

FODC704

Fermanagh and Omagh Local Development Plan Preferred Options Paper

Interim Sustainability Appraisal Report
incorporating Strategic Environmental Assessment





FERMANAGH AND OMAGH DISTRICT COUNCIL

Local Development Plan

Sustainability Appraisal Interim Report
Preferred Options Paper

September 2016

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NON-TECHNICAL SUMMARY

A spatial portrait of FODC

The spatial portrait sets the context for the Local Development Plan by illustrating the key characteristics and features of the FODC area. The purpose of the spatial portrait is to set the present position in the district and thus identify key issues which the LDP will need to address. It draws from the LDP evidence base comprising a series of Position Papers on a range of topics.

What is Sustainability Appraisal?

As part of the Local Development Plan (LDP) process, Fermanagh and Omagh District Council has prepared a Preferred Options Paper. Once adopted, the LDP will guide development throughout the district. This Sustainability Appraisal of the LDP is a statutory requirement, arising from the Council's responsibility to act in a way best considered to contribute to the achievement of sustainable development set out in Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 and the Planning Act (Northern Ireland) 2011.

This Report forms part of the Sustainability Appraisal (SA) of the LDP. In order to ensure consistency across the LDP preparation changes and additions made to the LDP, following the consultation period on the Preferred Options Paper, will be subject to further scrutiny under the same appraisal process. The SA process seeks to ensure that decision making is informed by relevant social, environmental and economic information by taking place at an early stage in the process. SA provides opportunity for the public, including those who might be affected by the proposals, to consider this information and use it to inform their views on the draft plan or policy.

- Representation may be made during the consultation period via an online questionnaire at www.fermanaghomagh.com or in writing as detailed within the report.

or

- in writing to Local Development Plan Team, The Grange, Mountjoy Road, Omagh, Co Tyrone, BT79 7BL.

For any further information, please go FODC LDP website or call 0300 303 1777 or email planning@fermanaghomagh.com

Responses should be made no later than 5pm Monday 28th November 2016.

How is a Sustainability Appraisal undertaken?

This is a strategic level assessment of district-wide level planning policies. As a result, it broadly assesses the expected effects of the proposed policies, and alternatives to them. A series of key questions ('objectives') is used to structure the assessment. Information about the existing local environment has been used to inform the assessment and define these objectives. Individual and collective effects of the policies on poverty, well being, education, access to key services, natural and cultural environments, landscape, climate, air, soil, water and material assets as well as economic growth, access to jobs, investment and efficient movement patterns are identified. Where relevant, more detailed environmental baseline information has also been used to help identify more localised impacts.

This report identifies potential significant positive and negative effects of policy options, considers whether they would be temporary or permanent, and notes where they would arise in the short, medium or long term. It also identifies effects arising directly from the policies, and 'secondary' effects, which would indirectly impact on the environment. 'Cumulative' effects are also identified: including where there will be several impacts in particular locations, or on specific environmental features. The assessment has been systematic, and the findings are recorded in a series of tables that can be found in Appendix 1. The significant impacts are described in this Interim Report.

Reasonable Alternatives

The assessment considers the effects of policy proposals, and reasonable alternatives to them. Those alternatives must be realistic and the effects of the options which were considered are assessed.

Likely significant effects of the LDP Preferred Options Paper

The LDP supports development and investment to facilitate economic growth with an emphasis on sustainable settlement patterns and placemaking. Overall, this strategy is expected to have potential for positive environmental impacts. Reducing development on greenfield land will benefit soil, water, and landscape, whilst improvements to the quality of built fabric could generally support conservation and enhancement of historic townscapes. Linking development with public transport networks, walking and cycling routes will help to reduce climate change emissions from transport.

Positive effects for the environment as a whole, and particularly people and health, are expected from the Preferred Options Paper's approach to development in the countryside, good design and place making and tourism policy approaches.

The LDP Preferred Options Paper allows for a generous supply of land for housing which could have environmental impacts, but these can be minimised by the emphasis on placemaking. Ultimately, the environmental effects of housing development will depend largely on decisions taken in the next stage of the LDP process where detailed policies will be developed and appraised.

In relation to addressing climate change adaptation and mitigation in conjunction with the renewable energy, the emerging overall LDP strategy raises a number of potential environmental effects and many of these will be at a local scale where development

requires careful planning to avoid adverse impacts on biodiversity, soil, water, landscape and the historic environment. There is potential for negative effects in relation to unconventional oil and gas as well as mineral extraction whilst further mitigation measures will safeguard important landscapes from large scale wind farms.

In relation to the natural environment and its valuable assets, the LDP Preferred Options Paper is expected to provide environmental benefits. Continuing environmental protection will benefit biodiversity, landscapes, as well as water and air. Proposals for enhancing tourism and recreation, including cycle and walking routes, will benefit people and health, and provide opportunities for enjoying the environment. Careful visitor management may be required where recreation is being encouraged in more sensitive areas, to avoid disturbance of species and habitats, and reduce the impacts of paths and tracks on soil and wider landscapes. An emphasis on sustainable transport options for visitors will help to offset the greenhouse gas emissions arising from increased international travel.

In relation to connectivity issues within and outwith the District, the challenges associated with rural areas reliance on private vehicle are acknowledged. Notwithstanding this considerable constraint, the LDP Preferred Options Paper strategy aims to reduce greenhouse gas emissions and improve air quality, by minimising travel distance in so far as is reasonable. Improving links between towns could have localised impacts on population, air, soil, water, landscape and cultural heritage, but these would be largely confined to the construction phase and will be addressed through future transport and development planning. Positive effects on material assets will be achieved by making best use of existing infrastructure.

Strategic Cumulative Effects

The combined effects of the policies on biodiversity are expected to be mixed. Whilst they aim to protect natural heritage, they also facilitate development and this in turn could have impacts such as habitat damage or loss, and disturbance to species. As a result, the SA for the Preferred Options Paper highlights where there may be particular concentrations of development, and explores whether there will be a need for a strategic approach to address impacts collectively.

Cumulative effects on population and health are expected to be positive. Whilst some types of development will require careful planning and consenting to avoid adverse effects. Many parts of the Preferred Options Paper aim to create new opportunities for communities throughout the district, thereby strengthening their resilience, and reinforcing local distinctiveness and improving environmental quality.

There may be more mixed combined effects on air quality, water and soil from the combined policies and proposals. Construction, and some operational activities, can impact on all of these topics, but this will be managed through the planning process. Generally positive cumulative effects on soil are expected from the LDP, including from the prioritisation of the reuse of brownfield land.

The historic environment and landscape may be impacted by a number of proposals set. However, the LDP will include policies supporting their protection.

The cross-cutting commitment to placemaking will help to ensure that planning continues to manage development design and location, ensuring that these qualities are respected and enhanced. As the LDP aims to make best use of existing infrastructure this will help to improve material assets.

Mitigation and Monitoring

The planning system has a crucial role to play in managing the impacts of development. District level SA is one part of a wider SA process including more local development plans and project level Environmental Impact Assessments (EIA). Together these provide important opportunities to carry forward the recommendations where appropriate.

The SA identifies a number of high-level mitigation measures that aim to maximise the benefits of LDP Preferred Options Paper and Strategy. The majority of aspects of the LDP Preferred Options Papers are very broad at this stage, and so the SA identifies subsequent plans, including other sectoral policies and projects, as well as the next stage in the local development plan process, where issues can be more effectively addressed. LDP Preferred Options Paper balances policies which mitigate the potential impacts of proposals and the effects of housing, business, renewable energy and development more generally.

What happens next?

FODC will take into account views raised in response to the consultation on the Preferred Options Paper and accompanying SA Interim Report.

How do I get involved in the Sustainability Appraisal?

The Report is the key output from the SA, and the main stage for the public and stakeholders to get involved in the process accords with the procedures set out in the Planning Act (Northern Ireland) 2011.

1. INTRODUCTION

Purpose of the Interim Report

Fermanagh and Omagh District Council has prepared a Preferred Option Paper as part of the statutory Local Development Plan (LDP) process. As part of this process, Fermanagh and Omagh District Council is undertaking a Sustainability Appraisal and has produced this Interim Report. The Sustainability Appraisal (SA) incorporates Strategic Environmental Assessment (SEA) and appraises the impacts of emerging plans against a number of thematic objectives based on the environmental, economic and social effects of planned development. Throughout this document, where reference is made to SA, it denotes SA incorporating the requirements of the SEA. The purpose of this Interim Report is to set out sufficient information on the social, environmental and economic effects of the LDP POP and enable stakeholders to form a view on the anticipated effects and any proposed mitigation. Accordingly, the main objectives of the SA are to:

- ensure that the Local Development Plan accounts for policies, plans and programmes on an international, national and local scale.
- establish a baseline assessment of Fermanagh and Omagh, outlining the environmental, social and economic characteristics and raising any issues that the plan will need to account for.
- creating a sustainability framework for Fermanagh and Omagh.
- testing the draft development plan document objectives, policies or sites against the SA framework and ensuring that realistic and meaningful alternative options are tested as part of the process.

Structure of this Report

This report includes the following information:

- Section 1 provides a non-technical summary of the Sustainability Appraisal;
- Section 2 provides an introduction to the Sustainability Appraisal and outlines its objectives;
- Section 3 outlines the context and methodology of the Sustainability Appraisal of the LDP Preferred Options Paper;
- Section 4 describes the significant findings of the appraisal of the LDP Preferred Options Paper;
- Section 5 explains the strategic cumulative and synergistic effects arising from the LDP Preferred Options Paper;
- Section 6 outlines proposals for mitigation and monitoring;
- Section 7 outlines the next steps in the Sustainability Appraisal in the context of the LDP process; and
- Appendix A contains the detailed assessment matrices of all options presented in the LDP Preferred Options Paper.

Public participation is an important part of the SA process. Views on the findings of the assessment, and other information set out in the Interim Report are now welcome. Representations should be submitted preferably by email to planning@fermanaghomagh.com

or alternatively written submissions may be posted to Local Development Plan Team, The Grange, Mountjoy Road, Omagh, Co Tyrone, BT79 7BL. An online questionnaire is also available at www.fermanaghomagh.com.

Key Facts

The Fermanagh and Omagh District has a population of 113,161¹ and covers approximately 3,000 square kilometres making it the largest council in terms of land mass and the smallest in terms of population. A high proportion of the population is scattered across a wide rural area in villages, small settlements and single dwellings, with more than two thirds (79,689 or 70.4%) living outside the two main towns of Enniskillen and Omagh. A significant portion of the area borders four County Councils in the Republic of Ireland – Cavan, Donegal, Leitrim and Monaghan. Therefore, if the Fermanagh and Omagh LDP is likely to have significant cross-border environmental effects, this will also need to be considered.

The council area is one rich in built, natural and landscape heritage and this is recognised in the significant number of international and regionally designated important sites including Ramsar, SACs, SPAs and ASSIs. Part of the Sperrin AONB falls within the area. The area also contains the Unesco Marble Arch Caves Global Geo-Park.

Road transport links are primarily based on the two Key Transport Corridors, the A4 and A5, which along with other A-class roads such as the A32 and A505, are supported by an extensive network of B and C-class roads. Given the dispersed rural nature of the district, many residents are reliant on car use for commuting and accessing services.

Existing environmental, social and economic data about the Fermanagh and Omagh District Council Area has been collected from a wide range of sources, including the Census Data, NISRA statistics and relevant government websites as well as Fermanagh and Omagh Council's Position Papers. Data and indicators which describe relevant aspects of the environment have been organised according to SEA/SA topics against which the Draft Plan will be tested later in the SA process. This will aid the process as it relates to any future assessment and monitoring objectives.

The Fermanagh and Omagh LDP POP

The Preferred Options Paper document is the first stage in the preparation of our Local Development Plan (LDP). It sets out what we want the Fermanagh and Omagh District Council (FODC) to be like in 2030 and presents a series of issues and options across a range of topics that we want people's views on. The new LDP is part of the new planning system introduced by the Planning Act (Northern Ireland) 2011 and the transfer of planning powers to eleven district councils in April 2015. One of the fundamental principles that will guide the planning system post-April 2015 is that of the plan-led system whereby the local development plan will be the primary consideration in the determination of planning applications for the development or use of land.

¹ Census 2011, NISRA

Under the new planning system, the LDP consists of two documents, the Plan Strategy and the Local Policies Plan. The Plan Strategy will set out the vision for FODC and include a range of strategic policies to facilitate and manage development and a spatial strategy that will indicate in broad strategic terms, the location where different types of development will be promoted. It is important that the Council sets a clear vision for the district. Establishing this strategic direction early in the plan process will provide a level of certainty on which to base key development decisions in the area as well as the necessary framework for the preparation of the Local Policies Plan.

Figure 1: Local Development Plan



The Local Policies Plan will include site-specific proposals and local policy designations required to deliver our vision, objectives, spatial strategy and strategic policies defined in the Plan Strategy.

Each of these plan documents will be subject to public consultation and Independent Examination (IE) before being adopted. The Plan Strategy will be prepared first and when adopted, it will replace the corresponding parts of the existing development plans and operational planning policies that were produced by central government. The remaining parts of the plan will be replaced upon adoption of the Local Policies Plan.

Once both plan documents are adopted, together they form the Local Development Plan.

In summary, the FODC LDP 2030 will:

- provide a 14 year plan framework to support economic and social needs in the district, in line with regional strategies and policies, while providing the delivery of sustainable development;

- facilitate growth by coordinating public and private investment to encourage development where it can be of most benefit to the wellbeing of the community;
- allocate sufficient land to meet the needs of the district;
- provide an opportunity for all stakeholders, including the public, to have a say about where and how development within the local area should take place;
- provide a plan-led framework for rational and consistent decision making by the public, private and community sectors and those affected by development proposals; and
- Deliver the spatial aspects of the Community Plan.

The Process So Far

FODC has commenced work towards preparing the new LDP which will replace the Omagh Area Plan 2002 and the Fermanagh Area Plan 2007.

To inform the preparation of the Preferred Options Paper and the evidence base for the LDP, a series of position papers on a range of topic areas including housing, population, economic development and employment, tourism, public utilities and town centres have been produced which provide information and data on the social, economic and environmental characteristics of the plan area. These are available to view on the council's website www.fermanaghomagh.com.

The timeframe for the plan preparation process is set out in the Council's Timetable and the intended approach to consultation is described in detail in the Statement of Community Involvement (SCI), both of which can be viewed at www.fermanaghomagh.com. A summary of the timetable is shown below.

Figure 2: LDP and SA Timetable

Note: The indicative timescales refer to quarters of the financial year

	LDP	Key Dates	Sustainability Appraisal
1	Publication of Plan Timetable and Statement of Community Involvement	May 2016	Scoping Report
2	Preferred Options Paper	October 2016	SA Interim Report
3	Draft Plan Strategy	1 st Quarter 2017/2018	SA Report
4	Independent Examination	4 th Quarter 2017/2018	
5	Adopted Plan Strategy	1 st Quarter 2018/2019	SA Adoption Statement
6	Draft Local Policies Plan	4 th Quarter 2018/2019	SA Report
7	Independent Examination	4 th Quarter 2019/2020	

8	Adopted Local Policies Plan	1 st Quarter 2020/2021	SA Adoption Statement
	Monitoring & Review of LDP	Ongoing	

What is the Preferred Options Paper?

The aim of the new development plan system is to ensure that all interests are engaged early on and fully in the plan preparation process. The purpose of the Preferred Options Paper is to provide the public, stakeholders and interested parties the opportunity to put forward their views and influence the local development plan from the outset.

To stimulate debate on a range of planning issues facing the FODC area, we have suggested possible options (policy approaches) for dealing with these issues – and to identify a preferred option. It is important to emphasise that although a preferred option is put forward, no final decision has been made by the Council at this stage in the process. The issues and the policy options to address them have been identified through the evidence base gathered to support the local development plan process, the Community Plan process and through consultation with Council members.

The Preferred Options Paper sets out the council’s vision and overall objectives for the area and deals with issues such as how the district should grow, how many houses will be needed and how much economic development land will be needed. It also addresses issues such as sustaining our rural communities, tourism, minerals development, renewable energy and supporting good design and place making.

For each of these issues, a “preferred option” and a number of “alternative options” are provided with justification given using the evidence base presented in the position papers which accompany the Preferred Options Paper.

Additional Assessments

Additional assessments are required to be undertaken alongside the preparation of the LDP, namely the Habitats Regulations Assessment, Equality Impact Assessment and Rural Proofing.

Habitats Regulations Assessment (HRA)

The Habitats Directive² requires that plans and programmes produced by local authorities consider the potential impacts on Natura 2000 sites. Natura 2000 sites are internationally important wildlife sites which are afforded a high level of protection through the Directive. Collectively known as Natura 2000 sites, the actual sites reflected in the Directive are:

- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)
- Ramsar Sites

² EU (1992) Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC, Habitats Directive) Article 6 (3)

A Habitats Regulations Assessment (HRA) is undertaken alongside the sustainability appraisal process to ensure both processes inform each other. The HRA will be produced by the Shared Environmental Services in conjunction with the Council and will be reported upon separately.

Equality Impact Assessment (EQIA)

Under Section 75 of the Northern Ireland Act 1998, public authorities are required to have due regard to the need to promote equality of opportunity:

- between persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
- between men and women generally;
- between persons with a disability and persons without; and
- between persons with dependants and persons without.

In addition, without prejudice to the above obligations, public authorities are required to have regard to the desirability of promoting good relations between persons of different religious belief, political opinion or race.

These Section 75 groups are important participants within the planning process and include people who traditionally have been under represented or disadvantaged. These groups will be targeted through the consultation process on the local development plan in order to obtain their views and contribute to the consideration of equality issues under Section 75. Their views on any equality screening documents or draft Equality Impact Assessments (EQIA) will be sought within the specified consultation period along with the draft Plan Strategy and draft Local Policies Plan.

