT TCON 1: Sustainable Transport Strategy**
- **POLICY CUL 1: Development of new and regeneration of cultural facilities**
- **POLICY CUL 2: Protection of existing venues.**
- **POLICY CUL 3: Cultural expertise in new development.**
- **POLICY CUL 4: Cultural use of Open Spaces**
- **POLICY CUL 5: Funding**
- **POLICY DG 1: Design in Housing Proposals.**
- **POLICY DG 2: Development Generally.**
- **POLICY DG 3: Design and Local Distinctiveness**
- **POLICY DG 4: Design and Historic Environment**
- **POLICY DG 5: Design in Conservation Areas**
- **POLICY DG 6: Impact on Views and Vistas.**
- **POLICY DP 1: Community Priorities**

5. What is the sustainability context?

5.1 The Falmouth Neighbourhood Development Plan has been prepared in the context of the National Planning Policy Framework and its requirement that the planning system (of which the Falmouth Neighbourhood Development Plan is part) needs to perform three roles in delivering *sustainable development*.

5.2 The Plan recognizes the fundamental principle that *growth is part of sustainable development* and that it must address the key concerns of:

- Achieving a sustainable economy

- Living within our environmental limits
- Ensuring a strong, healthy and just society

6. What is the baseline situation & what are the key issues?

6.1 The baseline situation is recorded in the profile of Falmouth and its community given in the Evidence Base, which can be found at www.planforfalmouth.info

6.2 In summary, Falmouth is located in a beautiful setting on Cornwall's southern coast, and features in the popular imagination as a classic sailing-ship port, for despite its growth at its heart it retains its essential 18th and 19th century sea-port character. Its variety of buildings, opes and alleyways, glimpsed views of the sea, the small harbour and busy quays, provides a human-scale and visual interest that is cherished by local residents and is also a key part of the 'offer' of Falmouth as a tourism destination and centre for maritime recreation. The presence of two state-of-the-art Universities and a working Docks provide a strong economic core. Falmouth has a unique mix of strengths and weakness: There are immense opportunities for prosperity through tourism growth, Dock development, higher education expansion, and new maritime and knowledge-based industry, yet there are environmental, economic deprivation and infrastructure issues that threaten the town's future well-being and prosperity. Such pressures and issues include:

- Dealing with the impact of increasing student numbers stimulated by the growth of the Universities, on the balance of the community, the private rented housing sector, and demand for purpose built student accommodation.
- Responding to the fact that most new housing growth will occur outside Falmouth's boundaries, yet have most impact within the town, and the need to ensure that they work together as a sustainable whole.
- Delivering an appropriate mix of housing – which includes addressing issues associated with affordable housing and student accommodation.
- Encouraging employment opportunities so that Falmouth achieves its strategic role as a major centre in Cornwall, particularly in relation to Falmouth University and Combined Universities of Cornwall at Tremough (CUC), Falmouth Docks / Port of Falmouth and tourism, whilst tackling significant levels of local deprivation, and a relatively low local wage base
- Maintaining Falmouth as a strategic shopping centre and providing opportunities for new retail development and town centre environment enhancement to secure the centre's vitality and viability and to strengthen the retail provision in the town centre.
- Harnessing the full potential of the waterfront and its opportunities for employment, leisure and tourism
- Ensuring that decaying older buildings and Victorian Infrastructure are dealt with sympathetically, and new buildings achieve excellence in design, so that Falmouth's unique character is maintained.
- Resolving pedestrian and traffic conflicts within the town centre, by considering pedestrian prioritisation and supporting public realm improvements.
- Improving and retaining community services and facilities address current shortfalls in the Network Area and to meet further demand resulting from growth.
- Ensuring that green spaces are protected and enhanced and that the needs of the community for leisure and recreation are met.

- Responding to the peninsula like location which restricts the trading catchment and can cause transport problems.
- Ensuring that transport infrastructure, including essential car parking and sustainable transport modes, provides proper connectivity around and into the town, as part of delivering a sustainable future for Falmouth
- Ensuring that the planning relationship between Falmouth and Penryn, and with the community network area, is managed to ensure that sustainability is delivered.

6.3 Together these pressures and issues could be a significant threat to the prosperity of the community, its social well-being, and the quality of the urban and rural environment if not effectively addressed.