Rural Proofing

Similar to the themes of EQIA, rural proofing is an additional mechanism which can be used to assess policy options to ensure that rural areas are accounted for in plan preparation and are offered fair solutions given the challenges unique to rural areas. The Rural Needs Act (NI) 2016 which came into operation on 9th May 2016, imposes a statutory duty on district councils to consider rural needs when developing, adopting, implementing or revising policies, strategies and plans and designing public services.

2. CONTEXT AND METHODOLOGY

Purpose of this section

The Sustainability Appraisal Interim Report assesses and evaluates the likely significant effects that the policy options presented in the Fermanagh and Omagh LDP POP. The approach proposed in the SA Scoping Report (May 2016) is to apply the SA objectives and the topics identified to the Preferred Options. The objectives used in the Sustainability Appraisal are listed below under three broad categories: **Social**, **Environmental** and **Economic** (Table X: Sustainability Objectives). These objectives coupled with the main issues identified in the POP set the framework for the Sustainability Appraisal.

The Fermanagh and Omagh Sustainability Appraisal process is inclusive and collaborative and involves an initial appraisal of draft policy options undertaken by an assessment panel of development planning professionals. The SA made best use of available information on the proposals, but it is possible that as they are taken forward into more specific plans or projects, the options could evolve and change. Many of the specific effects arising from the spatial options in particular will depend on their local interpretation, as well as the context within which they are applied. The next stage of the LDP is also subject to SA, and it is that this later stage that these effects can be more fully established. This is a natural feature of a strategic level assessment, and does not undermine the benefits of undertaking SA at this level. Any uncertainties or likely dependencies have been identified and taken into account throughout the assessment process.

Figure 3: Sustainability Objectives

SA Objective	SA/SEA Directive Topic
1. To reduce poverty and social exclusion	Population and Health
2. To improve the health and well-being of the population	Population and Health
3. To improve the education and skills of the population	Population
4. To provide everybody with the opportunity to live in a decent home	Housing
5. To reduce crime and anti-social behaviour	Population
6. To encourage a sense of community; identity and welfare	Population
7. To improve accessibility to key services, especially for those most in need	Transport and Accessibility
8. To reduce the effect of traffic on the environment	Air Population and Health
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk	
10. To improve water quality; conserve water resources and provide for sustainable	Water

SA Objective	SA/SEA Directive Topic
sources of water supply	
11. To improve air quality	Air
12. To conserve and enhance biodiversity	Biodiversity Flora Fauna
13. To maintain and enhance the character and quality of landscapes and townscapes.	Landscape Cultural Heritage
14. To conserve and where appropriate enhance the historic environment and cultural assets	Cultural Heritage including Architectural Heritage Material Assets
15. To reduce contributions to climate change and reduce vulnerability to climate change	Climate
16. To minimise the production of waste and use of non-renewable materials	Material Assets
17. To conserve and enhance land quality and soil resources	Soil Material Assets
18. To encourage sustainable economic growth	Population
19. To offer everybody the opportunity for rewarding and satisfying employment	Population
20. To reduce disparities in economic performance and promote sustainable regeneration	Population
21. To encourage and accommodate both indigenous and inward investment	Population
22. To encourage efficient patterns of movement in support of economic growth	Population

Significance

This report identifies potential significant positive and negative effects of policy options, considers whether they would be temporary or permanent, and notes where they would arise in the short, medium or long term. The significance of the anticipated effects of each Option within the LDP POP on the objectives is summarised in Section 4 and detailed in Appendix A. This involves anticipating the effect of policy option on the above objectives. This effect is judged to be positive (+, ++), negative (-, --), neutral (0) or unknown (?). The effects of policy approaches and development proposals will continue to be formally appraised as the LDP process progresses. This section utilises the tabular methodology proposed in the Scoping Report.

Alternatives

The LDP Preferred Options Paper brings together existing strategies with emerging regional policy approaches to provide a coherent and consistent interpretation within a planning and development context. The Interim Report considers the alternatives to the defined range of LDP policy options including choices about how prescriptive policies should be, and options for delivering on the established policy objectives. These high level alternatives and their anticipated effects are explained and compared in the main text of the report with assessment tables provided in Appendix A.

Secondary, cumulative and synergistic effects

As well as identifying significant effects arising directly from policies it also identifies 'secondary' effects, which would indirectly impact on the objectives. 'Cumulative' effects are also identified: including where there will be several impacts in particular locations, or on specific features. The assessment has been systematic, and the findings are recorded in a series of tables that can be found in Appendix 1.

3. SIGNIFICANT EFFECTS OF LDP Preferred Options Paper

Introduction

This is a strategic level assessment of district-wide level planning policies. As a result, it broadly assesses the expected effects of the proposed policies, and alternatives to them. A series of key questions ('objectives') is used to structure the assessment. Information about the existing local environment has been used to inform the assessment and define these objectives. Individual and collective effects of the policies on poverty, well being, education, access to key services, natural and cultural environments, landscape, climate, air, soil, water and material assets as well as economic growth, access to jobs, investment and efficient movement patterns are identified. Where relevant, more detailed environmental baseline information has also been used to help identify more localised impacts.

This report identifies potential significant positive and negative effects of policy options, considers whether they would be temporary or permanent, and notes where they would arise in the short, medium or long term. It also identifies effects arising directly from the policies, and 'secondary' effects, which would indirectly impact on the environment. 'Cumulative' effects are also identified: including where there will be several impacts in particular locations, or on specific environmental features. The assessment has been systematic, and the findings are recorded in a series of tables that can be found in Appendix 1. The significant impacts are described in this Interim Report.

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Likely significant effects of the LDP Preferred Options Paper

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Positive effects for the environment as a whole, and particularly people and health, are expected from the POP's support for development in the countryside, good design and place making and tourism policy approaches.

The LDP POP allows for a generous supply of land for housing which could have environmental impacts, but these can be minimised by the emphasis on placemaking. Ultimately, the environmental effects of housing development will depend largely on decisions taken in the next stage of the LDP process where detailed policies will be developed and appraised.

In relation to addressing climate change adaptation and mitigation in conjunction with the renewable energy, the emerging overall LDP strategy raises a number of potential environmental effects and many of these will be at a local scale where development requires careful planning to avoid adverse impacts on biodiversity, soil, water, landscape and the historic environment. There is potential for negative effects in relation to unconventional oil and gas as well as mineral extraction whilst further mitigation measures will safeguard important landscapes from large scale wind farms.

In relation to the natural environment and its valuable assets, the LDP POP is expected to provide environmental benefits. Continuing environmental protection will benefit biodiversity, landscapes, as well as water and air. Proposals for enhancing tourism and recreation, including cycle and walking routes, will benefit people and health, and provide opportunities for enjoying the environment. Careful visitor management may be required where recreation is being encouraged in more sensitive areas, to avoid disturbance of species and habitats, and reduce the impacts of paths and tracks on soil and wider landscapes. An emphasis on sustainable transport options for visitors will help to offset the greenhouse gas emissions arising from increased international travel.

In relation to connectivity issues within and outwith the District, the challenges associated with rural areas reliance on private vehicle are acknowledged. Notwithstanding this considerable constraint, the LDP Preferred Options Paper strategy aims to reduce greenhouse gas emissions and improve air quality, by minimising travel distance in so far as is reasonable. Improving links between towns could have localised impacts on population, air, soil, water, landscape and cultural heritage, but these would be largely confined to the construction phase and will be addressed through future transport and development planning. Positive effects on material assets will be achieved by making best use of existing infrastructure.

Figure 4: Significant Effects of LDP POP

SA Objective

1. Poverty and social exclusion

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the policy options focussing on one area over another e.g. the settlement growth strategy, housing allocation and economic development policy options target the two main settlements or the rural areas. Where the development arising from the plan is not balanced across FODC settlements, negative effects can be anticipated.

2. Health and Wellbeing

Mostly positive or neutral effects are anticipated from the policy approaches outlined in the LDP Preferred Options Paper. This is primarily because the protection and improvement of welfare is at the heart of the LDP strategy. Negative effects can be anticipated in some instances where development proposal is dispersed.

3. Education and skills

Mostly neutral or positive effects on educations and skills. Again, this is primarily due to the improved welfare of the local populations being at the heart of the LDP.

4. Decent Home

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the policy options focussing on one area over another e.g. the dispersed settlement growth strategy, housing allocation and economic development policy options target the two main settlements or the rural areas. Where the development arising from the plan is not balanced across FODC settlements, negative effects can be anticipated.

5. Crime and Anti-Social Behaviour

Mostly positive or neutral effects are anticipated from the policy approaches outlined in the LDP Preferred Options Paper. This is primarily because the protection and improvement of welfare is at the heart of the LDP strategy. Negative effects can be anticipated in some instances where development proposal is dispersed.

6. Community Identity

Mostly positive or neutral effects are anticipated from the policy approaches outlined in the LDP Preferred Options Paper. This is primarily because the protection and improvement of welfare is at the heart of the LDP strategy. Negative effects can be anticipated in some instances where development proposal is dispersed.

7. Improve Accessibility to Key Services

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the policy options focussing on one area over another e.g. the dispersed settlement growth strategy, housing allocation and economic development policy options target the two main settlements or the rural areas. Where the development arising from the plan is not balanced across FODC settlements, negative effects can be anticipated.

8. Reduce the Effect of Traffic on the Air Quality

Mostly positive or neutral effects are anticipated from the policy approaches outlined in the LDP Preferred Options Paper. This is primarily because the protection and improvement of welfare is at the heart of the LDP strategy. Negative effects can be anticipated in some instances where development proposal is dispersed.

9. Reduce Flood Risk

Mostly unknown or neutral effects are anticipated from the policy approaches. This is mainly due to the type of development and its siting being unknown at this stage in the development plan process. Accordingly, the effects of the policies will be monitored as the LDP process progresses.

10. Water Quality

Mostly unknown or neutral effects are anticipated from the policy approaches. This is mainly due to the type of development and its siting being unknown at this stage in the development plan process. Accordingly, the effects of the policies will be monitored as the LDP process progresses.

11. Air Quality

Mostly unknown or neutral effects are anticipated from the policy approaches. This is mainly due to the type of development and its siting being unknown at this stage in the development plan process. Accordingly, the effects of the policies will be monitored as the LDP process progresses.

12. Biodiversity

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the policy options where greenfield land is likely to be affected by development. However, it is generally anticipated that mitigation can be effective at neutralising or minimising this impact depending on location and local circumstances.

13. Landscapes and Townscape

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the policy options where greenfield land or settlement edges are likely to be affected by development. However, it is generally anticipated that mitigation can be effective at neutralising or minimising this impact depending on location and local circumstances.

14. Historic Environment and Cultural Assets

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the policy options where greenfield land or settlement edges are likely to be affected by development. However, it is generally anticipated that mitigation can be effective at neutralising or minimising this impact depending on location and local circumstances.

15. Climate Change

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the extraction of non-renewable resources. Unknown effects are anticipated where development location and design details are not yet known. Accordingly, the effects of the policies will be monitored as the LDP process progresses.

16. Waste and Use of Non-Renewable Materials

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to the extraction of non-renewable resources. Unknown effects are anticipated where development location and design details are not yet known. Accordingly, the effects of the policies will be monitored as the LDP process progresses.

17. Land Quality and Soil Resources

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to development on greenfield land. Unknown effects are anticipated where development location and design details are not yet known. It is thought that the use of mitigation measures in policy statements and design guidance will assist in mitigating potential negative effects. Consequently, the effects of the policies will be monitored and mitigation applied as require throughout Local Development Plan process.

18. Sustainable Economic Growth

Mostly positive or neutral effects on sustainable economic growth. This is primarily due to the improved and sustained economic growth of the district being at the heart of the LDP.

19. Employment

Mostly positive or neutral effects on sustainable economic growth. This is primarily due to the improved and sustained economic growth of the district is at the heart of the LDP.

20. Reduce Disparities in Economic Performance

Mostly positive or neutral effects on sustainable economic growth. This is primarily due to the improved and sustained economic growth of the district is at the heart of the LDP.

21. Encourage Indigenous and Inward Investment

Mostly positive or neutral effects on sustainable economic growth. This is primarily due to the improved and sustained economic

growth of the district being at the heart of the LDP.

22. Efficient Patterns of Movement

A variety of effects are expected from the wide range of policy options. Negative effects tend to relate to dispersed development patterns. Unknown effects are anticipated where development location and design details are not yet known. It is possible that the use of mitigation measures in policy statements and design guidance will assist in mitigating potential negative effects.

Consequently, the effects of the policies will be monitored and mitigation applied as require throughout the development planning and development management processes progress.

Analysis Overview

The LDP Preferred Options Paper is based on placemaking, low carbon options in relation to settlement patterns, development locations and public transport connections. The importance of development and reinvigoration of town centres is re-emphasised as well as the carbon benefit of co-locating complementary uses, higher densities and stronger links with low carbon transport opportunities.

The overall approach will have generally positive effects on population and health and climatic factors by facilitating public transport use and, where possible, reduced travel and digital connections. Impacts on soil are likely to be reduced by locating close to existing industry and business locations and the drive to use brownfield land. Material assets are likely to be supported by the emphasis on making best use of existing infrastructure capacity.

With regards to less favourable environmental effects, there may be a need to reconcile development pressure with the need to manage cumulative impacts on air quality (arising from congestion) and flood risk, through to development planning, site selection and development management. Impacts on biodiversity networks from more dispersed development patterns could arise. In relation to derelict and reclamation, significant positive effects on landscape objectives can also be expected.

Secondary effects may arise from measures to support climatic factors such as active travel and better infrastructure.

The range of technologies involved in renewable and low carbon energy could result in a range of effects. These effects will depend on how they are planned in relation to siting and design within the development management process.

The need to reduce emissions from transport is emphasised throughout the LDP Preferred Options Paper and policy approaches seek to minimise the need to travel and distance travelled. This is expected to generate positive effects on climate change objectives by helping to reduce emissions from transport over time. Positive effects on material assets are also expected from the emphasis on

making best use of existing infrastructure. Air quality benefits will arise from the emphasis on reducing travel and promoting active and public transport choices with secondary effects on health.

Positive effects on population are expected from better connections, as well as further direct positive impacts on health from better connections as well as further direct positive impacts on health from use of improved walking and cycling networks for everyday travel.

The LDP Preferred Options Paper broadly aims to prioritise connections to support economic investment. Mixed environmental effects are expected from this with potential impacts on biodiversity, water, soils, cultural heritage and landscape. As with previous components, these effects should be effectively resolved at the planning and consenting stages.

Summary

Summary of key issues requiring regional or local mitigation:

- appropriate design of developments to mitigate potential adverse impacts;
- management of construction impacts from site development works.;
- assessment of, and mitigation where necessary, of potential impacts to sensitive receptors ;and
- consideration of potential cumulative air quality impacts associated with specific developments (i.e. increase in localised vehicle emissions).

4. STRATEGIC CUMULATIVE EFFECTS

This section identifies the potential cumulative effects arising from the LDP Preferred Options Paper.

The combined effects of the policies on biodiversity are expected to be mixed. Whilst they aim to protect natural heritage, they also facilitate development and this in turn could have impacts such as habitat damage or loss, and disturbance to species. As a result, the SA for the Preferred Options Paper highlights where there may be particular concentrations of development, and explores whether there will be a need for a strategic approach to address impacts collectively.

Cumulative effects on population and health are expected to be positive. Whilst some types of development will require careful planning and consenting to avoid adverse effects. Many parts of the Preferred Options Paper aim to create new opportunities for communities throughout the district, thereby strengthening their resilience, and reinforcing local distinctiveness and improving environmental quality.

There may be more mixed combined effects on air quality, water and soil from the combined policies and proposals. Construction, and some operational activities, can impact on all of these topics, but this will be managed through the planning process. Generally positive cumulative effects on soil are expected from the LDP, including from the prioritisation of the reuse of brownfield land.

The historic environment and landscape may be impacted by a number of proposals set. However, the LDP will include policies supporting their protection.

The cross-cutting commitment to placemaking will help to ensure that planning continues to manage development design and location, ensuring that these qualities are respected and enhanced. As the LDP aims to make best use of existing infrastructure this will help to improve material assets.

5. MITIGATION AND MONITORING

Strategic Level Mitigation Measures

The planning system has a crucial role to play in managing the impacts of development. District level SA is one part of a wider SA process including more local development plans and project level Environmental Impact Assessments (EIA). Together these provide important opportunities to carry forward the recommendations where appropriate.

The SA identifies a number of high-level mitigation measures that aim to maximise the benefits of LDP Preferred Options Paper and Strategy. The majority of aspects of the LDP Preferred Options Paper are very broad at this stage, and so the SA identifies subsequent plans, including other sectoral policies and projects, as well as the next stage in the local development plan process, where issues can be more effectively addressed. LDP Preferred Options Paper balances policies which mitigate the potential impacts of proposals and the effects of housing, business, renewable energy and development more generally.

Many of the effects arising from the LDP Preferred Options Paper will only become apparent as the policies are taken forward and used to inform development planning and development consent. Strategic appraisals at this policy level will identify and implement locally appropriate mitigation measures. However, a number of broad issues are identified in the assessment, to be considered further as the LDP Strategy is finalised following consultation:

- in several parts of the LDP Preferred Options Paper, the assessment suggests that whilst climate change mitigation is generally well covered by the policies, there may be opportunities for planning to build in climate change adaptation measures in response to predicted changes in weather patterns. There may be opportunities for the policies relating to housing, the historic environment, and in terms of infrastructure resilience;
- where spatial planning identifies development locations, more explicit reference to the importance of cultural and architectural heritage, historic townscapes, listed buildings and conservation areas could be made. For example, by noting the importance in defining the special character and functionality of town centres, and guide development proposals on the need to balance the reuse of buildings and new development to reinvigorate town centres, with the ongoing need to protect and enhance the existing historic environment. In addition, the impacts of new digital infrastructure on the historic environment could be considered more fully;
- in addition, when considering development layout and design, the opportunities for landscape enhancement that planning can help to achieve could be highlighted. For example, design guidance to assist with improvements to settlement edges;
- renewable energy development was found to be generally positive in environmental terms. Whilst there is benefit in prioritising protection for designated sites, it is worthwhile emphasising the need for careful planning to mitigate impacts on

the wider environment, including landscape, water and soil resources. This will happen as a matter of course at the project level EIA where appropriate; and

- on flooding, the assessment suggests that the opportunities for 'green design' measures should be taken forward at a project level wherever possible, and that there would be benefits from further strengthening the role of Strategic Flood Risk Assessments within development planning and decision making.

6. NEXT STEPS

Following the LDP POP consultation period, the Council will consider all comments received and place a consultation statement on the Council's website and at the Council offices, setting out a summary of the representations and how the Council is using the responses to help develop the Local Development Plan.

The next stage in the process is the development of the draft Plan Strategy which is expected to be published for consultation during the first quarter of the 2017-2018 financial year.

APPENDIX A: ASSESSMENT MATRICES

The options that have been assessed for sustainability are as a set out in the table at Appendix 1. You will note that the list of options contained in the “Towards a Preferred Options paper” that was presented to the Project Management team on 24 June has been significantly reduced.

Main Issue 1: Spatial Growth Options

Spatial Growth Options	
Option 1	Focus major population and economic growth in the two main hubs.
Option 2	Dispersal – moderate development across urban and rural settlements and the countryside as opposed to having a particular focus on one area.
Option 3	Focus major population and economic growth in the two main hubs and sustain the small towns, villages and countryside.

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
1. To reduce poverty and social exclusion.	-	0	+	<p>Option 1 has the potential to disadvantage known areas of deprivation within the smaller towns and villages, as well as rural areas outside the two main hubs.</p> <p>Option 2 is likely to have a negligible effect on overall levels of prosperity and social inclusion because it ignores the benefits of targeted growth in the known areas of need.</p> <p>By directing growth to the main hubs and known areas of need Option 3 is more likely to target the benefits of development to</p>

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				known areas of poverty and deprivation.
2. To improve health and wellbeing of the population.	+	--	++	<p>Option 1 is likely to encourage the provision of services and facilities close to larger sections of the population. Indirectly, this could improve local environments and encourage active travel in turn benefiting physical and mental health.</p> <p>Notwithstanding these positive effects, this growth pattern has the potential to disadvantage the significant population living in small towns and villages and therefore the overall positive benefits in the hubs has to be balanced with the potentially negative effects in the hinterlands.</p> <p>Option 2 has the potential to have a significant negative impact on the affordability of services as well as accessibility as more of the population will have to travel to health service hubs.</p> <p>Option 3 has the potential to have a positive effect on the affordability of services. Focusing investment in a range of key communities is likely to have beneficial effects on physical and mental health. By targeting the provision of services and facilities close to targeted sections of the population there is increased likelihood of indirect positive effects on local environments and active travel.</p>
3. To improve education, skills of the population.	+	0	0	Option 1 – the provision of key educational facilities tends to be located in areas of critical population therefore the two main hubs approach to growth has the potential to reach a wider group. However, the growth strategy in itself is not responsible for improving educational standards and facilities provision and therefore the impact of the balanced growth approach is considered

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>mildly positive but of little significance overall.</p> <p>Option 2 – the impact of the dispersed settlement growth strategy on accessibility to high quality educational facilities is likely to be negative as the population is more dispersed and potentially unable to support affordable public transport provision.</p> <p>Option 3 – key educational facilities tend to be located in areas of critical population therefore the balanced approach to growth has the potential to reach a wider group. However, the growth strategy itself is not responsible for improving educational standards and facilities provision and therefore the impact of the balanced approach is considered to be relatively positive but of little significance on the quality of education overall.</p>
4. To provide everyone with the opportunity to live in a decent home.	+	--	++	<p>Option 1 has the potential to deliver of a wide range of dwelling type, size and tenure, including affordable homes. However, it potentially ignores demand for housing in areas outside the main hubs thereby diminishing the overall effect of the positive effect.</p> <p>Option 2 is likely to give rise to increased level of detached, owner-occupied housing in the rural areas. Therefore, the dispersed growth pattern has the potential to significantly limit access to range of dwelling type, size, tenure and ultimately affordable homes. In turn, this is likely to increase waiting lists for affordable housing.</p> <p>Option 3 is likely to give rise to limited housing in the rural areas (including small towns, villages, small settlements and countryside), along with housing in the main hubs, has the potential to balance the geographical spread of affordable homes, range of dwelling type, size and tenure.</p>
5. To reduce crime and	0	0	0	In isolation, Options 1, 2 and 3 are unlikely to significantly impact

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
anti-social behaviour.				on crime or anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	+	+	++	<p>Option 1 could have a significant positive effect on the main hubs by permitting new homes for local residents close to key facilities and employment sectors. However, it potentially ignores the communities outside the hubs thereby diminishing the overall positive effect on community identity in the hub..</p> <p>Option 2 could have a significant positive effect on community identify in rural areas allowing new homes for local residents who aspire to a home in the countryside for themselves and their families. However, it potentially dilutes the potential positive effects of targeting communities as in Option 1 and thereby diminishes the overall positive effect on community identity.</p> <p>Option 3 offers the potential for positive effects on community identity across the District. .</p>
7. To improve accessibility to key services, especially for those most in need.	++	-	++	<p>Option 1 is likely to have significant positive effects by focusing key community services to large sections of the population in the most accessible locations.</p> <p>Whether dispersed growth could significantly improve the level of access and investment in key services is unknown since it does not target specific communities. Option 2 encourages a wider geographical spread of the needs of the local (aging) dispersed population. It is therefore considered likely to have negative effects on the accessibility to key services.</p> <p>Option 3 offers potential for focusing on key community services in targeted locations and is therefore considered to have significant</p>

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				positive effects on accessibility to key services.
8. To reduce the effect of traffic on air quality.	++	--	++	Option 1 is likely to have a significant positive effect on air quality as a result of traffic. A critical mass of population will have the effect of increasing public and active transport. Option 2 is likely to encourage private vehicles as the primary mode of transport. Therefore, the effects of the dispersed growth pattern have the potential to cause significant negative effects on air quality as a result of increased traffic by private vehicle. Option 3 has potential to deliver critical populations which in turn encourages improved service and usage for public transport, as well as encouraging increased active travel.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	?	?	?	Flooding may be an issue in some locations and appropriate mitigation will be developed as part of master planning brief for new/additional development including the use of SUDS which offers the opportunity for infrastructure improvements and to reinforce the green and blue network.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	++	--	+	Option 1 will lead to delivery of housing in the main hubs, thus avoiding more rural areas and the associated use of septic tanks. The focus on major development in hubs, and the density of development associated with more urban areas, offers the potential for overall beneficial outcomes on water quality and management. Option 2 is likely to lead to more housing development in the countryside, associated with the use of septic tanks. The reduced development densities resulting in the dispersed growth pattern will discourage strategic investment in sustainable management practices. Option 2 has the potential for significant adverse effects on water quality and management.

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				Option 3 allows limited housing in the countryside and associated use of septic tanks therefore the potential for limited negative effects on water quality. However, this is balanced by the parallel focus on key hubs and it is therefore anticipated that Option 3 has potential for overall beneficial effects on improved water quality management.
11. To improve air quality.	++	-	+	<p>Option 1 has the potential to have significant positive effects on air quality since major developments are focused in two easily accessible hubs. In turn, this facilitates use of public transport and active travel.</p> <p>Option 2 is unlikely to improve air quality since development outside accessible hubs is likely to lead to increased journeys in private vehicles. Additionally, new residents are not located in areas with existing public transport links.</p> <p>Option 3 – has the potential to have significant positive effects on air quality since major developments are focused in a wider range of hubs. This facilitates use of public transport and active travel. However, the positive benefits associated with Option 1 are diluted since development is spread across wider areas.</p>
12. To conserve and enhance biodiversity.	++	-	+	<p>Option 1 has potential for significant positive effects on existing habitats as it focuses development in urban areas. However, the full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>Option 2 has potential for significant negative effects on existing</p>

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>habitats as development is dispersed across rural and urban areas. However, as with Options 1 and 3, the full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>Option 3 has potential for positive effects on existing habitats as it focuses development in specific towns and villages. This is balanced with the opportunity to create habitats in known areas of deficiency. However, as with Options 1 and 2 above, the full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>It is difficult to anticipate the overall effect of this policy approach without reference to other policies e.g. protection for existing international and regional designations, Forestry and Woodland Strategies. Since these issues are addressed later in the development planning process, detailed assessment of potential effects will continue throughout plan preparation.</p>
13. To maintain and enhance the character and quality of landscapes and townscapes.	++	-	+	<p>The effect of Option 1 on the landscape character, visual amenity and local distinctiveness is difficult to assess without further information relating to specific location and design details. However, it will focus on two main hubs and therefore offers the opportunity to improve visual amenity in these areas whilst affording protection in other areas.</p> <p>The effect of Option 2 on landscape character, visual amenity and local distinctiveness is difficult to assess without further information such as specific location and design details. These details will only</p>

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Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>become available at a later stage in development plan preparation, however the dispersed approach is likely to have a negative effect on landscape and townscape.</p> <p>The effect of Option 3 on the landscape character, visual amenity and local distinctiveness is difficult to assess without further information relating to specific locations and design details. However, it will focus on specific locations and therefore offers the opportunity to improve visual amenity in these areas whilst affording protection in other areas.</p>
14. To conserve and where appropriate enhance the historic environment and cultural assets.	++	?	++	<p>The effect of Option 1 on the historic environment and cultural assets is difficult to assess without further information relating to specific location and design details. However, with its focus on targeted communities the approach offers scope to protect and enhance sites, features and areas of historical and cultural value.</p> <p>The effect of Option 2 on the historic environment and cultural assets is difficult to assess without further information such as specific location and design details. Option 2 lacks the focus on specific localities of Options 1 and 3 and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage therefore, the effects of this policy approach will continue to be assessed throughout plan preparation.</p> <p>The effect of Option 3 on the historic environment and cultural assets is difficult to assess without further information relating to specific locations and design details. However, given that it will focus on targeted communities the approach offers scope to protect and enhance sites, features and areas of historical and cultural value.</p>

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
15. To reduce contributions to climate change and reduce vulnerability to climate change.	++	?	+	<p>The effect of Option 1 on climate change is difficult to assess without further information relating to specific location and design details. However, this policy approach offers scope for significant positive effects in the form of targeted measures in relation to flooding or drainage matters.</p> <p>The effect of Option 2 on climate change is difficult to assess without further information such as specific location and design details. These details will only become available at a later stage in development plan preparation.</p> <p>Option 2 lacks the focus on specific localities of Options 1 and 3 and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage therefore, the effects of this policy approach will continue to be assessed throughout plan preparation.</p> <p>The effect of Option 3 on climate change is difficult to assess without further information relating to specific location and design details. However, given that it will focus on targeted communities this policy approach offers scope for significant positive effects in the form of targeted measures in relation to flooding or drainage matters.</p>
16. To minimise the production of waste and use of non-renewable resources.	?	?	?	<p>The effect of Option 1, 2 and 3 on waste management is difficult to assess without further information such as the specific location of waste management facilities and waste reduction policies from other policy makers.</p> <p>These details will only become available at a later stage in development plan preparation and it is therefore difficult to</p>

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				determine significant positive or negative effects with any certainty at this stage therefore, the effects of this policy approach will continue throughout plan preparation.
17. To conserve and enhance land quality and soil resources.	++	--	++	<p>Option 1 offers the opportunity to target brownfield development and encourage new development on vacant and derelict land or the redevelopment of contaminated land in the two hubs. Therefore, the likely positive effects of this policy approach are significant in relation to conserving and enhancing land quality and soil resources.</p> <p>Option 2 is likely to result in increased greenfield development leading to the loss of soils. Additionally, this strategy is unlikely to ensure new development occurs on vacant and derelict or brownfield land. The likely negative effects of this policy approach are therefore significant in relation to conserving and enhancing land quality and soil resource.</p> <p>Option 3 offers the opportunity to target brownfield development and encourage new development on vacant and derelict land or the redevelopment of contaminated land in the targeted locations. Therefore the likely positive effects of this policy approach are significant in relation to conserving and enhancing land quality and soil resources.</p>
18. To encourage sustainable economic growth.	?	?	++	There are potential benefits to Option 1 in relation to economic activity suited to urban areas however, other employment sectors may be inadvertently disadvantaged through lack of focus on the smaller towns and rural areas. Therefore the overall effect on providing job opportunities and improving earnings is unknown.

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>Option 2 could have significant positive effects on the opportunity for rural residents to develop new commercial activity in an ad hoc manner and in turn this could help improve the resilience of the local rural economy. However, this is unlikely to offer a long term sustainable economic solution to the local economy.</p> <p>It is difficult to assess Options 1 and 2 without further information such as specific location. These details will only become available at a later stage in development plan preparation and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage. Therefore, the effects of this policy approach will continue throughout plan preparation.</p> <p>Option 3 could have significant positive effects on the opportunity for residents to develop new commercial activity in a targeted manner. In turn, this could help improve the resilience of the local urban and rural economy.</p>
19. To offer everybody the opportunity to access high quality jobs, reducing disparities between surrounding areas.	+	?	+	<p>Option 1 is likely to offer the potential to promote regeneration and reduce disparities between the main communities. However, the significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.</p> <p>Option 2 is unlikely to offer the potential to promote regeneration on the same scale as Options 1 and 3. It is therefore difficult to determine significant positive or negative effects of this policy approach at this stage in plan preparation.</p> <p>Option 3 has the potential to offer similar benefits to Option 1. Again, the significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.</p>

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Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				It is possible that issues in relation to job quality and reducing disparities between communities are more appropriately dealt with in the context of the Community Plan. However, should details of potential effects become available at a later stage in development plan preparation the effects of this policy approach will continue to be assessed throughout plan preparation.
20. To promote sustainable regeneration.	+	+	++	<p>Option 1 offers potential to promote sustainable regeneration in the main urban communities. The significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.</p> <p>Option 2 offers potential to promote regeneration in smaller towns and villages. This impact is limited given the lack of focus on known areas of need.</p> <p>Option 3 offers potential to promote regeneration in the main urban and rural communities. The significance of this impact is strengthened since it focuses development in the main hubs and targeted towns and villages.</p>
21. To encourage and accommodate both indigenous and inward investment.	+	+	++	<p>Option 1 offers the opportunity to encourage both inward and indigenous business. The significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.</p> <p>Option 2 offers the opportunity, albeit limited, to encourage indigenous (rural) business.</p> <p>Option 3 offers the opportunity to encourage both inward and indigenous investment.</p>

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Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
22. To encourage efficient patterns of movement of people and goods.	++	--	+	<p>The significance of Option 1 is more pronounced than the other two options since it focuses development in urban areas reducing the travel to work distance and improving accessibility of public transport and active travel.</p> <p>Option 2 is likely to encourage further travelling and commuter journeys and as a result is unlikely to encourage active travel or increased use of public transport.</p> <p>The significance of the effects of Option 3 is lessened compared to Option 1 given the split focus on urban and rural areas.</p>

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Main Issue 2: Housing Allocation

Housing Allocation

Option 1 seeks to directly meet the RDS target of 60% of all new housing to be located in “brownfield” sites of settlements greater than 5,000 population i.e. the two main hubs of Enniskillen and Omagh. This results in an allocation of 3,114 houses between the main towns. The proportion for the smaller towns, villages and small settlements at 26.4% would result in an allocation of 1,370, with the remaining balance of 13.6% providing 706 houses to the countryside.

Option 2 seeks to maintain the status quo in terms of housing allocation in each of the former local government districts and would be based on the proportion of housing in the respective settlement hierarchy categories as per the 2011 Census. This would mean that each settlement would be allocated a share of the new housing allocation based on its existing share in 2011 with the countryside receiving the remainder. Thus, the two main towns would together receive 33%, resulting in an allocation of 1,712 houses; the local towns, villages and smaller settlements at 26.4% would be allocated 1,370 houses whilst the countryside would receive 40.6%, giving an allocation of 2,108 houses.

Option 3 seeks to achieve a balance between options 1 and 2 in order to endeavour to meet regional policy growth by still focusing on the hubs but at a lesser figure than the 60%, and sustaining the smaller settlements and the countryside in accordance with the growth strategy. Thus, the main towns would receive an allocation of 46.5% or 2,413 houses, the proportion to smaller towns and villages and small settlements would remain as 1,370 (26.4%) with the countryside receiving 27.1% or 1,407 houses.

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
1. To reduce poverty and social inclusion	-	-	+	Option 1 has the potential for positive and negative effects depending on location. Urban residents will have better access to services and employment and is likely to have a positive effect on poverty & exclusion. However, it is also likely to disadvantage known areas of deprivation within the smaller towns and villages, as well as rural areas outwith the two main hubs. More than two thirds (70.4%) live outside the two main towns of Enniskillen and Omagh.