7. What would the situation be without the plan?

7.1 In the absence of a Falmouth Neighbourhood Development Plan and without the Plan's ability to guide and shape development, Falmouth would be subject only to the strategic plans of the NPPF, the Cornwall Local Plan and its Allocations Development Plan Document. These are considered to lack sensitivity to local conditions at the local town level, leading to the risk of locally unsympathetic proposals which do not go far enough in delivering sustainable development, and fail to effectively address the negative pressures and impacts described above. Furthermore, the aspirations of the community for the future of their town would be less well-defined and consequently less responded to.

8. How has sustainability been considered in defining the Plan?

8.1 Right from the start of the Neighbourhood Plan process, the intention has been to take a strong sustainability led approach, as is noted in Section 4 and the 'Narrative for Falmouth sub-section of the draft Plan. The Working Groups carried this forward by imbuing their work with a sustainability ethic, and giving emphasis to the principles of sustainability in Planning set out in the NPPF. Figure 1 above demonstrates how the Plan has been devised and structured to clearly follow these principles.

8.2 As the Neighbourhood Plan Working groups finalised their reports, and the writing of the Plan came together, a joint session of the group leads was held to construct this sustainability checklist assessment of their recommendations for policies. The assessment looked at the *intention* behind the policies, as well as the likely *impact* of the policies. Where a more significant adverse impact or absence of response to a sustainability issue was detected the policies were revisited and where appropriate re-worded to counter any unwanted impacts. Where some negative impact was recorded, but was outweighed by mitigation and positive impacts, no change was made, but a comment has been included explaining the position. The checklist is attached as Appendix 2 below.

8.3 The relatively minor sustainability 'conflicts' or negative impacts associated with the Plan objectives/policies have been kept to the very minimum by this process and it is the view of the Stakeholder Group that the Neighbourhood Development Plan will support greater levels of sustainability than would otherwise be afforded in the absence of the plan.

8.4 The Sustainability Appraisal will continue to adapt and consider any comments or issues identified through further Falmouth Neighbourhood Development Plan consultation.

9. What are the appraisal findings and recommendations?

9.1 From Appendix 2 is clear that the policies put forward by the Falmouth Neighbourhood Development Plan have a net positive impact upon the sustainability of the Town and surrounding area.

9.2 Overall, the Vision, aims and Objectives of the Plan set a sustainable context for tackling the pressures and issues being faced. The policies encourage sustainable development to address these aspects, and wherever possible set criteria to manage new proposals in a way that contributes to the social, environmental and economic well-being of the area.

9.3 A notable feature is that the Plan does not just look at Falmouth in isolation from its surrounds, but seeks to relate to them and their communities by supporting the delivery of necessary sustainable development to meet their needs, and makes suggestions as to how developments outside the Designated Area might be designed to fit with Falmouth as a sustainable whole.

9.4 The most significant negative impacts in terms of sustainability come through

- (1) the conflict of the need for urban extensions into the surrounding countryside, which whilst very well designed and incorporating mitigating measures must have some impact on for example, landscape, biodiversity and transport issues, and
- (2) the conflict between the need to preserve heritage assets and the retro-fitting of energy conservation materials and renewable energy generation equipment.

9.5 The sustainability checklist has ultimately supported and evidenced the community's aspirations and demands to help conserve Falmouth's unique and widely appreciated built heritage and attractive setting.

9.6 Our conclusion is that on balance the Falmouth Neighbourhood Plan will deliver appropriate sustainable development outcomes.

10. How can we best monitor the Plan's impacts?

10.1 The Plan includes a Delivery section that will be used as both an action plan and a monitoring tool to see that the objectives and policies are delivered.

Appendix 1. Sustainability Framework

Sustainability Framework Factors from Cornwall Local Plan SA	'Clue' Appraisal Questions
<p>Climatic Factors <i>To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</i></p>	<ul style="list-style-type: none"> • Does it limit greenhouse gas emissions? • Does it secure the highest viable resource and energy efficiency? • Does it encourage the use of renewable energy technologies?
<p><i>To increase resilience to climate change, and reduce vulnerability</i></p>	<ul style="list-style-type: none"> • Does it minimise vulnerability and encourage resilience to the effects of climate change?
<p>Waste <i>To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</i></p>	<ul style="list-style-type: none"> • Will it reduce the amount of waste produced, collected, and or landfilled? • Will it increase the amount of waste recycled or recovered? • Will it increase levels of composting or anaerobic digestion? • Has space for storage of recycled materials been planned for? • Will it reduce the waste management industry's contribution to climate change?
<p>Minerals and Geodiversity <i>To minimise the consumption of mineral resources and ensure the sustainable management of these resources and ensure the sustainable management of these resources?</i></p>	<ul style="list-style-type: none"> • Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources? • Will it ensure development does not irreversibly sterilise important mineral resources?
<p><i>To conserve, enhance and restore the condition of geodiversity in the county.</i></p>	<ul style="list-style-type: none"> • Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county? • Will mineral working impact on designated land?
<p>Soil <i>To minimise the use of undeveloped land and protect and enhance soil quality.</i></p>	<ul style="list-style-type: none"> • Will it protect, enhance and improve soil quality in Cornwall?
<p><i>To encourage and safeguard local food production.</i></p>	<ul style="list-style-type: none"> • Will it avoid development that leads to the loss of productive soils?
<p>Air <i>To reduce air pollution and ensure air quality continues to improve.</i></p>	<ul style="list-style-type: none"> • Will it maintain or improve air quality in Cornwall? • Will it reduce pollution including greenhouse gas emissions?
<p>Water <i>To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.</i></p>	<ul style="list-style-type: none"> • Does the proposal reduce, or avoid increasing the risk of flooding overall?

Sustainability Framework Factors from Cornwall Local Plan SA	'Clue' Appraisal Questions
<i>To maintain and enhance water quality and reduce consumption and increase efficiency of water use.</i>	<ul style="list-style-type: none"> • Does the proposal maintain or enhance water quality overall? • Does the proposal reduce the overall demand for water? • Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? • Will the proposal increase the risk of water pollution events?
Biodiversity <i>To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</i>	<ul style="list-style-type: none"> • Does the proposal protect, enhance or restore biodiversity interests of BAP habitats, Cornwall Wildlife Sites, SSSIs and internationally, nationally and regionally designated areas? • Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? • Does it protect not only designated areas but also of wildlife interest everywhere? • Will it encourage the provision of new or improved wildlife habitats?
Landscape <i>To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</i>	<ul style="list-style-type: none"> • Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character? • Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs? • Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements? • Will it maintain and enhance a high quality living environment? • Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?
Maritime <i>To encourage clean, healthy, productive and diverse waters</i> <i>To protect coastal areas and ensure sustainable maritime environments.</i>	<ul style="list-style-type: none"> • Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated? • Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries? • Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability? • Will the proposal operate within safe biological, chemical and physical limits?
Historic Environment <i>To protect and enhance the quality and local distinctiveness of the historic environment.</i>	<ul style="list-style-type: none"> • Does the proposal reinforce the distinctive character of Cornwall? • Does the proposal have an acceptable/unacceptable level of impact on the historic environment? • Does the proposal preserve and enhance the cultural and social significance of the historic asset? • Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture? • Have flood mitigation measures been designed to be compatible with the immediate historic environment? • Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?
Design <i>To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development</i>	<ul style="list-style-type: none"> • Will it encourage developers to build to higher environmental standards? • Will it help to promote local distinctiveness? Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? • Will it promote high quality, sustainable and sympathetic design that takes account of sustainable

Sustainability Framework Factors from Cornwall Local Plan SA	'Clue' Appraisal Questions
	construction and transport modes, and green infrastructure?
Social Inclusion <i>To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</i>	<ul style="list-style-type: none"> • Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded? • Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?
Crime and Anti-Social Behaviour <i>To reduce crime, anti-social behaviour and fear of crime.</i>	<ul style="list-style-type: none"> • Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots). • Will it help reduce the fear of crime?
Housing <i>To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</i>	<ul style="list-style-type: none"> • Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county? Will it reduce the number of people homeless or in temporary accommodation? • Will it contribute towards the provision of affordable, social and key worker housing? • Will it reduce the number of unfit homes, and those falling below the decent homes standards? • Will it deliver adaptable housing to meet the lifelong needs of the population? • Will it provide a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes? • Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions? • Will it make the best use of land?
Health, sport and recreation <i>To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities</i>	<ul style="list-style-type: none"> • Will it improve health and well-being and reduce inequalities in health? • Will it improve access to health services? • Will it improve access to the countryside, coast, recreation and open spaces? • Will it increase participation and engagement in physical activity and sport? • Will it lead to unacceptable noise levels?
Economic Development <i>To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities</i>	<ul style="list-style-type: none"> • Will it promote a diverse range of employment opportunities? • Will it provide affordable, small scale, managed workspace to support local need? • Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? • Will it raise the quality of employment and reduce seasonality?
Education and Skills <i>To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</i>	<ul style="list-style-type: none"> • Will it help improve the qualifications and skills of young people? • Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? • Will it help increase the County's skilled and professional workforce? • Will it support a viable future for rural communities? • Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? • Will it increase accessibility to training facilities?
Transport and accessibility <i>To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</i>	<ul style="list-style-type: none"> • Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? • Will it reduce traffic congestion by promoting alternative modes of transport? • Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?