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Neutral Impact
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Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>Option 2 is likely to have a negative effect on overall levels of prosperity and social exclusion because it ignores the benefits of targeted growth in the known areas of need.</p> <p>By directing growth to the main hubs and known areas of need Option 3 is more likely to target the benefits of development to known areas of poverty and deprivation.</p>
2. To improve health and wellbeing	+	-	+ ?	<p>Option 1 is likely to encourage the provision of services and facilities close to larger sections of the population. Indirectly, this could improve local environments and encourage active travel in turn benefiting physical and mental health.</p> <p>Notwithstanding these positive effects, this growth pattern has the potential to disadvantage the significant population living in small towns and villages and therefore the overall positive benefits in the hubs has to be balanced with the potentially negative effects in the hinterlands.</p> <p>Option 2 has the potential to have a significant negative impact on the affordability of services as well as accessibility as more of the population will have to travel to health service hubs.</p> <p>Option 3 has the potential to have a positive effect on the affordability of services. Focusing investment in a range of key communities is likely to have beneficial effects on physical and mental health. By targeting the provision of services and facilities close to targeted sections of the population there is increased likelihood of indirect</p>

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Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				positive effects on local environments and active travel.
3. To improve education, skills and access to high quality educational facilities	+	?	?	<p>Option 1 – the provision of key educational facilities tends to be located in areas of critical population therefore the two main hubs approach to growth has the potential to reach a wider group. However, the growth strategy in itself is not responsible for improving educational standards and facilities provision and therefore the impact of the balanced growth approach is considered mildly positive but of little significance overall.</p> <p>Option 2 – the impact of the dispersed settlement growth strategy on accessibility to high quality educational facilities is likely to be negative as the population is more dispersed and potentially unable to support affordable public transport provision.</p> <p>Option 3 – key educational facilities tend to be located in areas of critical population therefore the balanced approach to growth has the potential to reach a wider group. However, the growth strategy itself is not responsible for improving educational standards and facilities provision and therefore the impact of the balanced approach is considered to be relatively positive but of little significance on the quality of education overall.</p>
4. To provide everyone with a decent home	+	+	++	<p>Option 1 has the potential to deliver housing of a wide range of dwelling type, size and tenure, including affordable homes. However, it potentially ignores demand for housing in areas outwith the main hubs thereby diminishing the overall effect of the positive effect.</p> <p>Option 2 is likely to give rise to increased level of detached, owner-occupied housing in the rural areas. Therefore, the dispersed growth</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				pattern has the potential to significantly limit access to range of dwelling type, size, tenure and ultimately affordable homes. In turn, this is likely to increase waiting lists for affordable housing. Option 3 is likely to give rise to limited housing in targeted communities of need which, along with housing in the main hubs, has the potential to balance the geographical spread of affordable homes, range of dwelling type, size and tenure.
5. To reduce crime and anti-social activity	0	0	0	In isolation, Options 1, 2 and 3 are unlikely to significantly impact on crime or anti-social behaviour. It is likely that design & layouts of development will have more influence (refer to Main Issue 13: Supporting Good Design and Place Making).
6. To encourage a sense of community	++	0	++	<p>Option 1 could have a significant positive effect on the main hubs by permitting new homes for local residents close to key facilities and employment sectors. However, it potentially ignores the communities outwith the hubs thereby diminishing the overall effect of the positive effect on community identity in the hub communities.</p> <p>Option 2 could have a significant positive effect on community identity in rural areas allowing new homes for local residents who aspire to a home in the countryside for themselves and their families. However, it potentially dilutes the potential positive effects of targeting communities as in Option 1 and thereby diminishes the overall positive effect on community identity.</p> <p>Option 3 offers the potential for wider positive effects in those communities identified in targeted localities.</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
7. To improve accessibility to key services	++	-	++	<p>Option 1 is likely to have significant positive effects by focusing key community services to large section of the population in the most accessible locations.</p> <p>Whether dispersed growth could significantly improve the level access and investment in key services is unknown since it does not target specific communities. Option 2 encourages a wider geographical spread of the needs of the local (aging) dispersed population, it is therefore considered likely to have negative effects on the accessibility to key services.</p> <p>Option 3 offers potential for focusing on key community services in targeted locations and is therefore considered to have significant positive effects on accessibility to key services.</p>
8. To reduce the effect of traffic on air quality	++	0	-	<p>Option 1 is likely to have significant positive effect on the air quality as a result of traffic. It has the potential to encourage travel to the targeted communities thus encouraging critical populations for public and active transport.</p> <p>Option 2 is likely to encourage private vehicles as the primary mode of transport. Therefore, the effects of the dispersed growth pattern have the potential to cause significant negative effects on air quality as a result of increased traffic by private vehicle.</p> <p>Option 3 has potential to deliver critical populations which in turn encourages improved service and usage for public transport, as well as encouraging increased active travel.</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	?	?	?	Flooding may be an issue in some locations and appropriate mitigation will be developed as part of master planning brief for new/additional development using SUDS which offers the opportunity for infrastructure and reinforce the green and blue network.
10. To improve water quality and conserve water	++	--	-	<p>Option 1 will lead to delivery of housing in the main hubs, thus avoiding more rural areas and the associated use of septic tanks. The focus on major development in hubs, and the density of development associated with more urban areas, offers the potential for overall beneficial outcomes on water quality and management.</p> <p>Option 2 is likely to lead to more housing development in the countryside and associated use of septic tanks. Additionally, the reduced development densities as a result of the dispersed growth pattern will discourage strategic investment in sustainable management practices. Thus, Option 2 has the potential for significant adverse effects on water quality and management.</p> <p>Option 3 allows limited housing in the countryside and associated use of septic tanks thus there is potential for limited negative effects on water quality. However, this is balanced by the parallel focus on key hubs and it is therefore anticipated that Option 3 has potential for overall beneficial effects on improved water quality management.</p>
11. To improve air quality	++	0	+	Option 1 has the potential to have significant positive effects on air quality since major developments are focused in two easily accessible hubs. In turn, this facilitates use of public transport and active travel.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>Option 2 is unlikely to improve air quality since development outwith accessible hubs is likely to lead to increased journeys in private vehicles. Additionally, new residents are not located in areas with existing public transport links.</p> <p>Option 3 has the potential to have significant positive effects on air quality since major developments are focused in a wider range of hubs. This facilitates use of public transport and active travel however, the positive benefits associated with Option 2 are diluted since development is spread across wider areas.</p>
12. To conserve and enhance biodiversity	++	-	++	<p>Option 1 has potential for significant positive effects on existing habitats as it focuses development in urban areas. However, the full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>Option 2 has potential for significant negative effects on existing habitats as development is dispersed rural and urban areas. However, as with Options 1 and 3, the full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>Option 3 has potential for positive effects on existing habitats as it focuses development in specific towns and villages. This is balanced with the opportunity to create habitats in known areas of deficiency. However, as with Options 1 and 2 above, the full effect of this policy</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>It is difficult to anticipate the overall effect of this policy approach without reference to other policies e.g. protection for existing international and regional designations, Forestry and Woodland Strategies. Since these issues are addressed later in the development planning process, detailed assessment of potential effects will continue throughout plan preparation.</p>
13. To maintain and enhance landscape and townscape character and quality	++	+	+	<p>The effect of Option 1 on the landscape character, visual amenity and local distinctiveness is difficult to assess without further information relating to specific location and design details. However, it will focus on two main hubs and therefore offers the opportunity to improve visual amenity in these areas whilst affording protection in other areas.</p> <p>The effect of Option 2 on landscape character, visual amenity and local distinctiveness is difficult to assess without further information such as specific location and design details. These details will only become available at a later stage in development plan preparation.</p> <p>Given that Option 2 lacks the focus on specific localities of Options 1 and 3, it is difficult to determine significant positive or negative effects with any certainty at this stage therefore, the effects of this policy approach will continue throughout plan preparation.</p> <p>The effect of Option 3 on the landscape character, visual amenity and local distinctiveness is difficult to assess without further information</p>

Positive Impact
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Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				relating to specific locations and design details. However, it will focus on specific locations and therefore offers the opportunity to improve visual amenity in these areas whilst affording protection in other areas.
14. To conserve and enhance historic environment and cultural assets	+	?	+	<p>The effect of Option 1 on the historic environment and cultural assets is difficult to assess without further information relating to specific location and design details. However, with its focus on targeted communities the approach offers scope to protect and enhance sites, features and areas of historical and cultural value.</p> <p>The effect of Option 2 on the historic environment and cultural assets is difficult to assess without further information such as specific location and design details. These details will only become available at a later stage in development plan preparation.</p> <p>Option 2 lacks the focus on specific localities of Options 1 and 3 and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage therefore, the effects of this policy approach will continue throughout plan preparation.</p> <p>The effect of Option 3 on the historic environment and cultural assets is difficult to assess without further information relating to specific locations and design details. However, given that it will focus on targeted communities, the approach offers scope to protect and enhance sites, features and areas of historical and cultural value.</p>
15. To reduce contributions to and reduce vulnerability to	++	?	?	The effect of Option 1 on climate change is difficult to assess without further information relating to specific location and design details. However, this policy approach offers scope for significant positive

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
climate change				<p>effects in the form of targeted measures in relation to flooding or drainage matters.</p> <p>The effect of Option 2 on climate change is difficult to assess without further information such as specific location and design details. These details will only become available at a later stage in development plan preparation.</p> <p>Option 2 lacks the focus on specific localities of Options 1 and 3 and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage therefore, the effects of this policy approach will continue throughout plan preparation.</p> <p>The effect of Option 3 on climate change is difficult to assess without further information relating to specific location and design details. However, given that it will focus on targeted communities this policy approach offers scope for significant positive effects in the form of targeted measures in relation to flooding or drainage matters.</p>
16. To minimise the production of waste and use of non-renewable resources	?	?	?	<p>The effect of Option 1, 2 and 3 on waste management is difficult to assess without further information such as the specific location of waste management facilities and waste reduction policies from other policy makers.</p> <p>However, given that it will focus on targeted communities this policy approach offers scope for significant positive effects in the form of targeted measures in relation to flooding or drainage matters. These details will only become available at a later stage in development plan preparation and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage</p>

Positive Impact
Social

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Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				therefore, the effects of this policy approach will continue throughout plan preparation.
17. To conserve and enhance land quality and soil resources	++	--	++	<p>Option 1 offers the opportunity to target brownfield development and encourage new development on vacant and derelict land or the redevelopment of contaminated land thus improving blighted land. The likely positive effects of this policy approach are significant in relation to conserving and enhancing land quality and soil resources.</p> <p>Option 2 is likely to result in increased greenfield development leading to the loss of soils. Additionally, this strategy is unlikely to ensure new development occurs on vacant and derelict or brownfield land. The likely negative effects of this policy approach are therefore significant in relation to conserving and enhancing land quality and soil resource.</p> <p>Option 3 offers the opportunity to target brownfield development and encourage new development on vacant and derelict land or the redevelopment of contaminated land in the targeted locations. Therefore the likely positive effects of this policy approach are significant in relation to conserving and enhancing land quality and soil resources.</p>
18. To encourage sustainable economic growth	?	+	++	<p>There are potential benefits to Option 1 in relation to economic activity suited to urban areas however, other employment sectors may be inadvertently disadvantaged through lack of focus on the smaller towns and rural areas. Therefore the overall effect on providing job opportunities and improving earnings is unknown.</p> <p>Option 2 could have significant positive effects on the opportunity for</p>

Positive Impact
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Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>rural residents to develop new commercial activity in an ad hoc manner and in turn this could help improve the resilience of the local rural economy. However, this is unlikely to offer a long term sustainable economic solution to the local economy.</p> <p>It is difficult to assess Options 1 and 2 without further information such as specific location. These details will only become available at a later stage in development plan preparation and it is therefore difficult to determine significant positive or negative effects with any certainty at this stage. Therefore, the effects of this policy approach will continue throughout plan preparation.</p> <p>Option 3 could have significant positive effects on the opportunity for residents to develop new commercial activity in a targeted manner. In turn, this could help improve the resilience of the local urban and rural economy.</p>
19. To offer everybody access to high quality jobs, reducing disparities between surrounding areas	+	+	+	<p>Option 1 is likely to offer the potential to promote regeneration and reduce disparities between the main communities. However, the significance of this impact is lessened given the lack of focus on areas of need outwith the main hubs.</p> <p>Option 2 is likely to offer similar potential to promote regeneration on the same scale as Option 1. However, the significance of this impact is lessened given the lack of focus on areas of need outwith the main hubs.</p> <p>Option 3 has the potential to offer similar benefits to Option 1. Again, the significance of this impact is lessened given the lack of focus on</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>areas of need outwith the main hubs.</p> <p>It is possible that issues in relation to job quality and reducing disparities between communities are more appropriately dealt with in the context of the Community Plan. However, should details of potential effects become available at a later stage in development plan preparation the effects of this policy approach will continue to be assessed throughout plan preparation.</p>
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	++	<p>Option 1 offers potential to promote sustainable regeneration in the main urban communities. The significance of this impact is lessened given the lack of focus on areas of need outwith the main hubs.</p> <p>Option 2 offers potential to promote regeneration in smaller towns and villages however, this impact is limited given the lack of focus on known areas of need.</p> <p>Option 3 offers potential to promote regeneration in the main urban and rural communities. The significance of this impact is strengthened since it focuses development in the main hubs and targeted towns and villages.</p>
21. To encourage indigenous and inward investment	+	+	++	<p>Option 1 offers the opportunity to encourage both inward and indigenous business however, the significance of this impact is lessened given the lack of focus on areas of need outwith the main hubs.</p> <p>Option 2 offers limited opportunity to encourage indigenous (rural) business villages however, this impact is limited given the lack of</p>

Positive Impact
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Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Two Main Hubs	Option 2 Dispersal	Option 3 Balanced	Comments / Supporting Evidence
				<p>focus on known areas of need.</p> <p>Option 3 offers the opportunity to encourage both inward and indigenous investment.</p> <p>Important to the encouragement of inward investment will be attractive environments, which is particularly promoted in Main Issue 13 Supporting Good Design and Place Making.</p>
22. To encourage efficient patterns of movement	++	+	+	<p>The significance of Option 1 is more pronounced than the other two options since it focuses development in urban areas reducing the travel to work distance and improving accessibility of public transport and active travel.</p> <p>Option 2 is likely to encourage further travelling and commuter journeys and as a result is unlikely to encourage active travel or increased use of public transport.</p> <p>The significance of the effects of Option 3 is lessened compared to Option 1 given the split focus on urban and rural areas.</p>
<p>Key findings The overall effects of these policy approaches are generally positive.</p>				
<p>Comments and mitigation Mitigation will be required in relation to the natural environment including biodiversity, the water environment and the historic development .</p>				

Positive Impact
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Neutral Impact
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Negative Impact
Economic

Unknown Impact

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Negative Impact
Economic

Unknown Impact

Main Issue 3: Economic Development Land Allocation

Economic Development Land Allocation
<i>These options are in keeping with the Preferred Option (*Option 3) for Main Issue 1: Spatial Growth Options.</i>
Option 1 Designate economic development land using population figures from the 2011 Census, this option is based on the population size of each settlement.
Option 2 Designate economic development land using the percentage figure of 46.5% for the main towns and 7.93% for the local towns, have been converted to a proportional equivalent of 100% to calculate the amount of economic development land required.(This is based on the Preferred Option for Housing Allocation)
<u>Methodology</u> $46.5 + 7.93 = 54.43$ $46.5 \div 54.43 \times 100 = 85\%$ $7.93 \div 54.43 \times 100 = 15\%$

Objectives	Option 1	Option 2	Comments / Supporting Evidence
	Allocation by population size	Based on balanced growth (*Option 3 Main Issue 2)	
1. To reduce poverty and social exclusion.	-	+	Option 1 has the potential to disadvantage known areas of deprivation within the smaller towns and villages, as well as rural areas outside the two main hubs. By directing economic growth to the main hubs and known areas of need Option 2 is more likely to target the benefits of development to known areas of poverty and deprivation.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
2. To improve health and wellbeing of the population.	+	++	<p>Option 1 is likely to encourage the provision of services and facilities close to larger sections of the population. Indirectly, this could improve local environments and encourage active travel in turn benefiting physical and mental health.</p> <p>Notwithstanding these positive effects, this growth pattern has the potential to disadvantage small towns and villages and therefore the overall positive benefits in the hubs has to be balanced with the potentially negative effects in the hinterlands.</p> <p>Option 2 has the potential to have a positive effect on the affordability of services. Focusing investment in a range of key communities is likely to have beneficial effects on physical and mental health. By targeting the provision of services and facilities close to targeted sections of the population there is increased likelihood of indirect positive effects on local environments and active travel.</p>
3. To improve the education and skills of the population.	0	0	<p>Option 1 – the provision of key educational facilities tends to be located in areas of critical population therefore the two main hubs approach to growth has the potential to reach a wider group. However, the allocation of economic land in itself is not responsible for improving educational standards and facilities provision. Therefore the impact of the focused growth in two main hubs is considered mildly positive but of little significance overall.</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
			Option 2 – key educational facilities tend to be located in areas of critical population therefore the balanced approach to growth has the potential to reach a wider group. However, the growth strategy itself is not responsible for improving educational standards and facilities provision and therefore the impact of the balanced approach is considered to be relatively positive but of little significance on the quality of education overall.
4. To provide everyone with the opportunity to live in a decent home	++	++	Option 1 has the potential to enable access to employment therefore increasing access to a range of dwelling type, size and tenure, within the District. Option 2 is likely to give rise to controlled economic development in targeted communities of need which, along with housing in the main hubs, has the potential to balance the geographical spread of affordable homes, range of dwelling type, size and tenure.
5. To reduce crime and anti-social behaviour.	0	0	In isolation, Options 1 and 2 are unlikely to significantly impact on crime or anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	+	++	Option 1 could have a significant positive effect on the main hubs by enabling investors' access to employment close to key facilities and population clusters. However, it potentially ignores the communities outside the hubs thereby diminishing the overall positive effect on community identity in the hub communities. Option 2 offers the potential for positive effects on community identity in