Sustainability Framework Factors from Cornwall Local Plan SA	'Clue' Appraisal Questions
<i>To reduce traffic congestion and minimise transport related greenhouse gas emissions.</i>	<ul style="list-style-type: none"> • Will it lead to a reduction in greenhouse gas emissions? • Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? • Will it transfer freight from road to rail and/or sea?
<p>Energy <i>To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</i></p>	<ul style="list-style-type: none"> • Will it promote and support the use of renewable and low carbon energy technologies? • Will it help reduce fuel poverty? • Will it encourage local energy production?

Appendix 2. Sustainability Checklist for Falmouth Neighbourhood Plan

Neighbourhood Plan Policies SUSTAINABILITY AIM A. SOCIAL: ENSURING A STRONG, HEALTHY AND JUST SOCIETY	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY PROPOSAL HR 1: General requirements for Falmouth Urban Expansion developments	NO	+/-	0	0	-	-	0	+	+	0	+	++	++	+	++	+	0	0	++	+
Comment	Although new greenfield development will have impacts on climate, soil and water, Policy Proposal HR1 sets requirements that will help to ensure that the new urban extensions become part of Falmouth’s community, integrate site landscape and biodiversity, include a mix of new dwellings that meet local housing requirements and incorporate sustainable building techniques, which will mitigate and outweigh the negative impacts. HR2 to 5 are of similar effect.																			
POLICY PROPOSAL HR 2: Requirements for the Ashfield community:	NO	+/-	0	0	-	-	0	+	+	0	0	+	++	+	+	++	+	0	++	+
Comment	See HR1 above																			
POLICY PROPOSAL HR 3: Requirements for the Lower Kergilliack community:	NO	+/-	0	0	-	-	0	+	+	0	0	+	++	+	+	++	+	0	++	+
Comment	See HR1 above																			
POLICY HR 4: Falmouth AFC Site	NO	+/-	0	0	-	-	0	+	+	0	0	+	++	+	+	++	+	0	++	+
Comment	See HR1 above.																			
POLICY PROPOSAL HR 5: Requirements for the Menehay community:	NO	+/-	0	0	-	-	0	+	++	0	++	+	++	+	+	++	+	0	++	+
Comment	See HR1 above.																			
POLICY HR 6: Urban Capacity/Infill site	NO	++	0	0	++	0	0	0	0	0	0	0	+	+	++	0	+	0	+	+

Neighbourhood Plan Policies SUSTAINABILITY AIM A. SOCIAL: ENSURING A STRONG, HEALTHY AND JUST SOCIETY	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY HR 7: Design and Format	NO	+	0	0	+	+	0	0	+	0	+	++	0	+	+	0	0	0	+	+
POLICY HMO1 – policy for areas with high concentration of houses in multiple occupation	NO	0	+	0	0	0	0	0	0	0	0	0	++	++	++	0	0	0	0	0
POLICY HMO2 – policy for other areas	NO	0	+	0	0	0	0	0	0	0	0	+	++	++	++	0	0	0	+	0
POLICY HMO3 – new build student accommodation	NO	+/-	0	0	0	+	0	0	0	0	0	+	+/-	++	++	0	+	0	++	0
Comment		New build accommodation may involve greenfield as well as brownfield re-use, and may be seen to add to community imbalance, so there may be some perceived negative impact. However, the policy serves to mitigate these. It also makes provision for control of location, transport, social integration and design issues, and plays an essential part in the strategy to deal with student accommodation pressures and impacts.																		