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
			those targeted localities.
7. To improve accessibility to key services, especially for those most in need.	++	++	<p>Option 1 is likely to have significant positive effects by focusing key community services to large section of the population in the most accessible locations.</p> <p>Option 2 offers potential for focusing on key community services in targeted locations and is therefore considered to have significant positive effects on accessibility to key services.</p>
8. To reduce the effect of traffic on air quality.	++	++	<p>Option 1 is likely to have significant positive effect on the air quality as a result of traffic. It has the potential to encourage travel to the targeted communities thereby encouraging critical populations for public and active transport.</p> <p>Option 2 has potential to deliver employment areas to critical populations which in turn encourages improved service and usage for public transport, as well as encouraging increased active travel.</p>
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	?	?	Flooding may be an issue in some locations and appropriate mitigation will be developed as part of master planning brief for new/additional development using SUDS which offers the opportunity for infrastructure and reinforce the green and blue network.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	++	+	<p>Option 1 will lead to delivery of employment land in the main hubs. The focus on major development in hubs, and the density of development associated with more urban areas, offers the potential for overall beneficial outcomes on water quality and management.</p> <p>Option 2 allows controlled economic development in the countryside and associated use of septic tanks thus there is potential for limited negative effects on water quality. However, this is balanced by the parallel focus on key hubs and it is therefore anticipated that Option 2 has potential for overall beneficial effects on improved water quality management.</p>
11. To improve air quality.	++	+	<p>Option 1 has the potential to have significant positive effects on air quality since major developments are focused in two easily accessible hubs. In turn, this facilitates use of public transport and active travel.</p> <p>Option 2 has the potential for significant positive effects on air quality since major developments are focused in a wider range of hubs and potentially reducing travel distances within rural communities.</p>
12. To conserve and enhance biodiversity.	-	-	Option 1 has potential for positive effects on existing habitats as it focuses development in urban areas. However, the full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
			<p>Option 2 has potential for positive effects on existing habitats as it focuses development in specific towns and villages. This is balanced with the opportunity to create habitats in known areas of deficiency. However, as with Options 1, the full positive effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations.</p> <p>It is difficult to anticipate the overall effect of this policy approach without reference to other policies e.g. protection for existing international and regional designations, Forestry and Woodland Strategies. Since this issues are addressed later in the development planning process, detailed assessment of potential effects will continue throughout plan preparation.</p>
13. To maintain and enhance the character and quality of landscapes and townscapes.	+	+	<p>The effect of Option 1 on the landscape character, visual amenity and local distinctiveness is difficult to assess without further information relating to specific location and design details. However, it will focus on two main hubs and therefore offers the opportunity to improve visual amenity in these areas whilst affording protection in other areas.</p> <p>The effect of Option 2 on the landscape character, visual amenity and local distinctiveness is difficult to assess without further information relating to specific locations and design details. However, it will focus on specific locations and therefore offers the opportunity to improve visual amenity in these areas whilst affording protection in other areas.</p>

Positive Impact
Social

Neutral Impact
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Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
14. To conserve and where appropriate enhance the historic environment and cultural assets.	?	?	<p>The effect of both options on the historic environment and cultural assets is difficult to assess without further information relating to specific location and design details. However, with its focus on targeted communities the approach offers scope to protect and enhance sites, features and areas of historical and cultural value, with positive effect.</p> <p>Both options have general potential for negatives on below ground archaeological remains, particularly where these are previously unrecorded. On balance, the overall effect is unknown.</p>
15. To reduce contributions to climate change and reduce vulnerability to climate change.	++	++	<p>The effect of Option 1 on climate change is difficult to assess without further information relating to specific location and design details. However, this policy approach offers scope for significant positive effects in the form of targeted measures in relation to flooding or drainage matters.</p> <p>The effect of Option 2 on climate change is difficult to assess without further information relating to specific location and design details. However, given that it will focus on targeted communities this policy approach offers scope for significant positive effects in the form of targeted measures in relation to flooding or drainage matters.</p>
16. To minimise the production of waste and use of non-renewable resources.	?	?	The effect of Option 1 and 2 on waste management is difficult to assess without further information such as the specific location of waste management facilities and waste reduction policies from other policy

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
17. To conserve and enhance land quality and soil resources.	++	++	<p>makers.</p> <p>Option 1 offers the opportunity to target brownfield development and encourage new development on vacant and derelict land or the redevelopment of contaminated land in the two hubs. Therefore, the likely positive effects of this policy approach are significant in relation to conserving and enhancing land quality and soil resources.</p> <p>Option 2 offers the opportunity to target brownfield development and encourage new development on vacant and derelict land or the redevelopment of contaminated land in the targeted locations. Therefore the likely positive effects of this policy approach are significant in relation to conserving and enhancing land quality and soil resources.</p>
18. To encourage sustainable economic growth.	+	++	<p>There are potential benefits to Option 1 in relation to economic activity suited to urban areas however other employment sectors may be inadvertently disadvantaged through lack of focus on the rural area (including small towns, villages, small settlements and countryside). Therefore the overall effect on providing job opportunities and improving earnings is potentially limited.</p> <p>Option 2 could have significant positive effects on the opportunity for residents to develop new commercial activity in a targeted manner. This in turn, could help improve the resilience of the local urban and rural economy.</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
19. To offer everybody the opportunity to access high quality jobs, reducing disparities between surrounding areas	+	+	<p>Option 1 is likely to offer the potential to promote regeneration and reduce disparities between the main communities. However, the significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.</p> <p>Option 2 has the potential to offer similar benefits to Option 1. It is possible that issues in relation to job quality and reducing disparities between communities are more appropriately dealt with in the context of the Community Plan. However, should details of potential effects become available at a later stage in the development plan preparation the effects of this policy approach will continue to be assessed throughout plan preparation.</p>
20. To promote sustainable regeneration.	+	++	<p>Option 1 offers potential to promote sustainable regeneration in the main urban communities. The significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.</p> <p>Option 2 offers potential to promote regeneration in the main urban and rural communities. The significance of this impact is strengthened since it focuses development in the main hubs and targeted towns and villages.</p>
21. To encourage and accommodate both indigenous and inward investment.	+	++	Option 1 offers the opportunity to encourage both inward and indigenous business. The significance of this impact is lessened given the lack of focus on areas of need outside the main hubs.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
			Option 2 offers the opportunity to encourage both inward and indigenous investment.
22. To encourage efficient patterns of movement of people and goods.	++	+	<p>The significance of Option 1 is more pronounced than option 2 since it focuses development in urban areas reducing the travel to work distance and improving accessibility to public transport and active travel.</p> <p>Option 2 is likely to encourage further travelling and commuter journeys and as a result is unlikely to encourage active travel or increased use of public transport.</p> <p>The significance of the effects of Option 2 is lessened compared to Option 1 given the split focus on urban and rural areas.</p>
<p>Main Findings Option 2 focuses economic development land across the main towns and local towns in keeping with the preferred option for the housing allocation. Advantage can be taken of factors such as accessibility by all members of the community, connectivity with the transportation system and availability of infrastructure. This would also meet Invest NI criteria. In selecting land for economic development, it is recognised that the future road improvements to the A5 transport corridor to the west/south west of Omagh, could create suitable opportunities at appropriate points close to the town. The new road link, Crannogway in Enniskillen, may also present similar opportunities.</p>			
<p>Comments and Mitigation It is possible mitigation measures will be required in relation to biodiversity, landscape and historic environment. A full</p>			

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Allocation by population size	Option 2 Based on balanced growth (*Option 3 Main Issue 2)	Comments / Supporting Evidence
evaluation of the potential effects of existing zoned sites and any proposed new sites will be undertaken before final zonings are included in the next stage of the development plan process i.e. the Local Policies Plan.			

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Main Issue 4: Development in the Countryside – Sustaining Rural Communities

Development in the Countryside: Sustaining Rural Communities
<p>Option 1 Designate policy areas in the rural output areas identified by the MDM 2010 as being in the 20% most deprived where the landscape has the capacity to absorb sustainable development.</p> <p>Option 2 Designate Special Countryside Areas (SCAs); Rural Protection Areas (RPAs); and the Remaining Countryside Area (RCA).</p> <p>Option 3 Designate policy areas for remote, less accessible areas. (Those areas which rank highly in the MDM 2010 and are in excess of 30mins drive time from settlements of 10 000+ population – Enniskillen and Omagh – and are remote from the services they provide.)</p>

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	+	++	++	<p>The areas identified in Option 1 would be limited in terms of land area and population since the most disadvantaged areas are in the two main towns of Enniskillen and Omagh. Whilst Option 1 will have positive benefits on pockets of rural deprivation. Within the District, the district wide benefits are not significant.</p> <p>Options 2 and 3 offer the potential for significant benefits as both cover slightly wider geographical areas than option 1.</p>
2. To improve health and wellbeing of the population.	0	0	0	It is considered that Option 2 might have a slightly positive impact because it targets the most disadvantaged areas. However, the overall impact would be neutral given that it covers a limited land area and population.
3. To improve education and skills of the population.	0	+	+	The policy options allow for development, including business development, in targeted rural areas. Therefore, Options 2 and 3 offer greater potential for positive effects as both cover wider geographical areas. In contrast, Option 1 offers limited positive

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
				effects because it focuses primarily on small pockets of deprivation in the District and therefore District wide benefits would not be significant.
4. To provide everyone with the opportunity to live in a decent home.	0	0	0	The scope of the options is too general to identify significant effects at this stage in the development plan process. The full effect of this policy approach will not be fully understood until later in the development planning process when specific proposals come forward for development in specific locations. Since this issue is addressed later in the development planning process, detailed assessment of potential effects will continue throughout plan preparation.
5. To reduce crime and anti-social behaviour.	?	?	?	Crime in the District is mainly comprised of anti-social behaviour which is generally associated with urban areas. At this stage in the development process it is difficult to judge with any certainty the potential effect these policy options for development in the countryside will have on this objective.
6. To encourage a sense of community; identity and welfare.	0	+	+	Heritage plays an important part in local community identity and the regeneration of heritage assets can encourage local pride. However, given the limited geographical area of option 1 significant effects on the sense of community are unlikely. Options 2 and 3 are more sustainable in scope by promoting specific areas for rural diversification thus offering potential positive effects on the community.
7. To improve accessibility to key services, especially for those most in need.	0	0	0	Key services are more likely to be found in existing towns and villages and the options being tested here refer to development in the countryside so therefore there is unlikely to be any significant impact on access to key services for those most in need.
8. To reduce the effect of traffic on air quality.	0	0	0	All three options maintain the existing approach of sustainable development in the countryside (albeit with variations) and accordingly there is likely to be no significant effect on traffic

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
				movement patterns. This is due to a high proportion of people living in rural areas dependent upon the private car for transport.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	0	All three options maintain the existing approach of sustainable development in the countryside (albeit with variations) and accordingly there is likely to be no significant effect on flood risk at this stage in the development plan process. Once the policy options become fixed, new development arising from this policy can incorporate specific mitigation and adaptation measures in relation to resilience to flood risk.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	0	0	0	All three options maintain the existing approach of sustainable development in the countryside (albeit with variations) and accordingly there is likely to be no significant effect on water quality at this stage in the development plan process. Once the policy options become fixed, new development arising from this policy can incorporate specific mitigation and adaptation measures in relation to resilience to water quality measures.
11. To improve air quality.	0	0	0	All three options maintain the existing approach of sustainable development in the countryside (albeit with variations) and accordingly there is likely to be no significant effect on air quality at this stage in the development plan process. Once the policy options become fixed, new development arising from this policy can incorporate specific mitigation and adaptation measures in relation to resilience to air quality measures.
12. To conserve and enhance biodiversity.	-	-	-	Fermanagh and Omagh District is rich in Biodiversity resource that is protected by a suite of development policies offering protection and enhancement. In relation to new development resulting from the development plan policies and proposals, all 3 options have the potential to negatively impact on biodiversity.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
				Specific mitigation and adaptation measures in relation to biodiversity can be identified in the next stage in the planning process when specific locations will be identified and location sensitivities can be addressed in detail.
13. To maintain and enhance the character and quality of landscapes and townscapes.	-	-	-	<p>Option 2 could enable protection of important landscape resources such as the High Sperrins or Cuilcagh mountain as it proposed rural protections areas. However the provision of slightly more opportunities for Development in Rural Protection Areas has the potential to undermine the quality of certain landscapes and or townscapes. Options 1 and 3 both propose the identification of “policy areas” allowing more development in the countryside and so both of these policies would also have the potential to negatively impact on landscape and townscape (in the event development is on the edge of settlements).</p> <p>In isolation, this policy approach could have significant effects on landscape and townscape however, the LDPs Place Making policy approach offers mitigation of these effects. The details of this can only be assessed and addressed when specific locations are known and thus details of appropriate mitigate on will become available in the next stage of the planning process.</p>
14. To conserve and where appropriate enhance historic environment and cultural assets.	0	0	0	In isolation, this policy approach could have significant effects on landscape and townscape however, in the absence of site specific information, it is difficult to identify specific potential impacts. However, current level of protection for the historic environment and cultural assets and the proposed continuation of such protection, the likely effects of new development directly related to these policy approaches is considered neutral.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	0	0	0	All three options maintain the existing approach to sustainable development in the countryside and accordingly there is likely to be little or no impact on movement patterns

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
				In itself, the new development arising from these policy approaches is unlikely to significantly impact on the reduction in contributions to climate change. This is because the overall allocation for development remains the same across the three options. The policy options differ in the way this allocation is distributed across the District. The impact of this distribution is therefore considered neutral.
16. To minimise the production of waste and use of non-renewable resources.	0	0	0	In itself, the policy approaches identified here are unlikely to significantly impact on the production of waste and the use of non-renewable resources. This is because the overall allocation for development remains the same across the three options. The policy options differ in the way this allocation is distributed across the District. The impact of this distribution is therefore considered neutral.
17. To conserve and enhance land quality and soil resources.	0	0	0	<p>There is the potential for a limited negative effect of allowing development in the countryside since it is unlikely to encourage the reuse of brownfield land and treat previously contaminated land. However, none of the policy options encourage a lax approach to development in the countryside and all three options seek to control and manage development in the countryside. It is therefore considered more likely that all three options would have a neutral impact on this objective.</p> <p>Appropriate mitigation measures can be included as part of policy criteria.</p>
18. To encourage sustainable economic growth.	0	++	++	The policy approaches allow for development in certain rural areas including business development and there is more potential for significant positive effects for Options 2 and 3 over Option 1 since they are slightly more geographically extensive than Option 1. Option 1 is limited to small pockets of deprivation in the rural parts of the district whereas Option 2 and 3 are slightly more extensive in their geographical scope.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
19. To offer everybody the opportunity to access high quality jobs, reducing disparities between surrounding areas.	0	+	+	The policy options in themselves cannot guarantee that jobs created are “high quality”. However, Options 2 and 3 are slightly more geographically extensive and are therefore considered to have potential for positive effects. Option 1 is limited to only the most deprived parts of the countryside and is therefore limited in terms of land area.
20. To promote sustainable regeneration.	0	+	+	The policy approaches allow for development in certain rural areas including business development and there is greater potential for positive impact for Options 2 and 3 since they are more geographically extensive than Option 1. Option 1 is limited to small pockets of deprivation in the countryside and is considered to have a neutral overall effect.
21. To encourage and accommodate both indigenous and inward investment.	+	+	+	All three options are considered likely to have significant positive effects in relation to indigenous investment given the high incidence of rural business and people living in the countryside in the District. That said, the extent of positive effects is influenced by other non-spatial policies outside the development plan process e.g. financial incentives to encourage investment in specific locations.
22. To encourage efficient patterns of movement of people and goods.	0	0	0	All three options propose to maintain the existing approach to sustainable development in the countryside albeit with geographical variations. Accordingly, it is considered likely that new development arising from these policy approaches is likely to have little or no significant impact on movement patterns within and around the District.
Key Findings: The policy approaches aim to encourage development in the countryside with varying degrees of geographical spread. The effect of this general policy approach will be felt at a local and project level. The aim is to sustain rural communities whilst protecting the rural and natural environment.				

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Most Deprived	Option 2 SCAs, RPAs and RCA	Option 3 Remote, less accessible	Comments / Supporting Evidence
<p>Targeting development within the specific locations encourages positive effects and provides opportunity for multiple benefits, reducing potential negative impacts.</p> <p>Options 1 offer less significant effects as it covers a smaller land area than Options 2 and 3.</p> <p>Option 2 brings forward a rural policy direction based on a spatial framework, predicated on evidence reflecting local circumstances, to guide development in the countryside to ensure sustainable development. It seeks to provide protection for landscapes judged to be of merit or vulnerable whilst enabling appropriate development to support the rural economy and rural communities.</p> <p>Option 3 offers similar benefits to Option 2 however the designations are predicated on how remote/less accessible portions of the countryside are and do not consider indicators of rural decline such as claimant counts and population decline.</p>				
<p>Comments and mitigation:</p> <p>Overall, the approach to development in the countryside is likely to have positive effects on reducing rural poverty and deprivation and encouraging sustainable economic growth. Positive effects on soil and landscape can be increased through project level implementation of high quality landscape planting applied once specific locations are identified and during the development management process.</p> <p>There may a need to reconcile development in the countryside with the need to manage cumulative impacts on traffic and water issues through development planning, site selections and development management. Impacts on biodiversity networks from more concentrated development patterns could also arise but at the same time will benefit from the integration of the LDP policy approach to Supporting Good and Place Making including green and blue networks.</p>				

Main Issue 5: Economic development - Addressing Deprivation / Regeneration in the Urban Area

Economic development: Addressing Deprivation / Regeneration in the Urban Area
<p>Option 1 Do nothing or 'Business as usual'</p> <p>Option 2 Seek to identify economic development areas including opportunities for regeneration and mixed-use developments which are adjacent/accessible to the identified deprived/disadvantaged areas in Enniskillen, Omagh, Fintona and Irvinestown</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Business as Usual	Option 2 Focus on deprived/ disadvantaged area	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	+	++	Both options provide economic development land in areas that are readily accessible in order to provide opportunities for those without access to private transport. Areas of the highest levels of deprivation are mostly located in towns thus the options provide opportunity for access to employment and services where the need is acute.
2. To improve health and wellbeing of the population.	+	+	Areas of the highest levels of deprivation are mostly located in towns. These areas are likely to have higher incidences of poor health and wellbeing. Both options provide opportunity for access to employment and services to those most in need with an anticipated synergistic positive effect on general health and mental health in particular. The provision of employment land in existing settlements encourages access to work and services by walking and cycling, encouraging active travel.
3. To improve education and skills of the population.	+	+	The provision of accessible economic development land in towns alongside the highest concentrations of population increases access to training, apprenticeships, and skills development.
4. To provide everyone with the opportunity to live in a decent home	+	+	The provision of accessible economic development land in towns alongside the highest concentrations of population increases access to sustainable incomes. Both options therefore increase opportunities for individuals to access a choice of homes.
5. To reduce crime and anti-social behaviour.	+	+	Crime in the District is mainly comprised of anti-social behaviour which is generally associated with urban areas. These policy options addressing deprivation and regeneration are likely to have some level of positive effect on this objective. This will be monitored as part of the LDP and Community plan processes.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Business as Usual	Option 2 Focus on deprived/ disadvantaged area	Comments / Supporting Evidence
6. To encourage a sense of community; identity and welfare.	+	+	The combined effect of investing in centres of population and the provision of jobs is likely to encourage a sense of community identity and improved community welfare. Thus both options are likely to have limited positive effects.
7. To improve accessibility to key services, especially for those most in need..	+	+	Both options provide opportunity for access to employment and services to those most in need.
8. To reduce the effect of traffic on air quality.	+	+	The provision of employment land in existing settlements permits access to work. The co-location of population concentrations, employment land and services encourages active travel thus reducing travel by car and having a positive effect on air quality.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	?	?	Both options offer potential for positive and negative effects on flood risk. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once determined, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating improved resilience to flooding. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	?	?	Both options offer potential for positive and negative effects on water quality. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once determined, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Business as Usual	Option 2 Focus on deprived/ disadvantaged area	Comments / Supporting Evidence
11. To improve air quality.	?	?	Both options offer potential for positive and negative effects on air quality. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once determined, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.
12. To conserve and enhance biodiversity.	?	?	Both options offer potential for positive and negative effects on climate change features. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once fixed, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.
13. To maintain and enhance the character and quality of landscapes and townscapes.	?	?	Both options offer potential for positive and negative effects on landscape. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once fixed, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Therefore, the overall effect of these options is unknown until the policy approach becomes fixed.
14. To conserve and where appropriate enhance the historic environment and cultural assets.	?	?	Both options offer potential for positive and negative effects on historic features (including conservation areas) or buildings. Without knowing the location of development arising from these options the effect is difficult to predict. However, those features or building are more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating public

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Business as Usual	Option 2 Focus on deprived/ disadvantaged area	Comments / Supporting Evidence
			realm improvements. Therefore, the overall effect of these options is unknown until the policy approach becomes fixed.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	?	?	Both options offer potential for positive and negative effects on climate change features. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once fixed, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Therefore, the overall effect of these option is unknown until the policy approach becomes fixed.
16. To minimise the production of waste and use of non-renewable resources.	0	0	No significant relationship.
17. To conserve and enhance land quality and soil resources.	+	+	As the allocations of economic land will go to existing settlements and will be supported by further environmentally protective policies, both options offer potential for brownfield land to be re used and de-contaminated.
18. To encourage sustainable economic growth	+	++	Both options provide economic development land in areas accessible at a local level and the wider regional context. Option 2 provides more flexibility in how land is allocated thus providing more options for site assembly for particular business or business enablers e.g. Invest NI.
19. To offer everybody access to high quality jobs, reducing disparities between surrounding areas.	+	++	Both options provide economic development land in areas accessible at a local level and the wider regional context. Option 2 provides more flexibility in how land is allocated thus providing more options for site assembly for particular business or business

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Business as Usual	Option 2 Focus on deprived/ disadvantaged area	Comments / Supporting Evidence
			enablers e.g. Invest NI.
20. To promote sustainable regeneration.	+	++	Both options provide economic development land in areas accessible at a local level and the wider regional context. Option 2 provides more flexibility in how land is allocated thus providing more options for site assembly for particular business or business enablers e.g. Invest NI.
21. To encourage and accommodate both indigenous and inward investment.	+	++	Both options provide economic development land in areas accessible at a local level and the wider regional context. Option 2 provides more flexibility in how land is allocated thus providing more options for site assembly for particular business or business enablers e.g. Invest NI. The greater flexibility offered by Option 2 allows for sites that could be more attractive for highly skilled or specialist uses such as research and development and technological sectors.
22. To encourage efficient patterns of movement of people and goods.	+	+	The policy options focus economic development in the main centres of population thus facilitating walking and non-motorised forms of transport in the first instance. The areas of development are also likely to be already accessible by public transport or if not will create new public transport routes – a more efficient mode of transport that individuals using private motor cars
<p>Main Findings</p> <p>Option 1 may not satisfactorily address the problem of specifically tackling disadvantage and therefore would fail to deliver the objectives of the SPPS.</p> <p>Option 2 would have the benefit of identifying suitable sites or buildings in areas where there is acknowledged</p>			

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Business as Usual	Option 2 Focus on deprived/ disadvantaged area	Comments / Supporting Evidence
disadvantage, particularly high unemployment, in order to stimulate enterprise.			
<p>Comments and Mitigation</p> <p>In order to avoid potential adverse effects of regeneration on biodiversity, landscape, the historic environment, the water environment, the identification of appropriate mitigation and adaptation measures may be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.</p>			

Main Issue 6: Economic Development - Addressing Deprivation / Regeneration in the Rural Area

Economic Development: Addressing Deprivation / Regeneration in the Rural Area
<p>Option 1 Support appropriate economic growth, including tourism, in the countryside through the re-use of existing rural buildings</p> <p>Option 2 Support appropriate economic growth in the countryside, with slightly more opportunities for sustainable economic development within designated Rural Protection Areas.</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Re-use rural buildings	Option 2 Designate RPAs	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	+	++	<p>Both options provide slightly more development opportunities in areas of rural decline which exhibit population decline, high claimant counts and rank highly in multiple deprivation measures.</p> <p>Option 1 is applicable to the entire countryside and as such does not target the specific areas of disadvantage or decline. As such Option 1 is likely to have a limited positive effect.</p> <p>Option 2 provides for designating specific areas where evidence of decline has been identified and so provides a more focused response to rural needs. For this reason Option 2 is likely to have a greater positive effect.</p>
2. To improve the health and wellbeing of the population.	+	+	<p>Areas of the highest levels of deprivation are mostly located in towns. Areas with evidence of rural decline are likely to have higher incidences of poor health and wellbeing. Both options provide opportunity for access to employment and services with Option 2 providing additional opportunities within RPAs to those most in need with an anticipated synergistic positive effect on general health and mental health in particular.</p>
3. To improve the education and skills of the population.	0	+	<p>Access to employment opportunities in rural areas with evidence of decline could provide positive benefits for education and skills. Option 2 is therefore considered to offer the most significant impact</p>
4. To provide everyone with the opportunity to live in a decent home	0	+	<p>The enabling of more accessible economic development opportunities in rural areas increases access to incomes. With Option 2 this may lead to increased opportunities for individuals to access a choice of homes.</p>
5. To reduce crime and anti-social behaviour.	0	+	<p>Crime in the District is mainly comprised of anti-social behaviour which is generally associated with urban areas. While Option 2 addresses areas of rural decline, the scope of Option 1 is thought to have a negligible effect on the district as a whole.</p>
6. To encourage a sense of community; identity and welfare.	0	+	<p>Whilst Option 1 is dependent on the availability of existing rural buildings across the district opportunities for re-use can have a positive impact on the</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Re-use rural buildings	Option 2 Designate RPAs	Comments / Supporting Evidence
			<p>sense of community.</p> <p>The identification of specific areas for rural decline could encourage a sense of community by providing slightly more opportunities for economic development within RPAs that could help stimulate community enterprise. It is important to remember that the District is characterised by a dispersed rural settlement pattern with over 40% of the total population living in the countryside.</p> <p>Therefore the combined effect of Option 2 providing a focus for enterprise in rural areas in decline and the provision of jobs is likely to encourage a sense of community identity and improved community welfare.</p>
7. To improve accessibility to key services especially for those most in need.	0	0	It is unlikely that either option will impact upon accessibility to key services
8. To reduce the effect of traffic on air quality.	+	+	It is unlikely that the limited scale of resulting economic development enterprises will impact either negatively or positively on the effect of traffic on air quality.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	?	?	Both options offer potential for positive and negative effects on flood risk. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once determined, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating improved resilience to flooding. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	?	?	Both options offer potential for positive and negative effects on water quality. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once determined, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Re-use rural buildings	Option 2 Designate RPAs	Comments / Supporting Evidence
			incorporating environmental improvements. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.
11. To improve air quality.	?	?	Both options offer potential for positive and negative effects on air quality. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once determined, is more likely to experience positive effects as a result of a planned policy approach to stimulate local enterprise through sensitive regeneration proposals. Nonetheless, the overall effect of these options is unknown until the policy approach becomes fixed.
12. To conserve and enhance biodiversity.	?	?	Both options offer potential for negative effects on biodiversity. Without knowing the location of development arising from these options the effect is difficult to predict. That said, development arising from Option 2, once fixed, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Nonetheless, the overall effect of these options is cannot be fully identified until the policy approach becomes fixed.
13. To maintain and enhance the character and quality of landscapes and townscapes.	?	?	Both options offer potential for positive and negative effects on landscape. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once fixed, is more likely to experience positive effects as a result of a planned policy approach to attract investment through sensitive regeneration incorporating environmental improvements. Therefore, the overall effect of these options is unknown until the policy approach becomes fixed.
14. To conserve and where appropriate enhance the historic environment and cultural assets.	?	?	Both options offer limited potential for either positive and negative effects on historic features (including conservation areas) or buildings. However, without knowing the location of development arising from these options the

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Re-use rural buildings	Option 2 Designate RPAs	Comments / Supporting Evidence
			effect is difficult to predict. Those features or building are more likely to experience positive effects as a result of a planned policy approach to stimulate local enterprise through sensitive regeneration incorporating environmental improvements. Therefore, the overall effect of these options is unknown until the policy approach becomes fixed.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	?	?	Both options offer potential for positive and negative effects on climate change features. Without knowing the location of development arising from these options the effect is difficult to predict. However, development arising from this policy, once fixed, is more likely to experience positive effects as a result of a planned policy approach to stimulate local enterprise through sensitive regeneration incorporating environmental improvements. Therefore, the overall effect of these option is unknown until the policy approach becomes fixed.
16. To minimise the production of waste and use of non-renewable resources	+	0	No significant relationship.
17. To conserve and enhance land quality and soil resources.	+	+	Both options offer the potential for positive effect on enhancing land quality and soil resources by providing opportunities for the re-use of rural buildings.
18. To encourage sustainable economic growth.	+	++	Both options provide opportunities for economic development land in the countryside. Option 2 provides slightly more potential by concentrating in areas of greatest need.
19. To offer everybody the opportunity to access to high quality jobs, reducing disparities between surrounding areas.	+	++	Both Options provide increased access to jobs, with Option2 providing a focussed approach to addressing the differences in job opportunities and providing employment in areas of identified need thereby contributing to reducing disparities between surrounding areas.
20. To promote sustainable regeneration.	+	++	The creation of appropriate economic development in the countryside will create additional incomes and services for the rural community. Local

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Re-use rural buildings	Option 2 Designate RPAs	Comments / Supporting Evidence
			<p>enterprise, tourism and diversification schemes could complement existing agricultural businesses in the area. The re use of existing buildings would in itself increase the level of vibrancy in the rural areas and likewise could complement existing business or provide much needed services for the rural communities in those areas.</p> <p>Option 2 provides slightly more opportunity through its focused approach in areas of need.</p>
21. To encourage and accommodate both indigenous and inward investment.	+	++	<p>Since there is a high incidence of rural business and people living in the countryside in the District the options have potential for a positive effect on indigenous investment.</p> <p>It is considered that Option 2 in providing for slightly more economic development opportunities in RPAs beyond the re-use of existing buildings may be more attractive to business start-ups and entrepreneurs.</p>
22. To encourage efficient patterns of movement of people and goods.	0	0	<p>Both options propose to maintain the existing approach to sustainable development in the countryside albeit with geographical variations.</p> <p>Accordingly, it is considered likely that new development arising from these policy approaches is likely to have little or no significant impact on movement patterns in and around the district.</p>
<p>Main Findings</p> <p>Option 1 may not satisfactorily address the problem of specifically tackling areas in decline and therefore would fail to deliver the objectives of the SPPS.</p> <p>Option 2 provides a targeted approach to areas of rural decline and seeks to sustain rural communities through the provision of a policy framework which provides slightly more opportunities for appropriate forms of economic development within RPA.s</p>			
<p>Comments and Mitigation</p> <p>In order to avoid potential adverse effects of regeneration on biodiversity, landscape, the historic environment, the water environment, the identification of appropriate mitigation and adaptation measures may be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.</p>			

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Main Issue 7: Minerals Development

Minerals Development
Option 1 To continue with the approach contained in Policies MIN 1 to MIN 8 but additionally update the policy detail for environmental protection, safety and amenity, traffic and restoration, adhering to the principles of sustainable development.
Option 2 As for Option One, but additionally introduce a time limit for prospecting/exploratory works and to protect the Sperrin AONB, the UNESCO Marble Arch Caves Global Geopark, Areas of Nature Conservation, Areas of Archaeological Interest and Areas of High Scenic Valued from Minerals Development except where proposed operations are short term (less than 15 years) and where the environmental/amenity impacts are not significant (Areas of Constraint on Mineral Development).
Option 3 As for Option Two, but additionally identify areas for minerals safeguarding within the Plan area.

Objectives	Option 1 Expansion of exist policy	Option 2 Option 1 + time restriction	Option 3 Areas of constraint	Comments / Supporting Evidence
1. To reduce poverty and social exclusion.	0	0	0	Mineral extraction forms a significant contribution to the local economy creating employment. However, overall the impact on reducing poverty and social exclusion is considered negligible.
2. To improve health and wellbeing of the population.	0	0	0	Minerals development has potential for negative effects on residential amenity particularly in relation to noise, dust and increased traffic from heavy vehicles. However, previous planning permissions for minerals extraction have shown that mitigation is effective at minimising these effects and since all three options will have mitigation included as a policy requirement. Therefore, the overall effects of mineral extraction on health and wellbeing are considered neutral.
3. To improve education	+	+	+	The minerals industry offers potential for apprenticeships and

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Expansion of exist policy	Option 2 Option 1 + time restriction	Option 3 Areas of constraint	Comments / Supporting Evidence
and skills of the population.				transference of skills in areas such as restoration etc.
4. To provide everyone with the opportunity to live in a decent home.	0	0	0	The availability of mineral resources for the construction of new homes has an indirectly positive effect on the availability of homes for the local population. However, the provision of affordable or 'decent' homes is reliant on other policy measures and therefore the mineral policy in itself is considered to have neutral effect.
5. To reduce crime and anti-social behaviour.	+	+	+	Improved post-extraction restoration requirements have the potential to provide positive impacts such as preventing old quarries from being used for unauthorised (quad biking) or dangerous uses (example swimming).
6. To encourage a sense of community; identity and welfare.	+	+	+	Improved post-extraction restoration can reduce blight and provide attractive spaces.
7. To improve accessibility to key services, especially for those most in need.	0	0	0	The policy options are considered to have no effect on this objective.
8. To reduce the effect of traffic on air quality.	0	0	0	Whilst minerals extraction can have significant detrimental effects on local air quality in relation to dust and particles, the integral environmental mitigation in all three policy options is considered sufficient. The overall effect is therefore considered neutral.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	0	Whilst minerals extraction can have significant detrimental effects on local water quality, the integral environmental mitigation in all three policy options is considered sufficient. The overall effect on flooding is therefore considered neutral.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Expansion of exist policy	Option 2 Option 1 + time restriction	Option 3 Areas of constraint	Comments / Supporting Evidence
10. To improve water quality conserve water resources and provide for sustainable sources of water supply.	0	0	0	Whilst minerals extraction can have significant detrimental effects on local water quality, the integral environmental mitigation in all three policy options is considered sufficient. The overall effect on flooding is therefore considered neutral.
11. To improve air quality.	0	0	0	Whilst minerals extraction can have significant detrimental effects on local air quality in relation to dust and particles, the integral environmental mitigation in all three policy options is considered sufficient. The overall effect is therefore considered neutral.
12. To conserve and enhance biodiversity.	-	-	-	In the long term, improved post-extraction restoration requirements have potential to support and encourage biodiversity however, wildlife will be disturbed during the extraction process. Nonetheless, all three policy options contain environmental mitigation offering potential for effective mitigation and therefore the potential negative effect can be minimised.
13. To maintain and enhance the character and quality of landscapes and townscapes.	0	+	++	The key purpose of all three options is to protect sensitive landscapes. Obviously mineral workings by their very nature have a significantly negative impact on landscape but additional policy protection is afforded to sensitive landscapes. Options 2 and 3 aim to improve the legacy of exhausted mineral workings. Overall, the integrated mitigation is considered to have a range of effects.
14. To conserve and where appropriate enhance the historic environments and cultural assets.	-	-	-	It is considered that the policy options present both positive and negative effects on archaeological sites. Some of our mineral resources are in areas where there is evidence of archaeological remains.
15. To reduce contributions to climate change and	0	0	0	The presence of hydro carbons in the district is noted, however the SPPS direct that there should be a presumption against their