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	SUSTAINABILITY AIM B. ECONOMIC: ACHIEVING A SUSTAINABLE ECONOMY																		
		1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY TC 1: Church Street Car-Park	NO	0	0	0	+	0	0	0	++	++	++	++	+	+	+	++	++	0	++	0
POLICY TC 2: The Quarry	NO	+	0	0	+	0	-	-	0	0	+	++	+	++	+	0	++	0	++	0
Comment		The Quarry faces may include biodiversity assets that will need to be identified and any impacts adequately mitigated against with no net loss. Water drainage and reported springs will be complex and need careful treatment to ensure no on or off site flooding issues occur. These issues are covered by the provisions of the policy and outweighed by the considerable benefits the development could bring to Falmouth to town centre.																		
POLICY TC 3: The Former TA Site	NO	+	0	0	+	0	0	0	0	0	++	++	+	++	+	0	++	0	++	0
POLICY BE 1: Supporting the Harbour, Port and Docks.	NO	+	+	0	0	0	+	+/-	0	+/-	0	0	0	0	0	+	++	0	0	0
POLICY BE 2: Supporting Value Added Enterprises	NO	+	+	0	+	+	+	0	+	++	0	+	?	?	0	0	++	++	0	+
POLICY BE 3: Revival of Prince of Wales Pier	NO	0	0	0	0	0	0	0	++	++	++	+	+	0	0	+	++	0	0	0
POLICY BE 4: Enhancing and Promoting the Moor	NO	0	0	0	0	0	0	0	++	++	++	+	+	0	0	+	++	0	0	0

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO																			
		1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
SUSTAINABILITY AIM B. ECONOMIC: ACHIEVING A SUSTAINABLE ECONOMY																				
POLICY BE 5: Dracaena Skatepark	NO	0	0	0	+	0	0	0	+	0	0	+	++	++	0	++	++	0	+	0
POLICY BE 6: Supporting Festivals Infrastructure	NO	+/-	0	0	0	0	0	0	+	++	++	+	++	+	0	++	++	0	0	0
Comment		Whilst the influx of visitors to festival events may encourage more travel by car, the overall benefits of events to the economy, culture, heritage and the health and well-being of the community outweigh the negative aspects.																		
POLICY BE 7: Small scale workshop development	NO	+	+	0	+	+	+	0	+	++	0	+	?	?	0	0	++	++	0	+
POLICY BE 8: Innovation / home business hub.	NO	+	0	0	0	0	0	0	0	0	0	0	++	0	0	0	++	++	+	0

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
SUSTAINABILITY AIM C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS																				
POLICY FOS 1: Protection of key open spaces:	NO	++	0	0	+	+	+	++	+	+	+	0	+	+	0	++	+	+	++	0
POLICY FOS 2: Assessment of secondary open spaces:	NO	++	0	0	+	+	+	++	+	+	+	0	+	+	0	++	+	+	++	0
POLICY FOS 3: Specific Improvement Projects for Pendennis Point and Falmouth Seafront.	NO	++	0	0	+	+	+	++	++	++	++	0	+	+	0	++	++	+	++	0
POLICY FOS 4: Green Corridor and Gardens Walk	NO	++	0	0	+	+	+	++	++	+	++	0	+	+	0	++	++	+	++	0
POLICY FOS 5: General open spaces and sports, play and recreation facilities	NO	0	0	0	+	0	+	0	+	+	0	0	+	+	0	++	+	+	0	0

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
SUSTAINABILITY AIM C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS																				
POLICY FOS 6: Funding	NO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0
POLICY PROPOSAL FOS 7: Provision of municipal facilities – Cemeteries and Allotments:	NO	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
PROJECT FOS 1: Specific Improvement Projects for Pendennis Point and Falmouth Sea	NO	++	0	0	+	+	+	++	++	++	++	0	+	+	0	++	++	+	++	0
PROJECT FOS 2: The Falmouth Green Corridor and Garden Walk Project	NO	++	0	0	+	+	+	++	++	+	++	0	+	+	0	++	++	+	++	0
PROJECT FOS 3: Responsibility for the management and	NO	+	0	0	+	+	+	+	+	+	+	0	++	+	0	++	++	++	++	0

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy	
maintenance of open spaces																					
PROJECT FOS 4: The Falmouth Beaches Management Group (FBMG)	NO	+	0	0	+	+	+	+	+	+	+	0	++	+	0	++	++	++	++	++	0
PROJECT FOS 5: A Falmouth Open Spaces Management Group	NO	+	0	0	+	+	+	+	+	+	+	0	++	+	0	++	++	++	++	++	0
PROJECT FOS 6: Improvements and enhancements to secondary parks, gardens sites and amenity areas, and non-specific open spaces	NO	++	0	0	+	+	+	++	++	++	++	0	+	+	0	++	++	+	++	++	0

Neighbourhood Plan Policies																				
SUSTAINABILITY AIM C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
PROJECT FOS 7: Development of a sports, play and leisure strategy	NO	0	0	0	0	0	0	0	+	0	0	+	++	++	0	++	+	+	0	0
POLICY PROPOSAL SOF 7: Provision of municipal facilities – Cemeteries and Allotments:	NO	0	0	0	0	0	0	0	+	0	+	+	++	++	0	++	+	+	0	0
POLICY TCON 1: Sustainable transport measures in new development	NO	+	0	0	0	+/-	0	0	0	0	0	+	++	++	0	++	0	0	++	+/-
Comment		Sustainable transport measures may include busses which can produce emissions and use diesel fuel. However, looking forwards bus technology is improving which is anticipated to reduce emissions and generate grater modal transfer, with consequent environmental benefits. The benefits of sustainable transport outweigh these temporary issues.																		
POLICY PROPOSAL TCON 1: Sustainable transport and peripheral development sites	NO	+	0	0	0	+/-	0	0	0	0	0	+	++	++	0	++	0	0	++	+/-
Comment		As per TCON1																		

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	SUSTAINABILITY AIM C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS																		
		1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY TCON 2: Sustainable transport measures in the Town Centre	NO	+	0	0	0	+/-	0	0	0	0	0	+	++	++	0	++	0	0	++	+/-
Comment		As per TCON1																		
PROJECT TCON 1: Sustainable Transport Strategy	NO	+	0	0	0	+/-	0	0	0	0	0	+	++	++	0	++	0	0	++	+/-
Comment		As per TCON1																		
POLICY CUL 1: Development of new and regeneration of cultural facilities	NO	+	0	0	0	0	0	0	+	+	++	++	++	+	+	++	++	+	0	0
POLICY CUL 2: Protection of existing venues.	NO	+	0	0	0	0	0	0	+	+	++	++	++	+	+	++	++	+	0	0
POLICY CUL 3: Cultural expertise in new development.	NO	+	0	0	0	0	0	+	+	+	++	++	++	+	+	++	++	+	0	0

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
SUSTAINABILITY AIM C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS																				
POLICY CUL 4: Cultural use of Open Spaces	NO	+	0	0	0	0	0	+	+	+	++	++	++	+	+	++	++	+	0	0
POLICY CUL 5: Funding	NO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0
POLICY HA 1: Support for the provision of health and social facilities.		0	0	0	0	0	0	0	0	0	+	++	++	+	0	++	++	++	+	+
POLICY DG 1: Design in Housing Proposals.	NO	+	+	+	+	+	+	+	+	+	+	++	++	+	++	+	+	+	++	+
POLICY DG 2: Development Generally.	NO	+	+	+	+	+	+	+	+	+	+	++	++	+	++	+	+	+	++	+

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.
		Climatic Factors	Waste	Minerals and Geodiversity	Soil	Air	Water	Biodiversity	Landscape.	Maritime.	Historic Environment	Design	Social Inclusion	Crime and Anti-Social Behaviour	Housing	Health, sport and recreation	Economic Development	Education and Skills	Transport and accessibility	Energy
SUSTAINABILITY AIM C.																				
ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS																				
POLICY DG 3: Design and Local Distinctiveness	NO	0	0	0	0	0	0	0	++	0	++	++	+	0	+	+	+	+	+	+
POLICY DG 4: Design and Historic Environment	NO	0	0	0	0	0	0	0	+	0	++	++	+	0	+	+	+	+	+	+
POLICY DG 5: Design in Conservation Areas	NO	0	0	0	0	0	0	0	0	0	++	++	+	0	0	0	0	0	0	0
POLICY DG 6: Impact on Views and Vistas.	NO	0	0	0	0	0	0	0	++	0	++	++	+	0	0	0	0	0	0	0
POLICY DP 1: Community Priorities	NO	0	0	0	0	0	0	0	0	0	0	0	++	0	0	++	++	0	0	0

--	Very negative impact – The objective is likely to lead to significant damage or loss, or other negative effects on Sustainability Framework Factors
-	Some negative impact – The objective is likely to lead to moderate damage or loss, or other negative effects on Sustainability Framework Factors
+/-	Positive and negative impacts – The objective may damage some Sustainability Framework Factors and improve the current situation on others.
0	Neutral impact – there are no effects upon on Sustainability Framework Factors
+	Some positive impacts – The objective is likely to lead to some improvement on current situation in respect of the on Sustainability Framework Factors
++	Significant positive impacts - The objective is likely to lead to significant improvement on current situation in respect of the on Sustainability Framework Factors
?	Uncertain impacts – Where there is doubt it is acknowledged.
N/A	Scoped out – The objective is not relevant to the Sustainability Framework Factor
Ind	Indirect impacts