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Expansion of exist policy	Option 2 Option 1 + time restriction	Option 3 Areas of constraint	Comments / Supporting Evidence
reduce vulnerability to climate change.				exploitation until there is sufficient and robust evidence in all environmental impacts. As a result of this wider regional policy there is no prospect of hydrocarbon extraction and its negative effects on climate change and scoring reflects this neutral position. In relation to other minerals, these policy options could have mixed effects on climate change objectives.
16. To minimise the production of waste and use of non-renewable resources.	--	--	--	All three options advocate the removal of non-renewables from the ground and therefore score negatively.
17. To conserve and enhance land quality and soil resources.	- +	- +	- +	In the short to medium term all options would have negative impacts given the loss of the mineral from the ground (impact on the soil itself) and given the visual impact on the land. However the improved restoration policy will have a long term have a positive impact. Overall, the policy option score negatively in the first instance with benefits only occurring significantly later.
18. To encourage sustainable economic growth.	+	+	+	Mineral extraction is an integral part of economic growth. The presence of such resources within the local area avoids the need to import these. In other words, if these resources are not supplied locally, the sustainability of the resources in further reduced. For this reason, the limited extraction of and the proximity of the resource score positively.
19. To offer everybody access to high quality jobs, reducing disparities between surrounding areas.	0	0	0	The extractive industries support a variety of jobs including some that are highly skilled such as technical, scientific, and site management. In the main, however, the effect is considered neutral.
20. To promote sustainable	0	0	0	As outlined under sustainable economic growth, some positives

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Expansion of exist policy	Option 2 Option 1 + time restriction	Option 3 Areas of constraint	Comments / Supporting Evidence
regeneration.				effects result from the improved policy on restoration. However overall the linkages between the two subject areas are imbalanced. The inbuilt environmental protection of the policy is noted and therefore all three policy options have a neutral score.
21. To encourage and accommodate both indigenous and inward investment.	+	+	+	There is evidence of ongoing investment by international companies in the area.
22. To encourage efficient patterns of movement of people and goods.	0	0	0	As noted, the availability of local resources allows for some efficiencies in relation to mineral transportation. However, overall this has an insignificant effect on wider patterns of movement and this is reflected in the neutral scoring.
<p>Main Findings Mineral extraction can be considered positive in relation to economic growth and inward investment in relation to providing resources for local development. Some positive benefits are anticipated in relation to restoration and regeneration. Nonetheless, the overall effect of mineral extraction is negative and significant mitigation measures are required within the context of the policy and during the next stages of the planning process in order to minimise negative effects.</p>				
<p>Comments and Mitigation In order to avoid potential adverse effects of biodiversity, soil, landscape and the historic environment the identification of appropriate mitigation and adaptation measures will be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.</p>				

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Main Issue 8: Overarching Policy for Renewable Energy Development

Renewable Energy Development
Option 1 Retain existing policy provisions but introduce a spatial framework for renewable energy development reflecting those areas where development would not be permitted and those areas where there is capacity for development. (There will be a need to specify if such areas are specific to particular types of renewable energy.)
Option 2 Retain existing policy provisions but introduce a stricter policy to protect sensitive landscapes – eg. Designated landscapes (AONB), areas of high scenic value, and certain views of vistas - from wind energy development.

Objectives	Option 1 Areas where development not permitted / capacity areas	Option 2 Protect specified landscapes	Comments / Supporting Evidence
1. To reduce poverty and social exclusion.	+	+	Community energy projects have the potential to offer positive effects on local communities, providing a sustainable, affordable form of energy. Ultimately this could have positive effects on poverty, particularly where linked to affordable housing.
2. To improve the health and well-being of the population.	+	+	Community energy projects have the potential to offer positive effects on local communities, providing a sustainable, affordable form of energy. Ultimately this could have positive effects on health and wellbeing
3. To improve the education and skills of the population.	+	+	Renewable energy projects have the potential to offer skilled jobs over a period of time.
4. To provide everyone with the opportunity to live in a decent home.	0	0	The renewable energy policy options are unlikely to have any significant impact on the provision of homes.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Areas where development not permitted / capacity areas	Option 2 Protect specified landscapes	Comments / Supporting Evidence
5. To reduce crime and anti-social behaviour.	0	0	The renewable energy policy options are unlikely to have any significant impact on reducing crime and anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	+	+	Community energy projects have the potential to offer positive effects on a sense of community.
7. To improve accessibility to key services, especially for those most in need.	0	0	The renewable energy policy options are unlikely to have any significant impact on improving access to services.
8. To reduce the effect of traffic on air quality.	0	0	The renewable energy policy options are unlikely to have any significant impact on traffic on air quality.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	The renewable energy policy options are unlikely to have any significant impact on flooding.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	0	0	Proposals for renewable heat from waste water could impact on water but will depend on issues that would only be considered within project planning and application stage. Nonetheless, it is considered likely that adequate mitigation could be implemented. Overall, the renewable energy policy options are considered unlikely to have any significant impact on water quality.
11. To improve air quality.	0	0	Unless the renewable energy project is a direct replacement for coal fired or gas energy production, policy options are unlikely to have any significant impact on air quality. The introduction of more biomass planting and greater deployment of biomass as

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Areas where development not permitted / capacity areas	Option 2 Protect specified landscapes	Comments / Supporting Evidence
			<p>a fuel source has the potential to negatively impact air quality particularly if pollution sources are already clustered.</p> <p>Notwithstanding the potential effects of a wider transition to a low carbon economy, the unknown nature and scale of renewable energy projects within the local area is unknown.</p>
12. To conserve and enhance biodiversity.	0	0	Both policy options offer potential for positives and negatives especially where protection is offered for specified areas. Option 2 is considered to offer more potential as it targets specific geographical locations for protection. With careful siting and design any potential for negative impacts can be minimised or mitigated.
13. To maintain and enhance the character and quality of landscapes and townscapes.		0	<p>The interaction between the built environment and low carbon energy can be minimised and where it does happen it is unlikely have a significant positive or negative impact due to integrated mitigation.</p> <p>The introduction of the low carbon energy into urban areas is likely to enhance the quality of the existing built environment and future development enabling a more sustainable medium to long-term usage.</p> <p>Both policy options will have impacts where renewable energy goes ahead but the policy options allow for the protection of certain areas. Option 2 is considered to presents less risk of damage to visual amenity.</p>
14. To conserve and where appropriate enhance the historic environment and cultural assets.	0	0	<p>The interaction between the historic environment and the low carbon energy can be minimised and where it does happen it is unlikely to have a significant positive or negative impact.</p> <p>The introduction of the low carbon energy into urban areas is likely to enhance the quality of the existing built environment and future development enabling a</p>

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Areas where development not permitted / capacity areas	Option 2 Protect specified landscapes	Comments / Supporting Evidence
			more sustainable medium to long-term usage. Both policy options will have impacts where renewable energy goes ahead but the policy options allow for the protection of certain areas. The identification of ASAls plays an important role in protecting special historic landscapes. Option 2 is considered to present less risk of damage to visual amenity.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	++	++	Promoting more sustainable energy production combined with careful siting and design is likely to reduce greenhouse gas emissions and enable increased resilience to climate change impacts. Overall the policy options are considered to have a positive effect as the options facilitate the transition to low carbon economy / energy production particularly when identifying areas with capacity.
16. To minimise the production of waste and use of non-renewable resources.	0	0	Anaerobic digesters may have some impact at a lower level as it processes organic matter that would otherwise have to be disposed of. However, the effect is considered minimal due to the small scale of this type of development.
17. To conserve and enhance land quality and soil resources.	-	-	Wind turbines given their imposing visual presence once built, the impacts of transporting their parts and the constructions process, and the below ground works required will have a negative impact on land quality and soil (particularly active peat). Solar farms could have a similar impact. Low carbon energy could impact on soils but this is dependent on the technology being used, siting and location. This requires consideration at development planning and application stage.
18. To encourage sustainable economic	+	+	Overall, both policy options are considered to have a positive impact as the options facilitate the transition to a low carbon economy improving business for

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Areas where development not permitted / capacity areas	Option 2 Protect specified landscapes	Comments / Supporting Evidence
growth.			providers of renewable energy technologies.
19. To offer everybody the opportunity to access to high quality jobs, reducing disparities between surrounding areas.	+	+	Overall, both policy options are considered to have a positive impact as the options facilitate the transition to low carbon economy improving business for providers of renewable energy technologies and possibly encouraging business start-ups and specialist jobs and training in the supply and installation of the technology.
20. To promote sustainable regeneration.	?	?	Low carbon energy could have a positive effect on sustainable regeneration but is dependent on the technology, siting and location. This requires consideration at development planning and application stage.
21. To encourage and accommodate indigenous and inward investment.	+	+	Low carbon energy could encourage inward investment. There is a record of international companies providing anaerobic digesters and training to the personnel who operate them.
22. To encourage efficient patterns of movement of people and goods.	0	0	Overall both policy options are likely to have a neutral impact however anaerobic digesters can generate traffic movements in relation to feedstock to the plant and vehicles carrying digestate away from the site for distribution elsewhere.
Main Findings The predicted effects of the policy options are mostly positive and neutral with the notable exception of soil.			
Comments and Mitigation In order to avoid potential adverse effects on land, the identification of appropriate mitigation and adaptation measures may be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.			

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Main Issue 9: Integrated Renewable Energy and Passive Solar Design

Integrated renewable energy and passive solar design
Option 1 The integration of renewable energy and passive solar design should be encouraged in all new developments.
Option 2 The integration of renewable energy and passive solar design should be a requirement of certain new developments, e.g. public sector.
Option 3 The integration of renewable energy and passive solar design should be encouraged in all new development with a requirement placed on developers, e.g. the public sector to do so. This would also extend to development over a certain size.

Objectives	Option 1 Encouraged	Option 2 Requirement for public sector	Option 3 Requirement for public sector and size of development	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	0	0	0	Renewable energy projects have positive effects on reducing fuel bills thereby going towards addressing fuel poverty.
2. To improve the health and wellbeing of the population	0	0	+	Option 1 only <i>encourages</i> renewable energy and passive solar design, and Option 2 is limited to certain types of development and their effect on improving health and wellbeing is therefore limited. Option 3 is much broader in scope and more likely to result in better quality, easy to heat homes and therefore more likely to a positive impact on physical and mental wellbeing.
3. To improve the education and skills of the population.	0	0	+	Option 3 is considered the most favourable and is more likely to offer apprenticeships, new skills in the construction industry and raise awareness of new technology.
4. To provide everyone with the opportunity to	0	0	+	Option 3 is considered the most likely to improve the quality of houses.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Encouraged	Option 2 Requirement for public sector	Option 3 Requirement for public sector and size of development	Comments / Supporting Evidence
live in a decent home.				
5. To reduce crime and anti-social behaviour.	0	0	0	There is no direct relationship between the policy options and crime / anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	0	0	0	There is no direct relationship between the policy options and sense of community.
7. To improve accessibility to key services, especially for those most in need..	0	0	0	There is no direct relationship between the policy options and accessibility to services.
8. To reduce the effect of traffic on air quality	0	0	0	There is no direct relationship between the policy options and the effect of traffic on air quality.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	0	There is no direct relationship between the policy options and flood risk.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	0	0	0	There is some potential to conserve water by new design technology and eco style methods such as capturing rainwater.
11. To improve air quality.	0	+	+	There could be a limited effect on air quality in relation to the reduction in the consumption of fossil fuels. However, this is likely to be negligible. The introduction of a requirement to integrate renewable energy to developments over a certain size would have the potential to reduce the need for fossil fuels in the long term.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Encouraged	Option 2 Requirement for public sector	Option 3 Requirement for public sector and size of development	Comments / Supporting Evidence
12. To conserve and enhance biodiversity.	0	0	0	There is no direct relationship between the policy options and biodiversity.
13. To maintain and enhance the character and quality of landscapes and townscapes.	0	0	0	There is no direct relationship between the policy options and landscape.
14. To conserve and where appropriate enhance the historic environment and cultural asset.	0	0	0	There is no direct relationship between the policy options and the historic environment.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	0	+	++	Option 3 is the most favourable as it is the most demanding option. Option 1 is considered to have a neutral impact due to its limited demand of <i>encouraging</i> new developments to incorporate renewable energy and passive solar design.
16. To minimise the production of waste and use of non-renewable resources.	0	0	0	There is a limited relationship between the policy options and the re-use of non-renewable and waste materials. Overall, this is considered to be negligible.
17. To conserve and enhance land quality and soil resources.	0	0	0	There is no direct relationship between the policy options and land quality.
18. To encourage sustainable economic growth	+	+	+	There is some potential to create specific business clusters and potential spin offs.
19. To offer everybody the opportunity to access	+	+	+	There is some potential to create specific business clusters and potential spin offs.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Encouraged	Option 2 Requirement for public sector	Option 3 Requirement for public sector and size of development	Comments / Supporting Evidence
to high quality jobs, reducing disparities between surrounding areas.				
20. To promote sustainable regeneration.	+	+	+	There is some potential to contribute to sustainable regeneration particularly in relation to development on brownfield land.
21. To encourage and accommodate both indigenous and inward investment.	+	+	+	There is some potential to create specific business clusters and potential spin offs.
22. To encourage efficient patterns of movement of people and goods.	0	0	0	An amended policy option could offer potential benefits in relation to new development where walkways/ cycleways are integrated into the development. The policy options could be extended to make this a requirement of new developments.
Main Findings All three policy options offer mainly neutral or positive effects on the appraisal objectives.				
Comments and Mitigation This option should be read in conjunction with the Overarching Principles and the Preferred Option for Supporting Good Design and Place Making.				

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Main Issue 10: Overarching Tourism

Theme : Overarching Tourism
Option 1 Tourism Conservation Zones are identified in order to protect recognised/important tourism assets within FODC.
Option 2 Business and usual / do nothing

Objectives	Option 1 Tourism Conservation Zones	Option 2 Do nothing	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	0	0	There is no direct relationship between the policy options and poverty and social inclusion.
2. To improve health and wellbeing of the population.	0	0	There is no direct relationship between the policy options and health and wellbeing.
3. To improve education and skills of the population.	0	0	There is no direct relationship between the policy options and education and skills.
4. To provide everyone with the opportunity to live in a decent home.	0	0	There is no direct relationship between the policy options and the provision of homes.
5. To reduce crime and anti-social behaviour.	0	0	There is no direct relationship between the policy options and crime and anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	+	0	There is potential for positive effects of within the communities identified as TCZs. There is no direct relationship between Option 2 and a sense of community.
7. To improve accessibility to key services etc, especially	0	0	There is no direct relationship between the policy options and accessibility to services.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Tourism Conservation Zones	Option 2 Do nothing	Comments / Supporting Evidence
for those most in need.			
8. To reduce the effect of traffic on air quality.	0	0	There is no significant relationship between the policy options and the effect of traffic on air quality.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.		0	There is no direct relationship between the policy options and flooding.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	0	0	There is no direct relationship between the policy options and water quality.
11. To improve air quality.	0	0	There is no direct relationship between the policy options and air quality.
12. To conserve and enhance biodiversity.	+	0	Option 1 offers positive effects since it seeks to limit and control development within identified locations in order to protect specific tourism assets including the natural environment and biodiversity.
13. To maintain and enhance the character and quality of landscapes and townscapes.	+	0	There is potential for positive effects from Option 1 since natural landscapes in the District such as the Marble Arch Caves Geopark, Lough Erne including its coastline and islands, and the Sperrins, provide a draw for tourist and are would benefit from this option as it focuses on conservation.
14. To conserve and where appropriate enhance the historic environment and cultural assets	+	0	The built heritage of Fermanagh and Omagh District includes archaeological sites and monuments, historic buildings, industrial and military remains, historic gardens and parks. Option 1 offers more protection to such assets.
15. To reduce contributions to climate change and reduce vulnerability to climate	0	0	There is no direct relationship between the policy options and climate change.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Tourism Conservation Zones	Option 2 Do nothing	Comments / Supporting Evidence
change.			
16. To minimise the production of waste and use of non-renewable resources.	0	0	There is no direct relationship between the policy options and non-renewable and waste resources.
17. To conserve and enhance land quality and soil resources.	+	0	Option 1 offers positive effects since it seeks to limit and control development within identified locations in order to protect specific tourism assets including soil resources.
18. To encourage sustainable economic growth.	+	0	There are positive effects on sustainable economic growth as a result of policy Option 1.
19. To offer everybody the opportunity to access high quality jobs, reducing disparities between surrounding areas.	0	0	There is no significant relationship between the policy options and the quality of jobs arising from these policy options.
20. To promote sustainable regeneration.	+	0	There are positive effects on sustainable regeneration as a result of policy Option 1.
21. To encourage and accommodate both indigenous and inward investment.	0	0	There is no significant relationship between the policy options and indigenous and / or inward investment.
22. To encourage efficient patterns of movement of people and goods.	0	0	There is no direct relationship between the policy options and efficient patterns of movement.

Main Findings

Option 1 is specific in focus (tourism) and narrow in scope (specified geographical areas - Tourism Conservation Zones). It has no direct relationship with the majority of the sustainability objectives hence the neutral result for most of the objectives, particularly in Option 2 Business as Usual. The purpose of this policy is to inhibit development in certain environments in order to protect a particular tourism asset. Consequently, the objectives on which it will have an impact are those objectives seeking to protect aspects of the built and natural environment of interest to tourists.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Comments and Mitigation

N/A

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Main Issue 11: Operational Tourism

Operational Tourism
<p>Option 1 Applications for new, extended or improved tourism development, including facilities, accommodation and visitor infrastructure will be assessed on an individual basis.</p> <p>Option 2 Applications for new, extended or improved tourism development, including facilities, accommodation and visitor infrastructure will be supported where the proposal forms a Tourism/visitor hub/Opportunity Zone; or is located within an identified settlement for tourism development. This approach will facilitate tourism development which is appropriate in nature, location and scale and which meets other planning tests. Proposals for tourism development beyond defined tourism/visitor hubs will be required to submit a business case which will be required to demonstrate that it would result in a sustainable, viable and appropriate form of tourism development which conforms to the LDPs Tourism Strategy.</p>

Objectives	Option 1 Individual assessment	Option 2 Located in Tourism Zone / settlement	Comments / Supporting Evidence
1. To reduce poverty and social exclusion.	0	+	<p>Option 1 allows for unfocused sporadic development that is not specific to any location and in that respect it will have a neutral impact on poverty and social exclusion.</p> <p>Option 2 has the potential to increase tourism in areas that do not benefit from it currently and offers opportunities to target more deprived areas including Rural Diversification Areas.</p>
2. To improve health and wellbeing of the population.	0	0	There is no direct relationship between the policy options and improving health and wellbeing.
3. To improve the education and skills of the population.	0	0	There is no direct relationship between the policy options and education and skills.
4. To provide everyone with the opportunity to live in a decent home	0	0	There is no direct relationship between the policy options and housing provision.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Individual assessment	Option 2 Located in Tourism Zone / settlement	Comments / Supporting Evidence
5. To reduce crime and anti-social behaviour.	0	0	There is no direct relationship between the policy options and crime and/or anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	0	+	Option 1 allows for unfocused sporadic development that is not specific to any location and in that respect it will have a neutral impact on community identity and / or welfare. Option 2 could enhance and consolidate existing tourist facilities/ attractions thereby improving the quality of the environment and potentially providing jobs and services for the people who live there. The same applies to developing tourist facilities in settlements.
7. To improve accessibility to key services, especially for those most in need.	0	0	There is no direct relationship between the policy options and to accessibility to services.
8. To reduce the effect of traffic on air quality.	?	0	Improved tourism assets could create more travel demand but could also potentially reduce travel or encourage use of more sustainable forms of transport if the new or expanded facility were associated with an existing attraction or was in an existing settlement. Therefore, the effects of Option 1 are unknown until specific locations are known later in the planning process. Option 2 is unlikely to produce significant effects.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	There is no direct relationship between the policy options and flood risk.
10. To improve water quality conserve water resources and provide for sustainable sources of water supply.	?	0	It is assumed new developments will incorporate the up to date services and mitigate potential negative effects of new developments on water quality. The effects of Option 1 are therefore unknown until specific development proposals come forward later in the planning process. Option 2 is considered to be more sustainable as it will use existing infrastructure.

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Individual assessment	Option 2 Located in Tourism Zone / settlement	Comments / Supporting Evidence
11. To improve air quality	0	0	There are no known effects between the policy options and air quality at this stage in the planning process. Potential effects will continue to be monitored throughout the development plan and development management processes.
12. To conserve and enhance biodiversity.	-	-	Many of the District's tourism assets are in sensitive locations and therefore any new developments have potential to impact negatively on biodiversity. Mitigation incorporated within policy to encourage biodiversity is considered appropriate.
13. To maintain and enhance the character and quality of landscapes and townscapes.	-	?	Option 1 allows development on a case-by-case basis. Non-designated landscapes could therefore experience some negative effects. With Option 2 impacts would be restricted to specific locations. The significance of this will be determined by location and development design.
14. To conserve and where appropriate enhance the historic environment and cultural assets.	-	+	Option 1 allows development on a case-by-case basis. Non-designated townscapes could therefore experience some negative effects. Option 2 could potentially allow for the re-use of historic / listed buildings which could ensure their upkeep / retention.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	?	?	It is considered likely that neither option will have any impact on contributions to climate change, however without specific details of location, use and design it is difficult to assess the full effects of the policy options at this stage. The potential effects of developments resulting from or affected by this policy will continue to be monitored throughout the development plan and development management processes.
16. To minimise the production of waste and use of non-renewable resources.	?	?	New tourism development could increase the amount of waste produced. Without specific details of location, use and design it is difficult to assess the full effects of the policy options at this stage. The potential effects of

Positive Impact
Social

Neutral Impact
Environment

Negative Impact
Economic

Unknown Impact

Objectives	Option 1 Individual assessment	Option 2 Located in Tourism Zone / settlement	Comments / Supporting Evidence
			developments resulting from or affected by this policy will continue to be monitored throughout the development plan and development management processes.
17. To conserve and enhance land quality and soil resources.	-	+	<p>Option 1 allows development on a case-by-case basis, including in the countryside and on greenfield sites and therefore negative effects are more likely.</p> <p>Because it favours development in prescribed zones and in settlements, Option 2 is considered more likely to facilitate the re-use of brownfield sites and treatment of previously contaminated land.</p>
18. To encourage sustainable economic growth.	?	+	<p>Proposals arising from Option 1 are not part of an overall strategy may result in negative effects. Without specific details of location, use and design it is difficult to assess the full effects of the policy options at this stage.</p> <p>Option 2 offers potential to enhance and consolidate existing tourist facilities/ attractions thereby improving their economic viability and attractiveness. The same applies to developing tourist facilities in settlements where there is an accessible supply of custom and employees.</p> <p>The potential effects of developments resulting from or affected by this policy will continue to be monitored throughout the development plan and development management processes.</p>
19. To offer everybody the opportunity to access to high quality jobs, reducing disparities between surrounding areas.	?	+	<p>Since Option 1 is not part of an overall strategy and without specific details of location, use and design it is difficult to assess the full effects at this stage.</p> <p>Option 2 offers potential to enhance and consolidate existing tourist facilities/ attractions thereby improving their economic viability and attractiveness. The same applies to developing tourist facilities in</p>

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Objectives	Option 1 Individual assessment	Option 2 Located in Tourism Zone / settlement	Comments / Supporting Evidence
			settlements where there is an accessible supply of custom and employees.
20. To promote sustainable regeneration.	?	+	Since Option 1 is not part of an overall strategy and without specific details of location, use and design it is difficult to assess the full effects at this stage. Option 2 offers potential to enhance and consolidate existing tourist facilities/ attractions thereby improving their economic viability and attractiveness. The same applies to developing tourist facilities in settlements where there is an accessible supply of custom and employees.
21. To encourage and accommodate both indigenous and inward investment.	+	+	Both policy options offer the potential to encourage investment.
22. To encourage efficient patterns of movement of people and goods.	?	+	Since Option 1 is not part of an overall strategy and without specific details of location, use and design it is difficult to assess the full effects at this stage. Option 2 offers potential to enhance and consolidate existing tourist facilities and attractions and associated infrastructure.
Main Findings Negative effects present mostly in relation to environmental receptors, particularly in relation to biodiversity.			
Comments and Mitigation In order to avoid potential adverse effects of regeneration on biodiversity, landscape and the historic environment the identification of appropriate mitigation and adaptation measures may be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.			

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Main Issue 12: Lakes and Waterways

Lakes and waterways
Option 1 Identify opportunities for access to the FODC area's lakes and Waterways in association with a Tourism/visitor hub/opportunity zone.
Option2 Proposals for access to the FODC area's lakes and Waterways will be assessed on a case by case basis. This would require the submission of a business case to be agreed and verified as being in accordance with the LDP's Tourism Strategy.

Objectives	Option 1 Access via tourism zone	Option 2 Assessment via business case	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	0	+	Option 1 has the potential to increase tourism in areas that do not benefit from it currently and offers opportunities to target more deprived areas including Rural Diversification Areas. Option 2 potentially allows sporadic development that is not specific to any location and in that respect it will have a neutral impact on poverty and social exclusion.
2. To improve health and wellbeing of the population.	0	0	There is no direct relationship between the policy options and improving health and wellbeing.
3. To improve the education and skills of the population.	0	0	There is no direct relationship between the policy options and education and skills.
4. To provide everyone with the opportunity to live in a decent home.	0	0	There is no direct relationship between the policy options and housing provision.
5. To reduce crime and anti-	0	0	There is no direct relationship between the policy options and crime and/ or

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Objectives	Option 1 Access via tourism zone	Option 2 Assessment via business case	Comments / Supporting Evidence
social behaviour.			anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	0	+	Option 1 allows for unfocused sporadic development that is not specific to any location and in that respect it will have a neutral impact on community identity and / or welfare. Option 2 could enhance and consolidate existing tourist facilities/ attractions thereby improving the quality of the environment and potentially providing jobs and services for the people who live there. The same applies to developing tourist facilities in settlements.
7. To improve accessibility to key services, especially for those most in need.	0	0	There is no direct relationship between the policy options and to accessibility to services.
8. To reduce the effect of traffic on air quality.	?	?	Improved tourism assets could create more travel demand but could also potentially reduce travel or encourage use of more sustainable forms of transport if the new or expanded facility were associated with an existing attraction or was in an existing settlement. Therefore, the effects of Option 1 are unknown until specific locations are known later in the planning process. Option 2 is unlikely to produce significant effects.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	There is no direct relationship between the policy options and flood risk.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	+	?	It is assumed new developments will incorporate up to date services and mitigate potential negative effects of new developments on water quality. The effects of Option 1 are considered more sustainable as it will use existing infrastructure. The potential effects of Option 2 are unknown until specific development proposals come forward later in the planning process.

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Objectives	Option 1 Access via tourism zone	Option 2 Assessment via business case	Comments / Supporting Evidence
11. To improve air quality.	0	0	There are no known effects between the policy options and air quality at this stage in the planning process. Potential effects will continue to be monitored throughout the development plan and development management processes.
12. To conserve and enhance biodiversity.	-	-	Many of the District's tourism assets are in sensitive locations and therefore any new developments have potential to impact negatively on biodiversity. Mitigation incorporated within policy to encourage biodiversity is considered appropriate.
13. To maintain and enhance the character and quality of landscapes and townscapes.	0	-	With Option 1 impacts would be restricted to specific locations. The significance of this will be determined by location and development design. Option 2 allows development on a case-by-case basis. Non-designated landscapes could therefore experience some negative effects.
14. To conserve and where appropriate enhance the historic environment and cultural assets.	0	-	Option 1 could potentially allow for the re-use of historic / listed buildings which could ensure their upkeep / retention. Option 2 allows development on a case-by-case basis. Non-designated townscapes could therefore experience some negative effects.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	0	0	It is considered likely that neither option will have any significant impact on contributions to climate change.
16. To minimise the production of waste and use of non-renewable resources	0	0	It is considered likely that neither option will have any significant impact on the re-use of non-renewable and waste materials.
17. To conserve and enhance land quality and soil resources.	0	0	It is considered likely that neither option will have any significant impact on land quality.
18. To encourage sustainable economic growth.	+	?	Option 1 offers potential to enhance and consolidate existing tourist facilities/ attractions thereby improving their economic viability and attractiveness. The same applies to developing tourist facilities in areas where there is an accessible supply of custom and employees.

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Objectives	Option 1 Access via tourism zone	Option 2 Assessment via business case	Comments / Supporting Evidence
			Proposals arising from Option 2 are not part of an overall strategy the potential effects are difficult to assess at this stage. Without specific details of location, use and design it is difficult to assess the full effects of the policy options at this stage. The potential effects of developments resulting from or affected by this policy will continue to be monitored throughout the development plan and development management processes.
19. To offer everybody the opportunity to access high quality jobs, reducing disparities between surrounding areas.	+	?	Option 1 offers potential to enhance and consolidate existing tourist facilities/ attractions thereby improving their economic viability and attractiveness. The same applies to developing tourist facilities in settlements where there is an accessible supply of custom and employees. Since Option 2 is not part of an overall strategy and without specific details of location, use and design it is difficult to assess the full effects at this stage.
20. To promote sustainable regeneration.	+	?	Option 1 offers potential to enhance and consolidate existing tourist facilities/ attractions thereby improving their economic viability and attractiveness. The same applies to developing tourist facilities in settlements where there is an accessible supply of custom and employees. Since Option 2 is not part of an overall strategy and without specific details of location, use and design it is difficult to assess the full effects at this stage.
21. To encourage and accommodate both indigenous and inward investment.	+	+	Both policy options offer the potential to encourage investment.
22. To encourage efficient patterns of movement of people and goods.	+	?	Option 1 offers potential to enhance and consolidate existing tourist facilities and attractions and associated infrastructure. Since Option 2 is not part of an overall strategy and without specific details of location, use and design it is difficult to assess the full effects at this stage.
Main Findings Negative effects present mostly in relation to environmental receptors, particularly in relation to biodiversity and land.			

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Comments and Mitigation

In order to avoid potential adverse effects of regeneration on biodiversity and the historic environment the identification of appropriate mitigation and adaptation measures may be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.

Main Issue 13: Supporting Good Design and Place-Making**Supporting good design and place-making**

Option 1 The quality of design and positive place-making criteria will be set out in an overarching policy.

Option 2 The quality of design and positive place-making criteria will be set out in an overarching policy which will be supported by additional criteria for designations such as AONB, Conservation Areas and Areas of Townscape Character.

Option 3 The quality of design and positive place-making criteria will be set out in an overarching policy which will be supported by additional criteria for designations such as AONB, Conservation Areas and Areas of Townscape/Village Character and Areas of Significant Archaeological Interest and will seek to limit the weight given to precedent as a material planning consideration within these areas.

Objectives	Option 1 Overarching policy	Option 2 O1 plus additional criteria for certain designations	Option 3 O1 and 2 with less weight given to precedent	Comments / Supporting Evidence
1. To reduce poverty and social exclusion	+	+	+	The overall effect of the three policy options is considered to be positive since attractive areas attract investment.
2. To improve health and wellbeing of the population.	+	+	+	The overall effect of the three policy options is considered to be positive since attractive areas can improve wellbeing.
3. To improve education and skills of the population.	0	0	0	All three options are unlikely to have any significant impact on education and skills.
4. To provide everybody with the opportunity to live in	+	+	+	The overall effect of the three policy options is considered to be positive since attractive areas attract investment in housing.

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Objectives	Option 1 Overarching policy	Option 2 O1 plus additional criteria for certain designations	Option 3 O1 and 2 with less weight given to precedent	Comments / Supporting Evidence
a decent home.				
5. To reduce crime and anti-social behaviour.	+	+	+	The overall effect of the three policy options is considered to be positive since attractive areas can reduce crime and anti-social behaviour.
6. To encourage a sense of community; identity and welfare.	+	+	++	The overall effect of the three policy options is considered positive, however, Option 3 offers more sense of community due to the limiting of weight given to precedent.
7. To improve accessibility to key services, especially for those most in need.	+	+	+	The overall effect of the three policy options is considered positive since they are likely to lead to more attractive public realm around shops and public buildings.
8. To reduce the effect of traffic on air quality.	+	+	+	The overall effect of the three policy options is considered to be positive and could lead to the creation of walkable environments and / or pedestrian only areas.
9. To reduce flood risk and the adverse consequences of flooding and to increase resilience to flood risk.	0	0	0	All three options are unlikely to have any significant impact on flood risk.
10. To improve water quality; conserve water resources and provide for sustainable sources of water supply.	0	0	0	All three options are unlikely to have any significant impact on water quality.
11. To improve air	+	+	+	The overall effect of the three policy options is considered

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Objectives	Option 1 Overarching policy	Option 2 O1 plus additional criteria for certain designations	Option 3 O1 and 2 with less weight given to precedent	Comments / Supporting Evidence
quality.				to be positive and could lead to increased use of low carbon build technology with alternative modes of travel should help to improve air quality.
12. To conserve and enhance biodiversity.	0	0	0	There is some potential to incorporate wildlife networks into new developments. However, none of the three options are unlikely to have any significant impact on biodiversity.
13. To maintain and enhance the character and quality of landscapes and townscapes.	+	+	++	The overall effect of the three policy options is considered positive, however, Option 3 offers more protection for landscapes due to the limiting of weight given to precedent.
14. To conserve and where appropriate enhance the historic environment and cultural assets.	+	+	++	The overall effect of the three policy options is considered positive, however, Option 3 offers more protection for the historic environment due to the limiting of weight given to precedent.
15. To reduce contributions to climate change and reduce vulnerability to climate change.	0	0	0	There is some potential to contribute to reduction in emissions etc. through build quality and layouts incorporating SUDS. However, none of the three options are unlikely to have any significant impact on climate change.
16. To minimise the production of waste and use of non-renewable resources.	0	0	0	There is some potential to facilitate the re-use of non-renewable and water materials however, none of the three options are unlikely to have any significant effect.
17. To conserve and	0	0	0	There is some potential to make brownfield sites more

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Objectives	Option 1 Overarching policy	Option 2 O1 plus additional criteria for certain designations	Option 3 O1 and 2 with less weight given to precedent	Comments / Supporting Evidence
enhance land quality and soil resources.				attractive to redevelopment if located to good designs. However, none of the three options are unlikely to have any significant impact on land quality.
18. To encourage sustainable economic growth.	+	+	+	The overall effect of the three policy options is considered to be positive and could lead to increased sustainable economic growth.
19. To offer everybody access to high quality jobs, reducing disparities between surrounding areas.	+	+	+	The overall effect of the three policy options is considered to be positive and could increase access to jobs.
20. To promote sustainable regeneration.	+	+	+	The overall effect of the three policy options is considered to be positive and could promote sustainable regeneration.
21. To encourage and accommodate both indigenous and inward investment.	+	+	+	The overall effect of the three policy options is considered to be positive and could encourage increased levels of inward and indigenous investment.
22. To encourage efficient patterns of movement of people and goods.	+	+	+	The overall effect of the three policy options is considered to be positive and could encourage more efficient patterns of movement.
Main Findings All three option offer significant benefits or neutral effects.				
Comments and Mitigation In order to avoid potential adverse effects the identification of appropriate mitigation and adaptation measures may be required once specific development proposals in particular locations are identified and approved. The next stage of the LDP process and development management should address these issues.				

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